

A.T. Design (Welwyn) Ltd
30c High Street, Welwyn, Herts, AL6 9EQ
Telephone 07931 703297 Email: adamtrigg@hotmail.com

FLOOD RISK ASSESSMENT

7th October 2024

RE: Flood Risk Assessment for rear extension at 63 Ninesprings Way,
Hitchin, SG4 9NS

The proposed extension is in a flood zone 2 which requires a flood risk assessment. The proposed works are considered minor works.

The Environment Agency website considers the site to be in a medium risk area of flooding from rivers and the sea. The Environment Agency do not have detailed data for flood levels in relation to Ordnance datums. The approximate height difference between the riverbed and the dwelling finished floor level is 1.0m.

There are natural and man-made flood defenses in place along the course of the river there is no recent history of flooding in Ninesprings Way.

In accordance with EA recommendations, the proposed finished floor levels to the extension will match the existing dwelling. There are no further flood defense measures recommended.

All new hard landscaping finishes will be permeable and surface water drainage will be connected to the existing surface water drainage system (subject to soakage testing) or new soakaways (subject to soil investigation and in accordance with BRE Digest 365).