A. J. SALTER & SON

Established 1976

Architectural Technicians
and Surveyors

Alan Salter (1940 - 2009) Ivan Salter

50 WINDSOR ROAD
WORTHING
WEST SUSSEX
BN11 2LY

[redacted]

FLOOD RISK ASSESSMENT

EXTENSIONS AND ALTERATIONS

27 HIGHDOWN WAY,
FERRING,
WORTHING,
WEST SUSSEX.

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SURVEY

Site levels

No datum levels indicated on Land Registry plan, so datum assumed for road level adjoining property = 0.00m

Ground floor level of existing property = 0.300m

Ground floor level of proposed extension = 0.300m

First floor level of existing property = 3.00m to top of ceiling joists

First floor level of new rooms = 3.10m

There are no changes to levels, the ground floor level of the proposed extensions are set at the same level as the existing structure, and the first floor is set by the existing ceiling level.

ASSESSMENTS

Existing surface water falls to existing guttering to existing rainwater pipes. These then discharge into either soakaways or combined or surface water sewer.

The proposed rainwater pipes will discharge into new or existing soakaways or combined or surface water sewer.

Due to the proximity of the Ferring Rife, the new ground floor walls will be waterproofed to a suitable height above ground.
Any airbricks required for floor ventilation will be raised to a suitable level by use of inter cavity 'periscope' vents.
New power points will be set min 450mm above ground floor level

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Householder and other minor extensions

The guidance below is designed to cater for domestic extensions as well as the extension of an existing building used for non-domestic purposes where the footprint created by the development does not exceed 250 square metres.

The Environment Agency recommends that:

Applicants complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Planning Authority that flood risk issues have been addressed as part of the development.

Planning Authorities check the planning application and ensure that one or other of the mitigation measures proposed in the table below has been incorporated into the development.

Applicant to choose one or other of the flood mitigation measures below.	**Applicant to provide the LPA with the supporting information detailed below as part of their FRA**	**Applicant to tick one of the boxes below**
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, Flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood resilience and resistance techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)	✔
Or; Floor levels within the extension will be set 300mm above the known or modelled 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal & coastal flood level.	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum	

Click here for information on flood resilience and resistance techniques

Cumulative impact of minor extensions and the removal of Permitted Development rights.

In circumstances where local knowledge (Strategic Flood Risk Assessment held by the LPA/ letters from the parish council etc.) has indicated that the cumulative impact of minor extensions may have a significant effect on flood risk as highlighted in PPS25 paragraph D14, FRA guidance note 2 can be applied.

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