



Date : July 2026 / Document ref. : 0753.FRA.010.**A** // Author : ES / Checked : GI
ABIR Architects Ltd
1 Beta House, St Johns Road
Hove
BN3 2FX

t: +44 (0)1273 724384
e: studio@abirarchitects.co.uk
www.abir.co.uk

Rev A	Additional information added	ES	GI
-------	------------------------------	----	----

Flood Risk Assessment

1.00 Introduction

This Flood Risk Assessment (FRA) has been prepared in support of the householder planning application for the alteration and extension to the existing two storey dwelling, including a loft conversion at 21 Kings Walk, Shoreham-by-Sea.

The following FRA has been completed following standing advice from <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice> for minor extensions, whereby a minor extension is defined as “a householder or non-domestic extension with a floor space of no more than 250 square metres”.

The assessment outlines the site specific flood risk and the relative flood resistance and resilience plans, appropriate to the scale, nature and location of the development. The following document addresses the flood risk to and from the proposed development over its lifetime in accordance with the National Planning Policy Framework (NPPF) and Environment Agency.

The proposal is classed as a minor development and therefore does not require a Sequential Test or Exception Test.

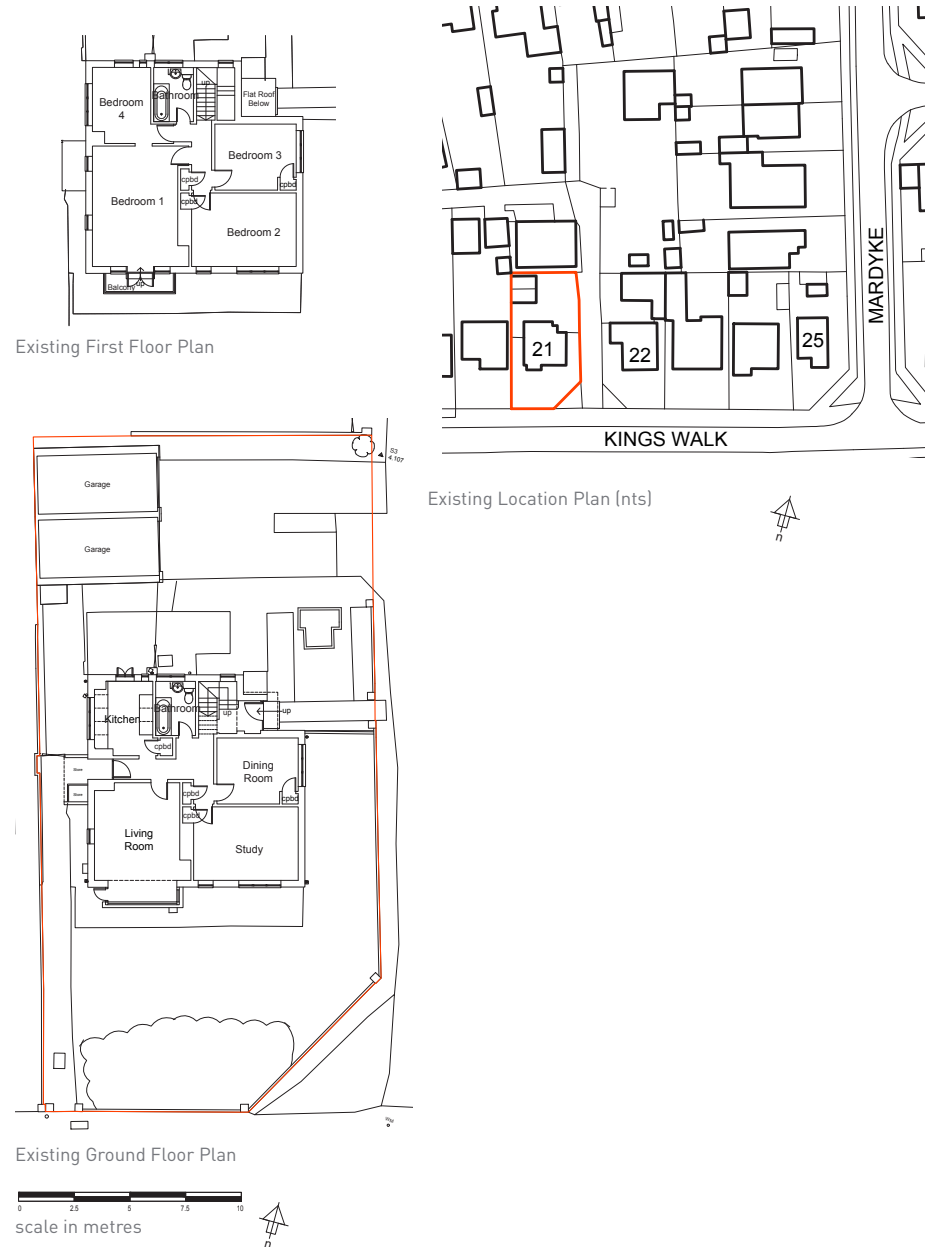
2.00 Existing Site

Site Location: 21 Kings Walk, Shoreham-by-Sea, BN43 5LG

The site is located between Shoreham beach and the estuary of the River Adur. The surrounding area is largely residential and has seen many similar sized extensions as well as new build dwellings in recent years.

