

APPLICATION: PP-09518717

APPLICANT: Susie Prichard-Casey

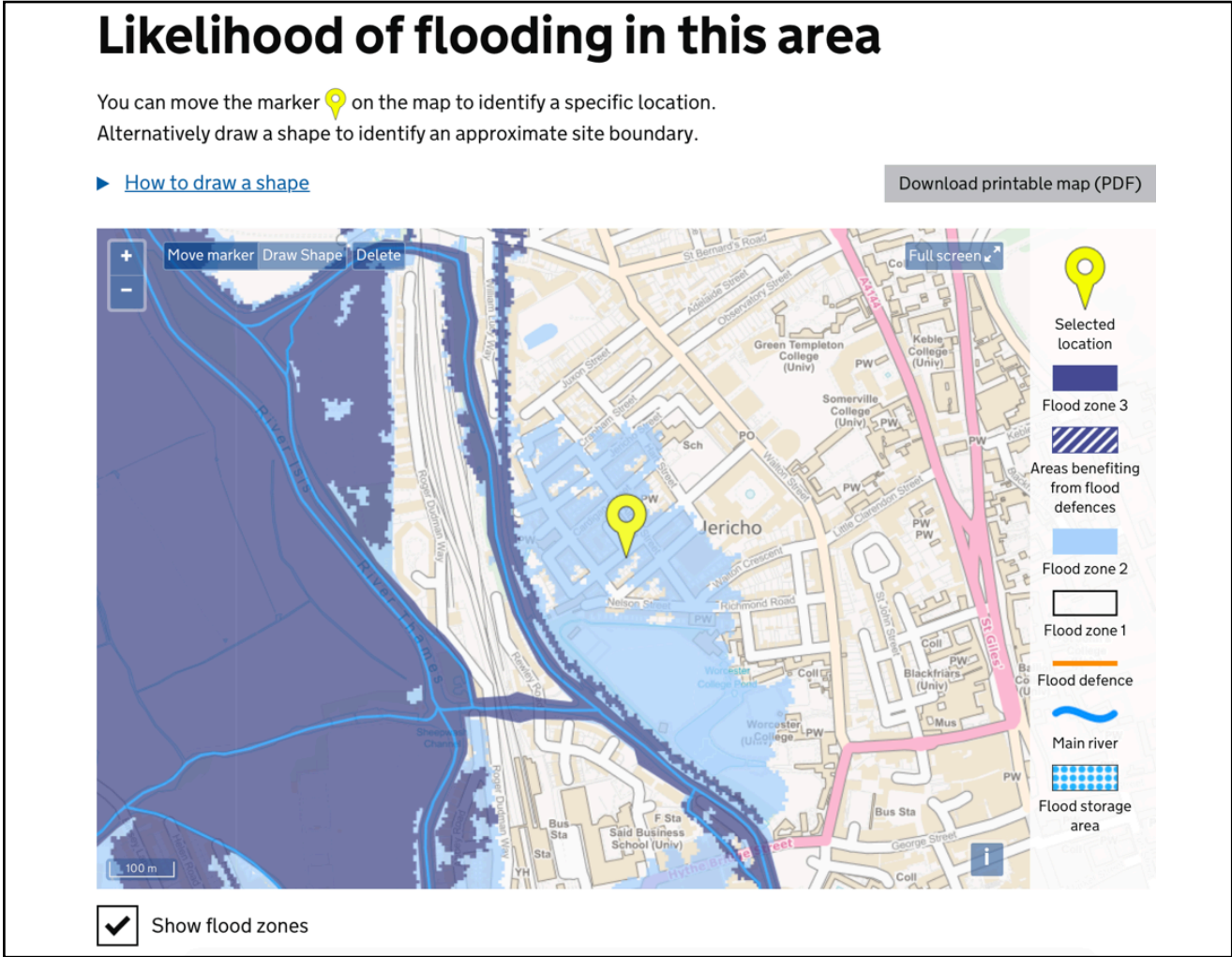
LOCATION: 80 Great Clarendon Street, Oxford, OX2 6AU

PROPOSAL: Freestanding outbuilding in rear garden for working from home

FLOOD RISK ASSESSMENT

Information:

The location is classified as being in Flood Zone 2. We have enclosed the Flood Risk location map taken from the Environment Agency website <https://flood-map-for-planning.service.gov.uk/>.



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FLOOD RISK ASSESSMENT

(Information, continued)

There are rivers, streams, canals, ditches and similar water bodies near the development site. See above map.

The area has a history of flooding. In particular, the area in the above map marked dark blue (Flood Zone 3) is a meadow to the west of the development site that is regularly under water when flood conditions prevail.

NOTE: The garden of this property, i.e. the development site location, is more than 300mm above the floor level in the ground floor of the dwelling house.

Minimum Requirements:

The floor levels within the proposed development will be set at least 400mm higher than existing floor levels in the main property.

The proposed development is an outbuilding, not a dwelling place.

Flood proofing of the proposed development has been considered by the applicant and measures incorporated where appropriate. In particular:

- There are no voids below the development.
- The development is above existing ground level.
- The construction of the joists with incorporated insulation to achieve existing floor level on the existing concrete base includes waterproofing with VISQUEEN Polythene Damp Proof Membrane BBA 300mu

In the event of a rapidly occurring and rising flood level in immediate vicinity of the development site, the escape route to high ground is via the main dwelling, where stairs rise to an upper storey.

Additional Measures e.g. self-inflating flood sacs are not considered to be relevant for the purposes of this outbuilding due to the purpose to which it will be put (not a dwelling place).