



CONCEPT 20
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DOCUMENT - 23-001-17

**FLOOD RISK ANALYSIS FOR PROPOSED EXTENSION &
ALTERATIONS AT 8 KINGS CLOSE, CHANDLERS FORD,
SOUTHAMPTON, SO53 2FF**

DATE: 3/6/24

PLANNING SUBMISSION

SITE LOCATION / CONTEXT

- The Site is located in Kings Close, off of Kingsway In Chandlers Ford.
- The North / North West & West boundary separates the site from the rear gardens of properties to Parkway Gardens (Numbers 26 & 27)
- The North / North East boundary separates the site from number 9 Kings Close
- The Southern boundary separates the site from number 7 Kings Close
- The Eastern boundary faces the pavement & highway of Kings Close

The site slopes down from the Eastern boundary to the North / North West boundary

- See 'Site Details / Topography'

REQUIREMENT

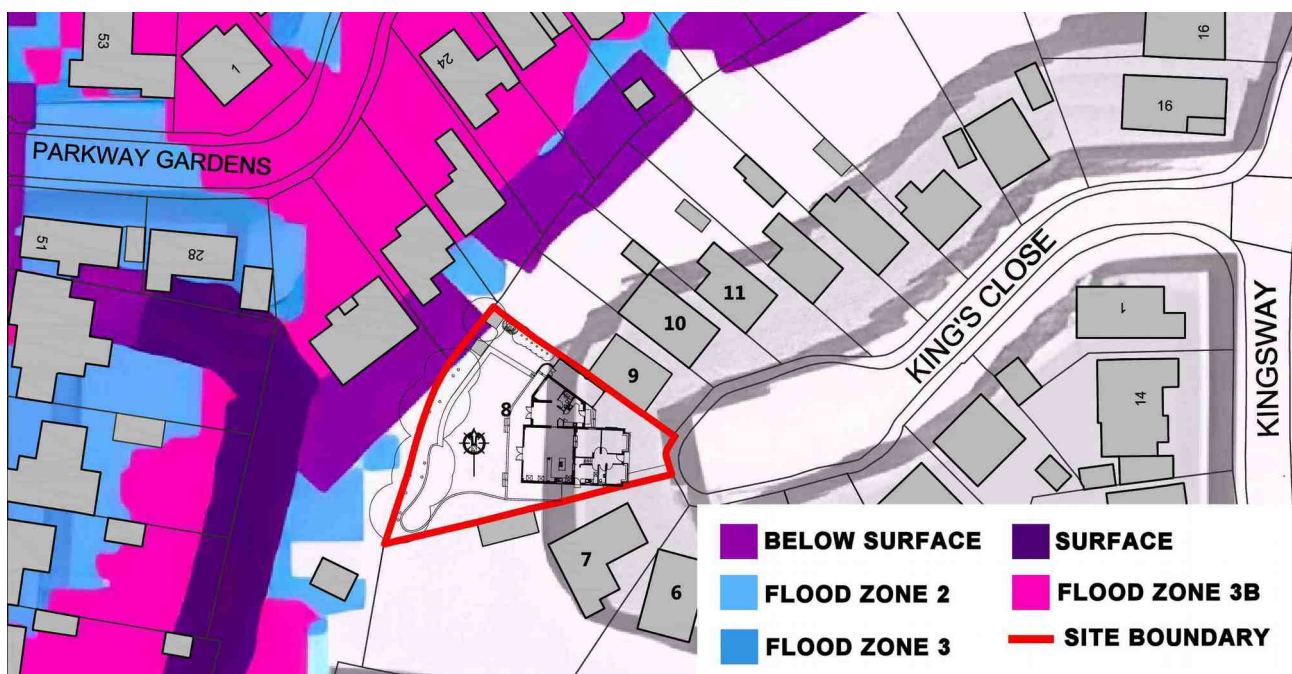
Under 'Householder and other minor extensions in Flood Zones 2 and 3' Form:

“Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level.”