Site Description:

The existing site consists a two storey, four bed dwelling and detached double garage that occupies up to 6 people.



Flood Risk Assessment

3.00 Site Flood Risk

3.01 Flood Risk Identification

Site Flood Risk:

Fig. 1 indicates that the site falls within Flood Zone 2 and 3 from tidal (English Channel and River Adur) and fluvial flooding (River Adur), meaning there is a 0.5% or greater annual probability of sea flooding and/or a 1% or greater annual probability of river flooding (where dark blue).

Fig. 2 indicates that the site is unlikely to flood due to surface water flooding within a 1:1000 year scenario when allowing for climate change.

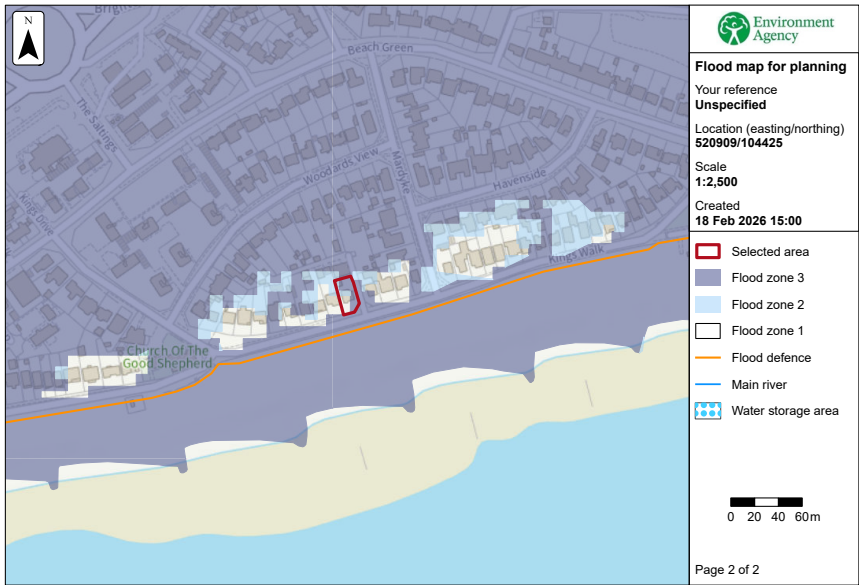
3.02 Local Flood Risk Management Infrastructure

Managed shingle beach defences run directly south of the site, managing costal flood risk.

The Shoreham Adur tidal walls scheme addresses the increasing risk of flooding from climate change in the surrounding area. The scheme has been designed to “provide protection for extreme events with 0.33% probability of occurring in one year, allowing for 50 years of sea-level rise” (via environment agency).

3.03 Climate Change Allowances

The impact of climate change has been considered in accordance with the Environment Agency’s Flood Risk Assessment: Climate Change Allowances guidance. Local infrastructure is being put in place to reduce the increasing risk of flooding in the local area. The following page outlines the flood resistance and resilience plans in the event of flooding.



