

Flood Risk Statement

Proposed Single Storey Rear Extension

**48 Sherborne Way
Hedge End
Southampton
SO30 0JN**

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1.0 Introduction

The application property, 48 Sherborne Way, is identified as being located within Flood Zone 2, as shown on the Environment Agency Flood Map for planning.

Flood Zone 2 is defined as having a medium probability of flooding, with an annual likelihood of river flooding between 1 in 100.

2.0 Mitigation Measures

The design incorporates flood resilient, construction techniques and materials to minimise and mitigate the effects of possible flooding which are detailed within the Building Control drawings and specification.

The proposed extension includes the following measures:

The proposed finished floor level will be level with the existing floor level and will not be lower than the existing levels.

The ground floor construction will be constructed in accordance with the building regulations and have a ground cover of concrete at least 50mm thick, on a damp proof membrane of at least 1200-gauge polyethylene, laid on a bed of fine blinding material.

Joists to be supported off proprietary galvanized joist hangers built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. The top surface of the ground cover under the proposed extension shall be above the finished level of the adjoining ground. The underside of the floor joists not to be less than 150mm above the top of the ground cover. The underside of any wall plate not to be less than 75mm above the top of the ground cover.

A horizontal strip polymer damp proof course will be provided to both internal and external skins a minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's.

New surface water will be connected into a soakaway, situated a minimum distance of 5m away from any building, via 110mm diameter UPVC pipework surrounded in 150mm granular fill in accordance with Part H of the Building Regulations. Rainwater goods will comprise of new 114mm UPVC square gutters discharging into 65mm diameter UPVC square downpipes.

The soakaway to be a minimum of 1 cubic metre capacity (or to depth to Local Authority approval) with suitable granular fill and geotextile surround.

3.0 Conclusion

The flood risk associated with the site has been carefully considered, and all reasonable measures will be implemented to mitigate potential impacts.

The site is previously developed, and there is no recorded history of flooding experienced by the applicants. The proposed extension maintains floor levels consistent with the existing dwelling and neighbouring properties and does not increase the risk of flooding either on-site or elsewhere.