

31<sup>st</sup> March 2021

**Flood Risk Assessment –**  
**In Flood Zone 2**

**Site Address:**

28 Chapelgate  
Retford  
Nottinghamshire  
DN22 6PJ



**Proposed Works:**

Change of use of an existing un-occupied office space to create ground floor shop and yoga studio and creation of first floor flat which is accessed from an external staircase.

**Flood Risk Assessment:**

The site lies within a flood zone 2 area – Medium probability of flooding. (*See fig.1 & fig.2*)

**Development proposal:**

The proposed development of this property does not increase nor decrease the footprint of the building, therefore is not shedding any additional water.

**Vulnerability**

The vulnerability classification of the ground floor is classed as less vulnerable with the front part of the building being used as a shop unit and the rear of the building being used as a yoga studio. The flat (residential) to the first floor would not be classed as any sort of vulnerability given its elevation.

**Flood Mitigation:**

Floor levels will remain as existing with no new levels being introduced or altered.  
No new thresholds are to be created to gain entrance to the ground floor.

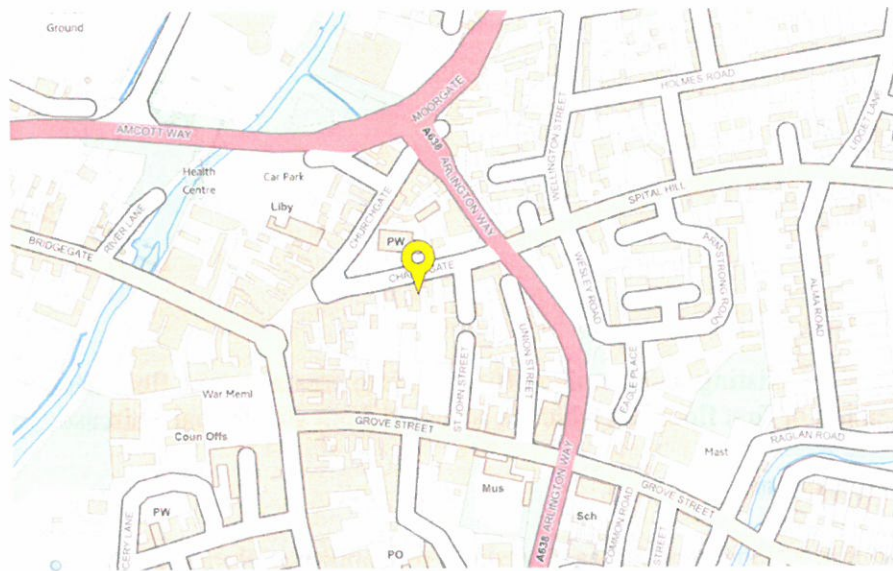
**Flood Proofing / Resilience and Resistance Techniques**

Any flood proofing techniques required will be carried out in accordance with 'Improving the flood performance of new buildings' CLG (2007)

External landscaping shall be constructed from a high permeable material. Any paved areas shall direct surface water away from the building and where the levels would otherwise cause water to concentrate along the wall of the building, a reverse gradient will be created for at least 500mm from the wall of the building to divert the water away from the building.

Surface & rainwater shall be dispersed to existing soakaways/main drains. If further soakaways are required, they shall be installed at least 5m away from the building and calculated in accordance with 'Digest 365'.

**Figure 1**



**Figure 2**