© Environment Agency copyright and/or database rights 2026. All rights reserved. © Crown copyright and database rights 2026 Ordnance Survey licence number AC0000807064.
Figure 1. Flood Zone Map (Environment Agency)

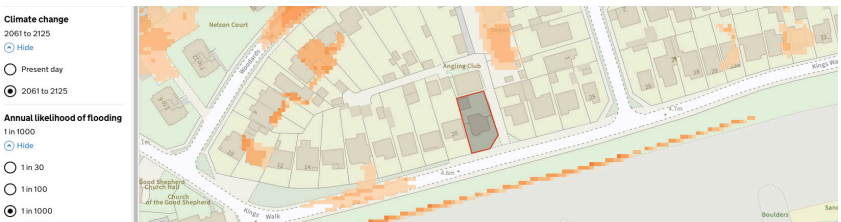


Figure 2. Surface Water Map 1 in 1000 with climate change prediction (Environment Agency)

Flood Risk Assessment

4.00 Proposed Development

Description of development: Alteration and extension to existing two storey dwelling, including a loft conversion.

Floor area of proposed works:

Ground floor extension - 85m² (56m² when including existing garage)

First floor extension - 10m²

New storey extension - 51m²

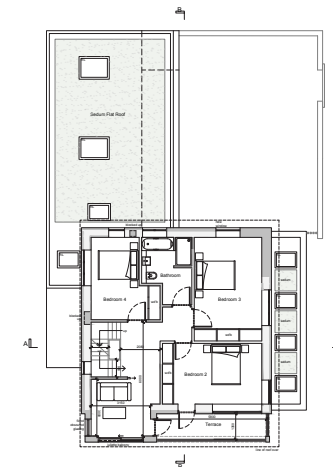
Totalling 146m² which falls below the 250m² definition of a minor extension.

Finished floor level: The proposed finished floor level is no lower than the existing floor level.

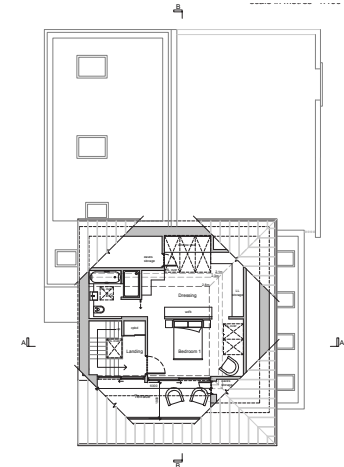
Proposed use: The vulnerability classification remains as existing and the proposed no. bedrooms remains as 4, with up to 6 occupants. Therefore the proposal does not increase vulnerability to its users.

To ensure the proposal remains safe for its lifetime (100 years for residential development), the proposal incorporates the following flood resistance and resilience plans:

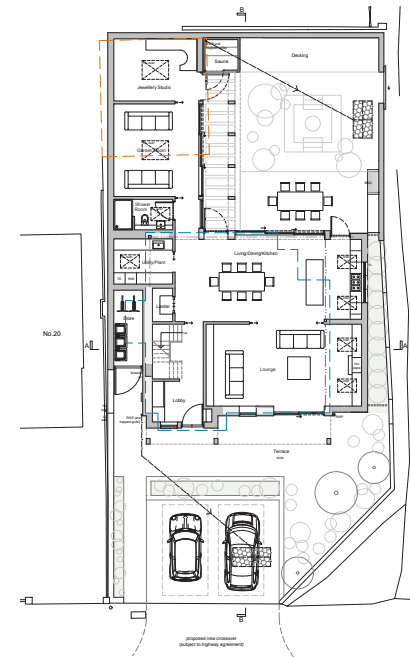
- Surface water drainage systems
- Permeable surfacing to the front and rear garden
- Raised electricity outlets
- Services routed above potential flood level
- Non-return valves to drainage (where appropriate)
- It will be recommended that the occupiers sign up for government flood warnings
- No bedrooms at ground floor



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Ground Floor Plan (scale in metres)



Proposed Block Plan (nts)

Flood Risk Assessment

5.00 Proposed Surface Water Drainage

Whilst the overall footprint of built form is increased by 60m², the proposal adopts the following strategies for mitigating surface water flooding to the surrounding area and neighbouring properties:

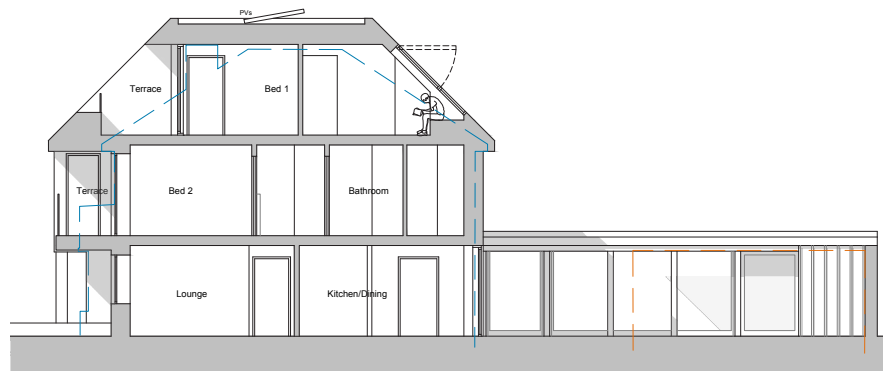
- 2no soakways located a minimum of 5m away from all buildings
- permeable external surfaces
- sedum planted roofs to flat roof extensions

