

## **Single Storey extension to the rear of 26 Hawthorne Place, Clitheroe, BB7 2HU**

This document is to accompany a planning application for the above and is to address any possible flood risk to the proposal as the site is within a flood zone 1, an area with a low probability of flooding.

### **Information extracted from the Environment Agency website**

- (a) Flood map indicating that the address is in flood zone 1 an area with a low probability of flooding
- (b) Long term flood risk
  - (i) Surface water - flood risk very low
  - (ii) Rivers and sea flood risk very low
  - (iii) Groundwater – outside the groundwater flood alert area
  - (iv) Flooding from reservoirs unlikely

### **Proposal**

The property is a 2-storey semi-detached house located on Hawthorne Place which is located off Waddington Road, Clitheroe. The proposal is to extend the property to the rear with a new single storey extension to incorporate an extended lounge and kitchen, creating an extra 15.5m<sup>2</sup> of internal floor space.

### **Guidance**

Guidance has been obtained from the Environment Agency website for flood risk assessment

The following supporting evidence will form the Flood Risk Assessment (FRA) and will act as an assurance to Ribble Valley Borough Council's planning section that flood risk issues have been adequately addressed.

### **Supporting Evidence**

The supporting evidence includes details of any flood proofing/resilience and resilience techniques in accordance with Code of practice for property flood resilience

**Flood resistance** – ‘Constructing a building in such a way to prevent floodwater entering the building and damaging its fabric.

**Flood resilience** – ‘Constructing a building in such a way that although flood water may enter the building its impact is reduced (i.e. no permanent damage is caused, structural integrity is maintained and drying, and cleaning are facilitated)’.

### **Design of the extension**

The resistance/resilience design of the extension and the proposed materials to be used to construct the extension are in accordance with the code of practice and are designed to attempt to keep water out, in full or in part.

The Materials used, and the construction of the extension will have low permeability / flood resilient materials but also creates access to all spaces to permit drying and cleaning.

The floor level of the proposed extension will be the same as the existing floor level of the house.

The path level around the extension will be 100mm lower than the existing path level. (the existing path is 300mm lower than the floor level, the proposed path will be 400mm lower than the floor level).

The rear garden is 1.4m lower than the floor level, the level of which will remain unaltered

The extension will be constructed out of the following materials.

The ground floor will comprise of ceramic tiles finish on screed on rigid insulation on 150mm concrete slab on 1200-gauge visqueen damp proof membrane on 150mm compacted hardcore.

The external walls will comprise of a partly filled cavity wall comprising of external cement-based render with brick plinth on 100mm dense concrete block with engineering brick plinth, 150 mm cavity with 100mm rigid insulation, stainless steel wall ties, concrete block inner leaf with render finish.

The new external doors will be sealed UPVC or aluminium doors with thresholds.

No low-level air bricks / vents will be incorporated in the extension.

The new kitchen base units will be situated on plastic legs

The services will be in accordance with the guidance and will include new electrical sockets fixed at a height of no less than 600mm above finished floor level.

All hot and cold-water pipework, heating pipework, electrical cabling will be run in the ceiling /roof voids and drop down to the sockets, radiators, sinks etc.

Non return valves will be fitted to any new soil and waste pipes required.

The existing mains services (water, gas and electric) into the building will not be affected by the extension.

The materials of the new extension, along with levels of the finished floor level, path level and rear garden level are shown on drawing 711/02.

Attached with this document is

- (a) flood map for planning abstracted from Environment agency website 11/3/26
- (b) extract from Environment agency website regarding flood risk from surface water, rivers and sea, ground water and reservoirs

Ref CW/711 dated 12<sup>th</sup> March 2026

C & L Whittaker Ltd