

Flood Risk Assessment

5 Davenport Road, Felpham, PO22 7JP



Front Elevation



Rear Elevation

Introduction

The address is a residential property consisting of a 2 storey detached dwelling constructed circa 1928.

This study identifies the potential hazard of flooding in the area of the proposed property and the likelihood of damage to property or people.

The property is mainly located in flood zone 3 having a 1 in 100 or greater probability of flooding.

There is no evidence to indicate that this property has ever suffered flooding.

The proposed extension to the existing dwelling is 11.5 sq m and considered a minor development and therefore a sequential test is not required.

The proposal will not increase any known flood risk to the site nor incur any know residual risks.

The level of the proposed extension complies with the standard as set out in the Environment Agency's recommendations.

Flood Resilience & Resistance Statement

The applicant/owner of the property is signed up for flood warnings via the GOV.UK website

The applicant/owner of the property has a personal flood plan.

All new finished floor levels will be set no lower than existing floor levels.

Resilience measures such as using non-porous plaster, fitting solid floors or tiled floor coverings, raising electrics to preserve the electricity supply and taking simple steps in a flood event to move furniture and valuable possessions upstairs to lessen the damage flood water can cause.

Use of solid concrete floors rather than timber suspended floors

Electrical wiring feeding low level points and switches will drop from the ceiling rather than be fed from floor level.

All new surface run off areas to the extension will drain to a soakaway in the rear garden set a minimum of 5 metres away from any part of the house/extension.

Any new external paving will be permeable to allow water to percolate into the soil below to prevent water ingress into the property

The applicant/owner of the property has flood gates for external doorways, air brick covers, non-return valves on the plumbing and a hand pump, in case of emergency

The proposed extension will have no impact on the dispersal of flood water in the event of a flood due to the footprint of the extension being located within an existing hardstanding area.

Rainwater from the roof will drain into an underground soakaway located in the rear garden to allow rainwater to soak deep into the ground below any potential surface flood water. All new hardstanding to the garden will be of a permeable type along with grass lawn areas allowing better dispersal of surface water in the event of a flood.

Approximately 75 metres to the west along Davenport Road and then 50 metres north along The Ridgeway is an area outside of flood zones 2 & 3 for a flood escape route.

The proposed extension is set no lower than the current finished floor level of the main dwelling, which is c 300mm above the level of the existing lawn. - see photo below