Through the adoption of these features the proposal reduces any impact to the displacement of flood water and floodplain storage.

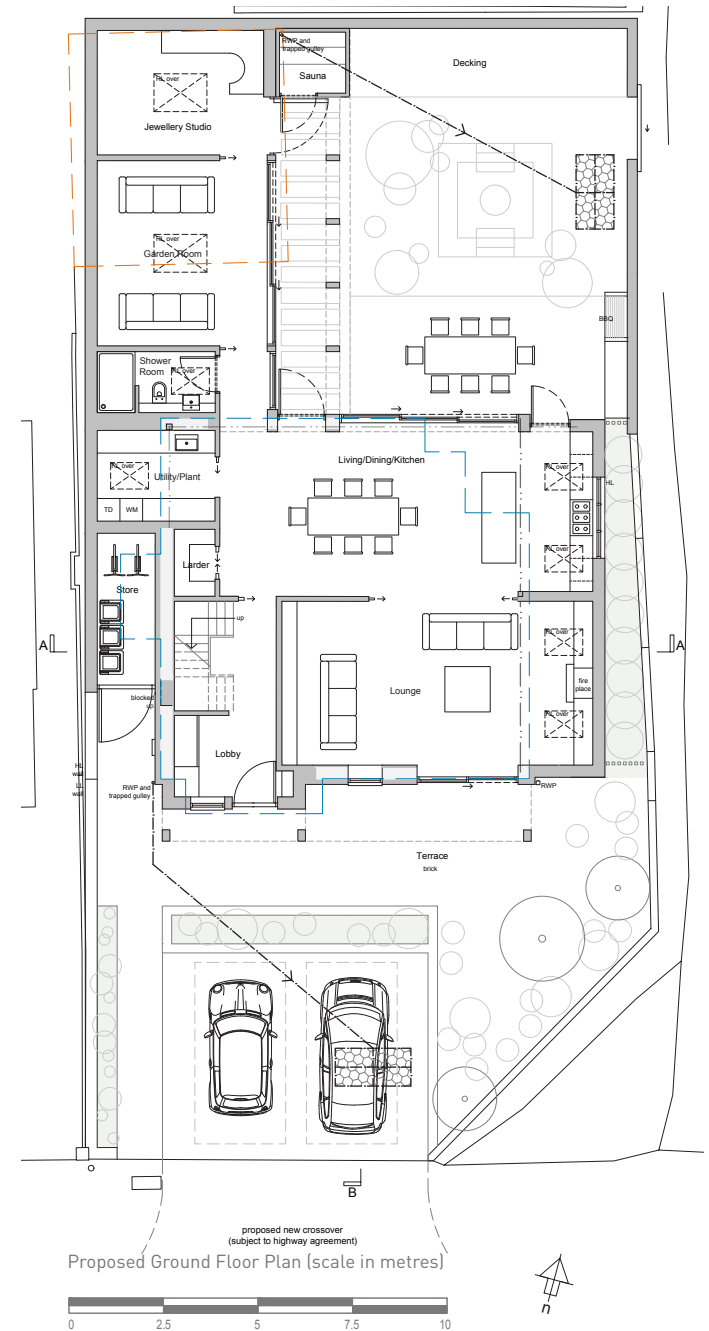
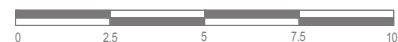
6.00 Conclusion

This Flood Risk Assessment has demonstrated that the proposal for alteration and extension to the existing two storey dwelling at 21 Kings Walk, Shoreham-by-Sea:

- Does not increase the vulnerability to its users
- Does not increase flood risk elsewhere
- Adopts flood-resilient construction to reduce the impact of potential flooding



Proposed Section B-B (scale in metres)



Proposed Ground Floor Plan (scale in metres)