Flood Risk Assessment (FRA) for a Householder Application

Application No: AWDM/0396/25

Site: 23 Third Avenue, Worthing, BN14 9NZ

Proposed Development: Rooms in roof consisting of raising the ridge, hip to barn ends, rear dormer with Juliet balcony and front roof lights. Demolition of existing conservatory and construction of single storey rear extension.

Date: 04 June 2025

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1. Introduction

The applicant has been advised that the application site is susceptible to surface water flooding. This Flood Risk Assessment (FRA) details the flood proofing, flood resilience, and resistance measures that can be incorporated into the build to comply with planning and building control requirements.

The 2007 document "Improving the Flood Performance of New Buildings: Flood Resilient Construction" published by the Department for Communities and Local Government (DCLG) has been referred to in the preparation of this FRA.

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2. Flood Resistance

Flood resistance refers to measures that prevent water from entering the building (keeping water out).

a) The finished floor level inside the single storey rear extension will be set no lower than the floor levels within the existing house.
b) Water resisting materials such as engineering brick, water-resistant concrete, and dense concrete blocks can be used for the extension foundations and walls.
c) A waterproof membrane will be applied to walls and floors to prevent water ingress ("tanking").
d) All service penetrations (pipes, ducts, cables) can be sealed with waterproof collars and sealants.
e) Drainage and waterwater pipes can be fitted with non-return valves.

3. Flood Resilience

Flood resilience refers to measures that manage water if it gets into the building. They are critical if water entry cannot be entirely prevented. Measures that could be employed in the building of the extension are:

a) A solid concrete floor to the extension, instead of suspended timber. The concrete floor can be covered in ceramic tiles, stone, or similar water resistant flooring, using waterproof adhesives and grouts.
b) Cement render for walls instead of plaster, and avoiding gypsum-based plasterboard below expected flood levels.
c) Closed cell insulation (e.g. PIR boards) that does not absorb water.
d) Raise electrical sockets, switches and consumer units above flood level (typically 1.2m above floor level).
e) Incorporating good ventilation to allow for quick drying in case of flood.

DJM Town Planning

04 June 2025