AHJ architects

FLOOD RISK STATEMENT

25th Oct 2018

PROPOSED SINGLE-STOREY EXTENSION AT 711 LEEDS ROAD HUDDERSFIELD HD2 1YY

This statement has been prepared in support of the Householder Planning Application for the proposed single storey extension at the rear of 711 Leeds Road, Huddersfield, HD2 1YY and is to be read in conjunction with the plans listed below:

1821-D-20-001 Location Plan
1821-D-20-002 Existing Site and Ground Floor Plans
1821-D-20-003 Proposed Site and Ground Floor Plans
1821-D-20-004 Existing and Proposed Elevations

Location

The site is located within a residential area of Bradley Mills approximately 100ft North of the River Clone. The site [garden area] is located within Flood Zone 3 as described within the Environment Agency Flood Map [see below].

Proposed Development

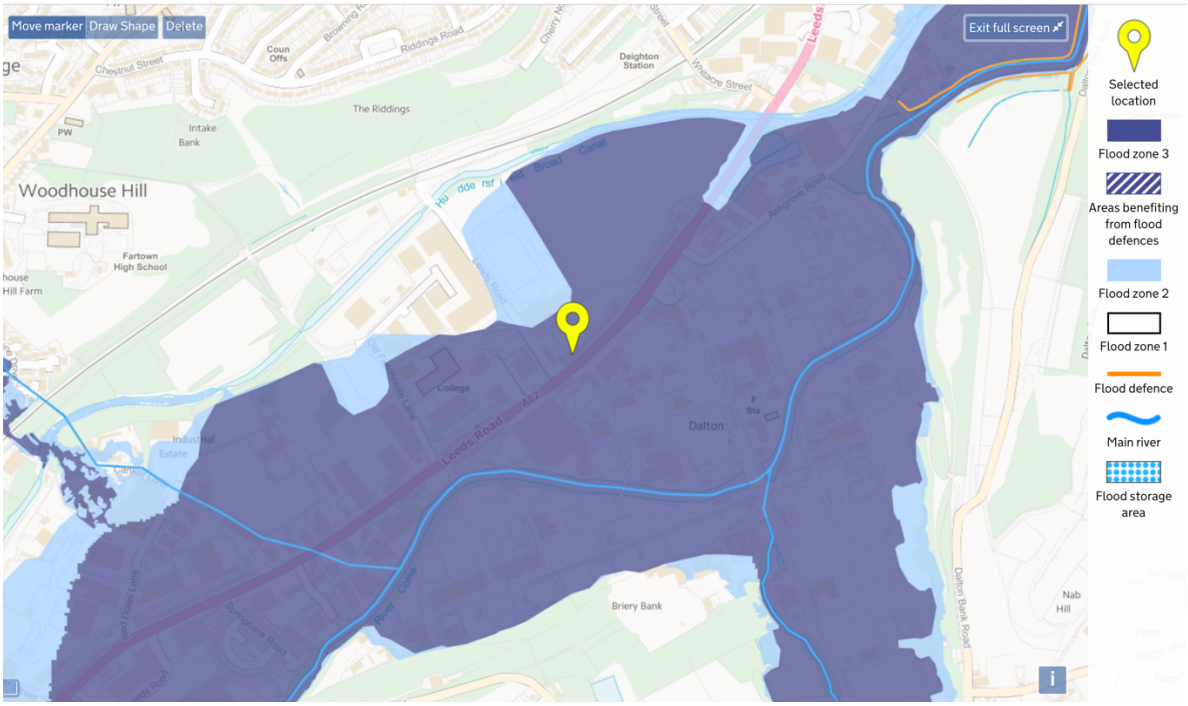
The proposals comprise the extension to an existing single-storey rear extension containing a kitchen. The additional floor area created will be approximately 9m^2.

Flood Mitigation Measures

As the site is within Flood Zone 3, Environment Agency guidance has been followed in the inclusion of the following mitigation measures:

- No new or altered ground floor will be positioned below the level of the existing ground floor.
- All new ground floors will be of solid construction.

- All new electric points TV & other service outlets will be located as high as is practical, will be cabled from above and will be on an isolated circuit to enable simpler replacement in the event of flood damage.
- Any new external hard surfaces are to be of permeable construction.
- Low permeability construction of external walls where possible.
- Cavity insulation to be of rigid closed cell PU construction (not batts or wool) to ensure minimum amount of water ingress and faster drying time.
- Internal plasterboard to be jointed at 1200mm above floor level (ie boards to run horizontally)
- Service connections to be sealed to prevent water ingress.
- Homeowners to subscribe to free flood warning service from the Environment Agency on 0845 988 1188



Extract from the EA web site database 25th Oct 2018