FLOOD ZONE

Site OS Map Data & Property survey data overlaid over flood zone map.

The proposed extension area & entire footprint of property is outside of Flood Zones.



RISK OF FLOODING FROM SURFACE WATER – LOCAL AREA MAP

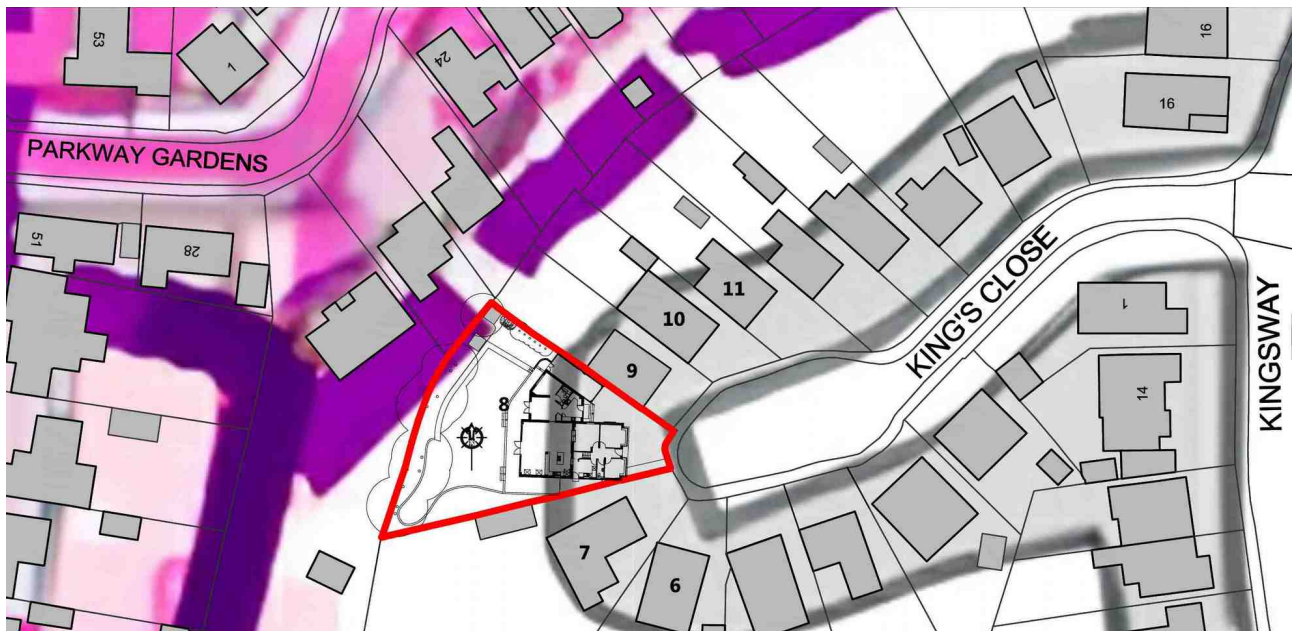
Map indicates modelled 1 in100 annual probability river flood (1%)



- | | |
|---|---|
|  3.3% AEP (High Probability) |  1% AEP (Medium Probability) |
|  0.1% AEP (Low Probability) |  Recorded Highway Flooding |
|  Surface |  Site Boundary |
|  Below Surface | |

