Environment Agency

Householder and other minor extensions in Flood Zones 2 and 3

This guidance is for domestic extensions; and non-domestic extensions where the additional footprint created by the development does not exceed 250 square metres. It should NOT be applied if an additional dwelling is being created.

We recommend that:

Planning Authorities

1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority that flood risk issues have been adequately addressed. Print' the completed form to a PDF writer if submitting this form electronically.

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting Information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with *`Improving the flood performance of new dwellings'* CLG (2007)	YES
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum[1]	

R BIDDLE

Flood Risk Assessment Additional Information

The property is located within a flood risk zone as identified by the Environment Agency The proposed extension does not degrade or cause detrimental harm to the resilience against the flood risk of the existing property. New extension levels will be set at the existing property ground floor level. If the existing property floods above ground floor level, it will also flood the proposed new extension.

Flood Risk Resilience Design Measures

The proposed build fabric has been chosen with resilient materials as part of the design to improve the recoverable nature of the proposed extension in the event of flooding.

The materials and construction methods selected follow the guidance in CLG (2007).

They include:

1. Foundations - Ground supported floor slab with 100mm hardcore, blinding, a damp proof membrane, rigid closed cell insulation topped with a sand and cement screed.
2. Walls - Brick/Block cavity construction using facing bricks (pressed), concrete blocks with a strength of 3.5 - 7.0Nm^2 with rigid P U foam insulation and rendered internally using sand and cement faced with a plaster finish. The air bricks will be of a periscopic type.
3. Electrics - All sockets will be a minimum 450mm above the FFL
4. Waste Water - outlets will be fitted with non-return valves.

Proposed alterations at
19 Fairfields
St IvesPE27 5QQ
For Mr S Naseem

Flood Risk Assessment

Sheet No: 4

A3

Date: 22 Mar 25

Richard Biddle
Member of Chartered Institute of Builders

Telephone & Fax:
01480 457195

Email: biddle945@btinternet.com