



Wargrave Design Consultancy
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18 THAMES SIDE, READING, BERKSHIRE. RG1 8DR.

PROPOSED GROUND FLOOR EXTENSION.

FLOOD RISK ASSESSMENT.

LOCATION.

- The site lies within the Environment Agency classified Flood Zone 3, the Environment Agency advises that the 1:100 event together with an allowance for climate change be incorporated, which anticipates in any one year a 1% chance of flooding.
- The anticipated geology comprises of Clay & Silt overlaying Seaford and Newhaven Chalk Formation.

FLOOD PREVENTION MEASURES.

The proposed works at number 18 are classed as minor development.

Floor levels within the proposed development are set no lower than existing levels, in accordance with the Environment Agency advice with regards to extensions under 250m².

Flood proofing of the proposed development will be incorporated as appropriate as shown below.

- Where new doors are installed or where existing joinery items are being retained, all joints between walls and frames will be sealed.
- The floor construction to the extension will be suspended concrete incorporating DPM and insulation, compliant with the current building regulations. Walls will incorporate a DPC lapped with the DPM to prevent any moisture ingress.
- Existing walls will have joints and cracks in brickwork & render filled and sealed.
- All new electrical sockets and switches will be set a minimum of 450mm above the new floor level.
- All service pipes and cables that enter / exit the building will have waterproof seals.

Cont'd.

- WC to have anti siphon traps installed.
- Any private drains will be adjusted appropriately, and any works to public sewers will be carried out with Thames Water approval.

Flood Plan.

The area is serviced by the Environment Agency's 'Flood Warnings Direct' service which provides advance warnings of when flooding is likely to occur, thus giving residents sufficient time to prepare. The applicant would be recommended to sign up to this.

In Summary, in terms of flooding there are no additional risks created by the proposed minor development.

Wargrave Design Consultancy Limited,
The Old Pump House,
Wargrave,
Berkshire.
RG10 8DJ.

18th February 2025.