

Date: 01/12/25

Subject: Initial Flood Risk Assessment for 28 Windsor Road, BN11 2LX

The following flood proofing measures and flood resilient materials and techniques will be incorporated into the detail design and construction of the proposal:

- Amount
 - The proposed side and rear extension are intended to improve internal living quality of this private family home on existing hard standing and as such, it will add no additional load to the existing drainage on site.
- Additional floor area
 - No additional hard landscaping that might affect surface water drainage around the site has been proposed.
- Surface water drainage
 - The proposed, are replacing those that will be replaced. Surface water will be disposed of via gutters and downpipes connected into the existing surface water drainage system of the building. It is not anticipated that demand on the existing surface water drainage provisions will be significant.
- Foul water drainage
 - No additional drainage is proposed at ground floor as the extension replaces existing kitchen and utility.
 - First floor, additional bathroom will connect into existing drainage route
- External walls:
 - External construction to Structural Engineer's design (details to be provided at detailed design stage).
- Internal walls:
 - Stud partition walls, plasterboard skimmed (typical).
- Socket Outlets & Light Switches:
 - All new socket outlets and light switches are to be located between 450mm minimum and 1200mm maximum above finished floor level.
- General Works
 - All joints between walls and frames of doors will be suitably sealed.
 - All gaps around pipes will be suitably sealed.
 - Existing drainage & manholes will be retained.
- Floor Levels
 - No change, as existing.

The above information demonstrates that the proposed extension development can be made safe throughout its lifetime without increasing flood risk to the surrounding area or existing property.

Gov.uk long term flood risk results for 28 Windsor Road, BN11 2LX

- Very Low – Surface Water
- Very Low – Flooding between 2040-2060

Rivers and Sea.

- Very Low – Yearly chance of flooding
- Very Low – Flooding between 2036-2069

The location is outside of a groundwater flood alert area.

Flooding from reservoirs is unlikely in this area.

Check my Flood Risk mapping below:

