

FLOOD RISK ASSESSMENT

Sequential Test

This application is for a pair of three bedroom dwellings.

The site has been identified as being in a 'moderate' flood risk zone.

PPS 25 requires the Local Authority to apply the Sequential Test to this application and to consider the sustainability of new development in this location.

As this application is for a pair of new dwellings, on the site of a previous dwelling, we will in this assessment, address the betterment we intend to make over the existing situation that exists within the area.

A Minor Development in a Flood Zone.

The proposed floor level will be 5.95 OS Datum, whereas the slab level of the property previously on this site, was 5.83 OS Datum, therefore the proposed f.f.l. level will be 0.13 above the previous f.f.l.

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

The ground floor will be built with a suspended concrete floor, all 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.

All electrical services will be connected at high level and brought down through the ceilings.

The applicant's will sign up to the Environment Agency's 'Flood Line' and will develop an evaluation plan for flood eventualities, one such plan would be that by leaving the property and following a planned route, higher ground will be reached which is out of the flood plain area.

Jane Mottershead July 2013.
