

FLOOD RISK ASSESSMENT

SINGLE STOREY ANNEX EXTENSION AT:

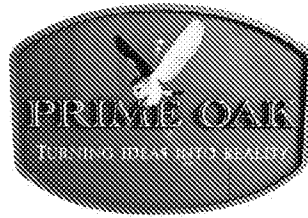
PARSONAGE FARM HOUSE, LAKE LANE,
BARNHAM, PO22 0J D

SITE ASSESSMENT

The application property is a detached Grade II listed building sited to the east of Lake Lane within a large garden area. The property is believed to be of 18th Century construction with extensions over its original plan form.

PROPOSAL

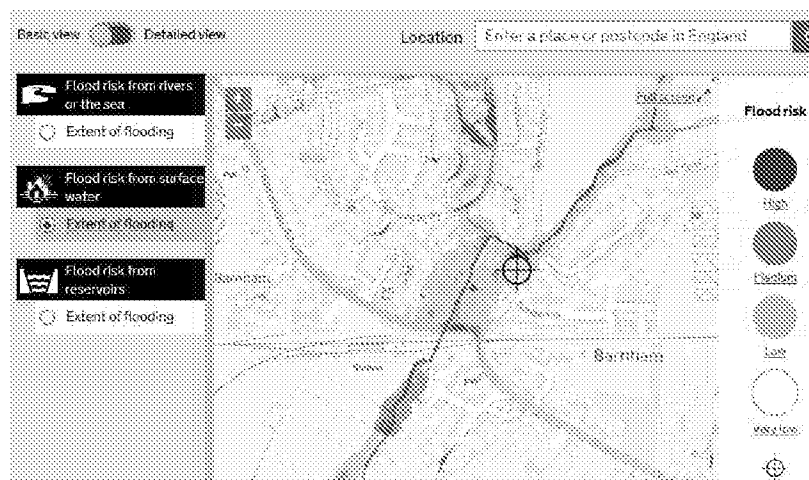
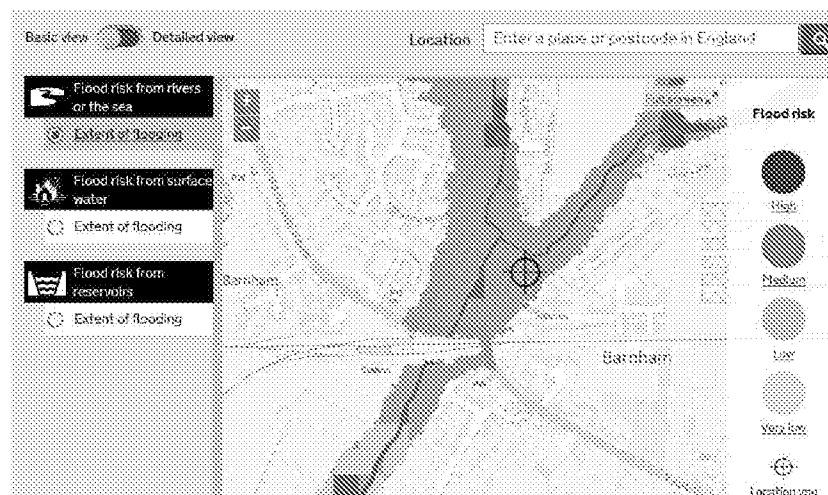
The proposed works comprise the erection of an oak framed extension to the rear facing elevation of the building in the position of the previously approved extension.

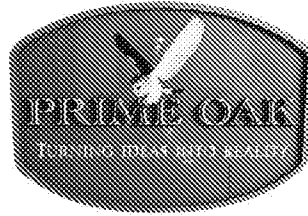


FLOOD ZONE

The Environment Agency have confirmed the property is in an area of low risk of flooding from surface water and a medium risk of flooding from rivers or sea.

An area in a medium risk of flooding from rivers or sea has an annual chance of flooding of between 1% and 3.3%, this taking into account of any flood defences in the area.



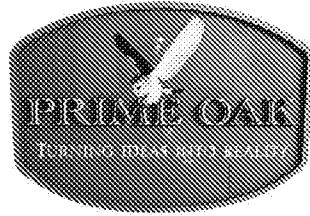


FLOOD PREVENTION MEASURES

As noted on the Floor Risk Assessment form within this submission and confirmed on the plans provided, the floor level for the garden will be set not lower than the existing floor level of the property, this measure ensuring in the unlikely event of flooding, the extension would act as a preventative barrier for the property.

The extension will be subject to a full building regulation submission, thereby ensuring compliance with the current (and relevant) building regulations for this type of development. Points to be confirmed within the building regulation approval:

1. Oversite and insulation to be compliant with current building regulations.
2. Waterproofing in walls where appropriate to current building regulations.
3. Electrical sockets and wiring to be installed at level compliant with current building regulations.
4. DPC level to be compliant with current building regulations.
5. The rainwater drainage from the garden room will be confirmed within the application process to ensure conformity with current building regulations.



CONCLUSION

The points noted above and confirmed on the application plans demonstrating in the unlikely event of any flooding to the application property, due and proper consideration with appropriate measures implemented during the course of the garden room construction ensuring the garden room attachment will not be to the detriment of the host property in respect of flood risk.