

FLOOD RISK ASSESSMENT

Introduction

The proposal is limited to the replacement of a conservatory with a new single storey garden room.

Flood Hazard & Flood Probability

From the Environment Agency map, it appears that the site lies within Flood Zone 2.



Extract from the Environment Agency Flood Map

The Existing Building

The existing building is a 2 storey dwelling.

The Proposed Development and the Arrangement of the Accommodation

The proposals include the replacement of an existing conservatory, which has a floor level approximately 160mm below the floor level of the main house, with a new garden room. The floor level of the new garden room is level with the floor level of the main house i.e. 160mm higher than the level of the existing conservatory.

Flood Risk Management Measures

The detailed design of the proposals will include:

Electrical services positioned at high level, so that in the event of a flood, they will remain unaffected

Off Site Impacts

The proposals involve no change to the existing use of the site, i.e. the existing dwelling will remain, so the proposals flats will not increase the flood risk to the area surrounding the site.

Residual Risks

Should the ground floor of the building become flooded, the detailed design of the proposals will include:

Electrical services positioned as high level, so that in the event of a flood, they will remain unaffected