



K1822-FR

Flood Risk for proposed Annexe at Hawthorns, Bedford Road, Holwell, Hitchin, Hertfordshire, SG5 3RX

1. Introduction

This flood risk assessment has been prepared in connection with the planning application for proposed annexe at Hawthorns, Bedford Road, Holwell, Hitchin, Hertfordshire, SG5 3RX

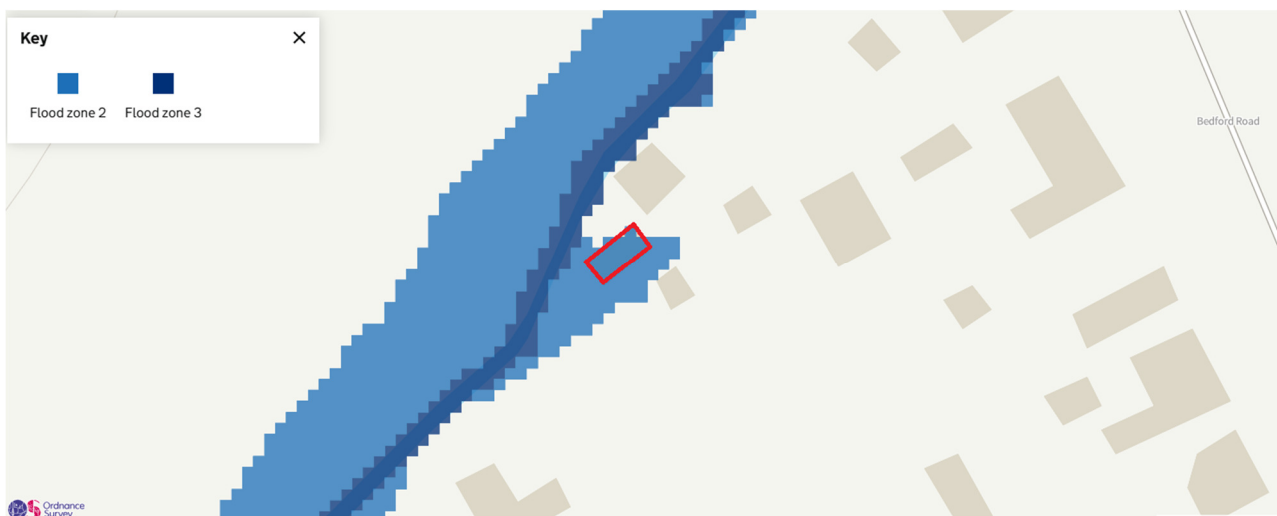
2. Proposed development

The retrospective application is for the change of use of existing detached outbuilding to one self-contained annexe ancillary to main dwelling. The building has a footprint of 63.9 sqm.

The proposed extension works will be carried out in accordance with the Environment Agency's standing advice for minor extensions with a floor space of no more than 250 square metres within Flood zones 2 or 3.

3. Site description

The site is located within Flood Risk Zone 2, however the application building sits on the edge of the zone with some of the northern most walls appearing to sit outside of the zone.



4. Flood mitigation measures

Some of all of the following measures maybe requested to be implemented by the Local Authority.

In accordance with the Environment Agency's Standing advice for minor extensions within Flood Zones 2 and 3, the finished floor levels for the proposed extensions will match the existing floor levels within the existing building.

New external door openings will be set as high as practical against the internal finished floor level.

The walls of the extension are constructed using the same materials as the existing.

Any external wall cavities to be filled with water resistant insulation material which can absorb water. Waterproof Internal plaster finish and plaster in place conventional gypsum boards will be used.

The floor to be constructed using 1200g waterproof membrane and the floor finished with a waterproof screed.

All electrical services to be routed from ceiling level down and located a minimum of 450mm from the internal finished floor level.

5. Sustainable Drainage

Surface water from new roofs is to discharge into either existing or new soakaway outside of flood zones 2 & 3.

Drainage channels could be installed around the perimeter of the building & be connected to the existing or new soakaway provision outside of flood