

Flood Risk Assessment
Proposed Two/Single Extensions
At 1 Bailey Close, Horsham, RH12 5QR.

The building concerned is positioned within Flood Risk Area 2 the proposal is a form a single storey rear extension and formation of rooms in roof space.

The floor area within the new developments will be set no lower than the existing.

A new horizontal DPM will be applied to the floor and a new screed applied.

A waterproof render will be applied to the internal faces of the proposed external walls at a height of 600mm.

Joints/gaps between walls and door frames will be sealed.

All service pipes entering the building will be sealed with waterproof materials.

Non-return valves will be installed in all plumbing.

The occupants will be advised to subscribe to the Environmental Agency flood warning service.

Rear garden paving area to be permeable paving with soft landscaping.

The rear garden to the proposed property is mostly laid to lawn with mature planting and specimen shrubs along the boundaries.

Waterbutts to be provided to both new rear extension rainwater downpipes with an overflow to discharge 5m from any building into soft landscaping.

The client will be made aware that they should consider the use of fixtures and fittings that minimise the damage caused during any future flooding thereby future proofing the building – This includes electrical sockets and other fittings at 750mm above the FFL. The lifetime of the structure is assumed to be one hundred years.

Electrical consumer units and switch gear will be a minimum of 1m above ground floor level

Low-flow shower head uses around 6 litres per minute, compared to a standard shower head, which uses 10-15 litres per minute. Over a 10-minute shower, that's a saving of up to 90 litres of water.

Aerated shower heads to be used that mix air with water to maintain pressure while reducing flow, offering a more water-efficient shower experience.

Water-efficient toilets to be used with dual flush toilets uses only 4-6 litres per flush, compared to older models that can use up to 13 litres.