

**Flood Risk Assessment:**

19 Finches Close, Wick, West Sussex BN17 7GU

Single storey flat roof side extension, with floor level continuous with existing. The road to Finches Close is above floor level and therefore considered an evacuation route.

Identified location in Flood Zone 2 :

Medium probability of flooding: Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)

**Assessment**

The property location is identified adjacent to and above defined flood zone 2. There is no actual record of flooding on the site. From the flood risk evaluation table 3, Zone2, indicates "More Venerable" development is appropriate.

Flood map for planning surface water flood risk.

Water depth in a low risk scenario is identified as below 300mm, the site is identified with ground level as above flood level.

Flood map for planning extent of flooding from sea or river flood risk.

Water depth in a low risk scenario, the site is identified with ground level as above flood level.

Estimated flood Levels.

The building floor level is interpolated at 4.3m above ordnance datum with ground level 150mm below floor level. The site is identified more than 25m from a pond.

Climate change

Allowance for the South East over 100 year period, higher allowance indicated as 13.1mm change in level.

Floor level

Floor level will be continuous with existing. External ground levels are 150mm below floor level.

Flood resistance and resilience.

Introduction of measures to protect the property, assess where water might enter the building.

Supporting plans

Plans by hda projects ltd

2021 32 01 Block and location plans

2021 32 02 Plans as Existing

2021 32 03 Elevations as Existing

2021 32 04 Plans as Proposed

2021 32 05 Elevations as Proposed

2021 32 06 Perspective Views

Relevant standing advice

Doors and window openings to be flood resistant to at least 600mm above estimated flood level.

Proprietary demountable door flood barrier at each entry door.

Raise all sensitive electrical equipment, wiring and sockets to at least 600mm above the estimated flood level

Making it easy for water to drain away after flooding such as installing a sump and a pump

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Making sure there is access to all spaces to enable drying and cleaning

Ensuring that soil pipes are protected from back-flow such as by using non-return valves

Where appropriate anti flood air brick, none return valves on drainage pipes, sealing around cable entry points and any cracks.

Check house insurance providers requirements.

### Soakaways

Surface water drainage serving the existing property. New flat roof gutter to new soakaway constructed with plastic geocellular crates wrapped in geotextile membrane for attenuation of rainwater run off, in accordance with Approved Document H.

### Environment Agency

<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#standing-advice-for-vulnerable-developments>