

Flood Risk Assessment

Part of the site is outside of the Flood Risk Zone and part of the site is in Zone 3.

This application is for a minor development within flood zone 3 for a single storey extension with an internal floor area of 29.7m², the room will be used as a family room. The f.f.l. will be 350mm above the external ground level.

The proposed extension will have no adverse effect on a watercourse, floodplain or its flood defences.

The proposed extension will not impede access to flood defence and management facilities and neither would the proposed extension have a significant effect on local flood storage capacity or flood flows.

Sequential Test

This application is for an extension of under 250 square metres to an existing dwelling, the new floor levels will match that of those in the existing dwelling and therefore, in accordance with the Environment Agency's Flood Risk Assessment this application does not require OS Datum Levels or a section drawing to be submitted.

Flood resilience measures:

Flood Proofing/resilience and resistance techniques will be included into the proposal in accordance with *'Improving the flood performance of new buildings'* CLG (2007)

The floor levels of the proposed extension will be the same as the existing dwelling.

The ground floor will be constructed to be resistant against flooding.

The ground floor will be built with a suspended concrete floor, all new walls on the ground floor will be constructed out of lightweight block's. Subject to Building Control approval and the applicant's Structural Engineers recommendation, added improvements such as an extended concrete footing, a waterproof membrane laid in the foundations, a raised d.p.c. and closed cell cavity insulation, will be included wherever possible.

Where air bricks are installed they will be fitted with a removable cover.

Anti-backflow valves will be fitted to drains and sewers.

The boiler and hot water cylinders will be situated off ground floor level.

Flood map for planning

Your reference
Jbmottershead

Location (easting/northing)
474072/105374

Created
17 Dec 2019 14:00

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference

Jbmottershead

Location (easting/northing)

474072/105374

Scale

1:2500

Created

17 Dec 2019 14:00



Selected point



Flood zone 3



Flood zone 3: areas
benefitting from flood
defences



Flood zone 2



Flood zone 1



Flood defence



Main river



Flood storage area



Page 2 of 2