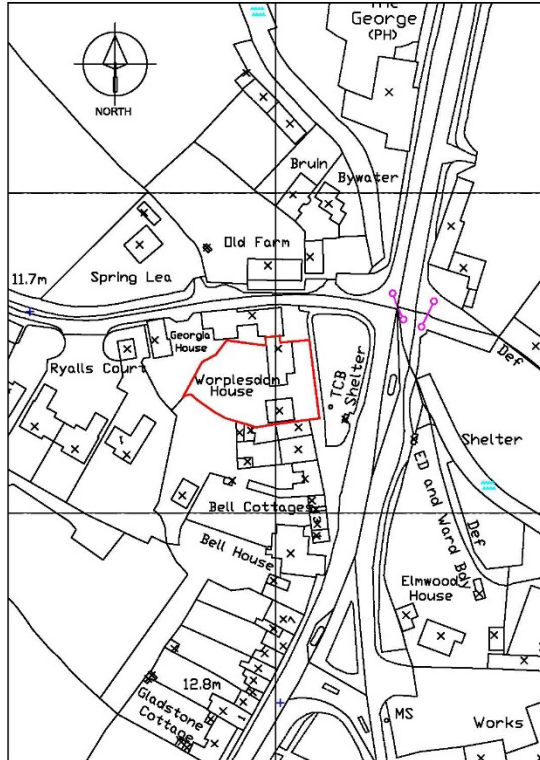


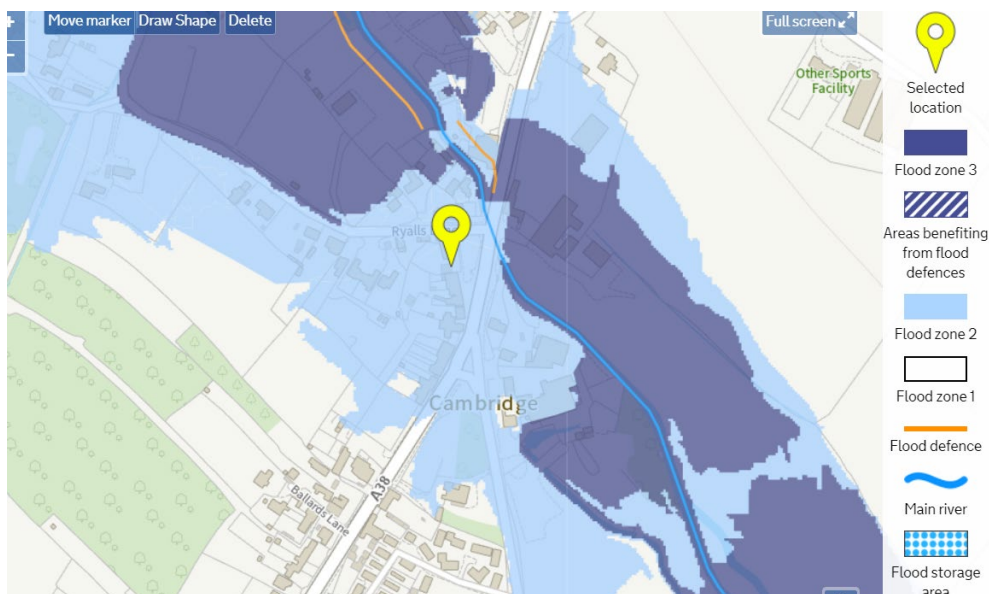
# Flood Risk Assessment May 2021

## Replacement Garage and Annexe at Worplesdon House, Cambridge. GL2 7AL



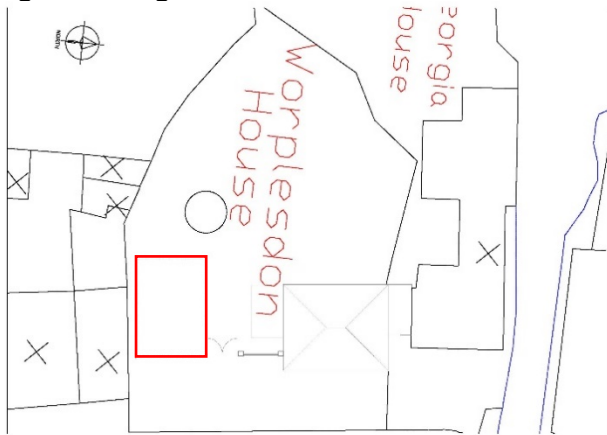
The proposed development is for the demolition of an existing garage and the erection of a new garage with home office above and a single storey annexe to the rear.

The property lies within Flood Zone 2 of the Environment Agency Flood Map and is more than 20m from the River Cam.

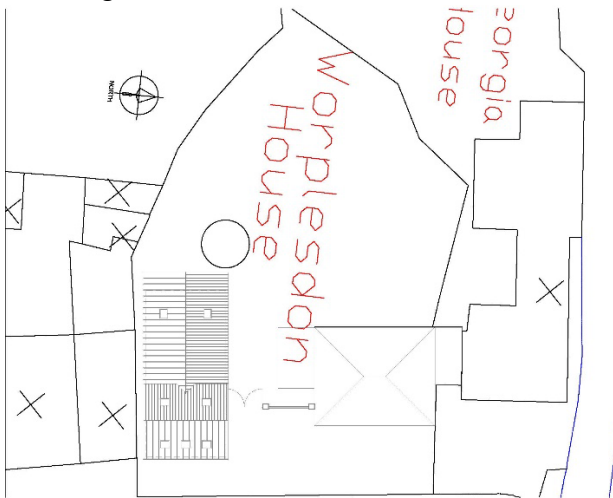


The property, Worpleston House, its existing garage and garden have not flooded during the time of the applicants' residence here (14 years). The property is surrounded by other dwellinghouses and the proposed replacement garage and annexe will not add to flood risk within the immediate or wider area.

The proposed hardstanding areas will be either gravel or permeable block paving to reduce water run-off, as existing. The garden is generous and mainly laid to lawn again aiding water run-off. Surface water will be drained via a soakaway as existing.



Existing Site Plan



Proposed Site Plan

The existing garage floor level is approximately 100mm above external floor level.

The finished floor level will be a minimum of 200mm above the external ground level.