RISK OF FLOODING FROM SURFACE WATER – KINGS CLOSE

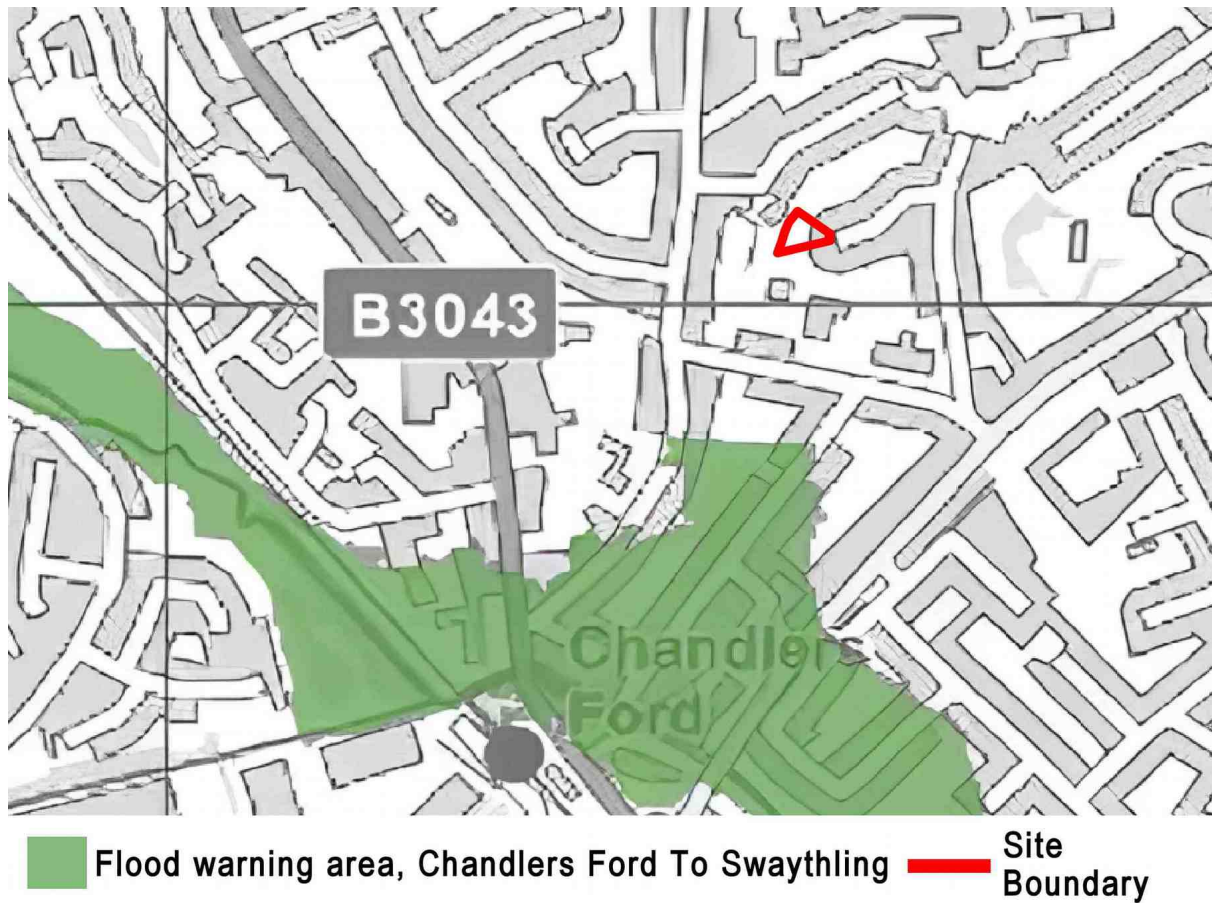
Map indicates modelled 1 in100 annual probability river flood (1%) with overlaid OS Map & Building survey data



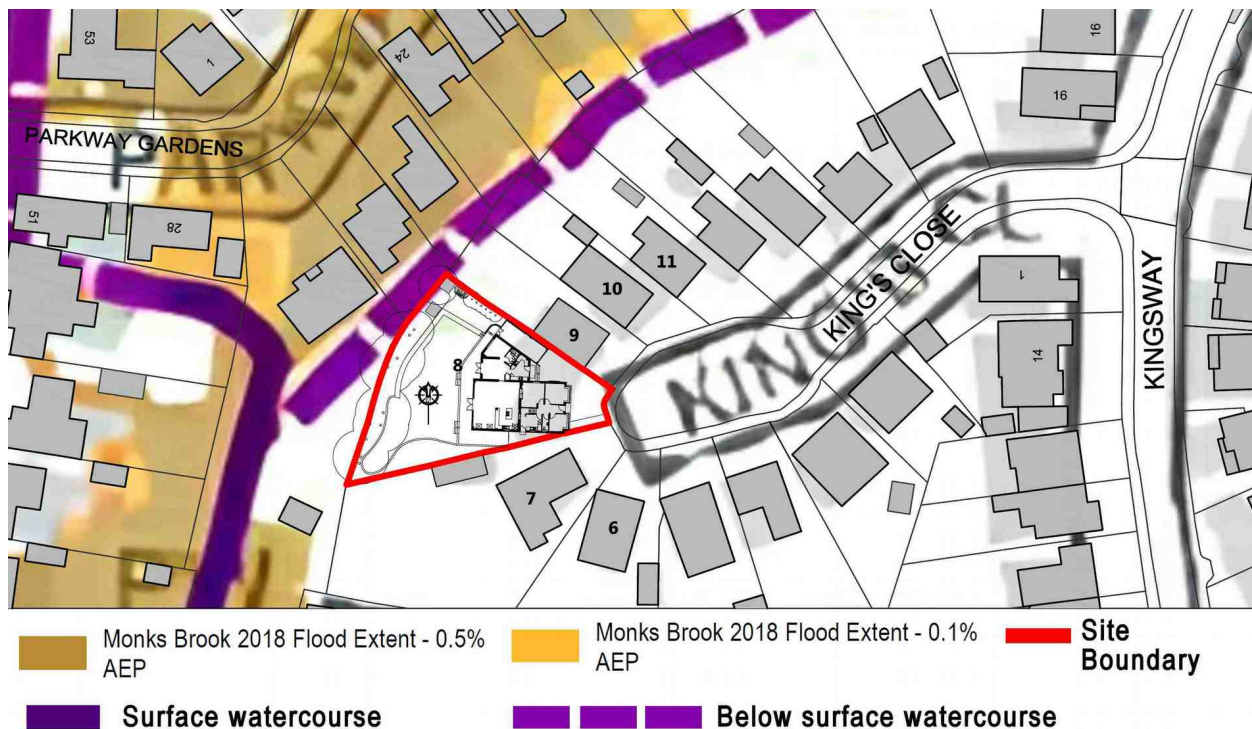
- | | |
|---|---|
|  3.3% AEP (High Probability) |  1% AEP (Medium Probability) |
|  0.1% AEP (Low Probability) |  Site Boundary |
|  Surface |  Below Surface |

LOCAL FLOOD WARNING AREAS

Site Is Located Outside of Local Flood Warning Areas



MODELLLED FLOOD EXTENTS INCLUDING EFFECTS OF CLIMATE CHANGE



SITE DETAILS / TOPOGRAPHY

SITE / FLOOR LEVELS

The site slopes down from the Eastern boundary to the North / North West boundary. No site level survey has been carried out due to the lack of risk of flooding to the property as shown on the flood maps in previous sections.

The existing property floor level steps down 300mm into the single storey flat roof section of the building to the rear (Kitchen, dining and bedroom area)

This level is approximately 150mm above external terrace level and the terrace FGL has been measured as 625mm above the highest point of the garden, see below:



From this point the garden slopes down to the rear North / North west boundary.

Due to no level survey being carried out it is not possible to ascertain the exact change in level from the rear boundary to the terrace however even at the existing garden level abutment with the existing terrace the flood levels would need to rise 775mm to reach the FFL of the existing house.

CONCLUSION

The flood risk maps show that there is very little risk (if any) of flooding within the boundaries of the site.

Worst modelled scenario indicates that very slight flooding may occur along the rear North / North West Boundary, however this would only extend approximately 2m within the rear boundary line and approximately 12.5m distance away from the nearest part of the proposed terrace.

The proposed terrace will be constructed to be at least 595mm above the garden level (thus avoiding the need for guarding under building regulations) and in turn the FFL of the extension will be set 150mm above this level giving a total minimum rise of 745mm

We therefore conclude that the proposed extension can be built at an equal floor level with no risk of flooding.