

Flood Risk Assessment

Project:	Document:
20047 The Chantry, Bishopthorpe	Flood Risk Assessment
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While the overall site lies across different flood zones, the proposed extension and associated landscaping as well as the tennis court (to be reinstated) lie within EA Flood Zone 2. The proposed use of the extension falls within the 'More Vulnerable' vulnerability classification, which is considered acceptable within Flood Zone 2.

The proposed extension is located in an area already comprising built extensions and hard landscaping. The floor level of the proposed extension will be no lower than the existing building. The proposals will remove c.46m² of slate roofing and c.59m² of stone paving, which will be replaced with c.68m² of green roofs and c.59m² of timber decking (raised above existing ground level to preserve a root protection area). The proposed shed will be raised above the decking with stepped access, and the jacuzzi will sit above ground level to not interfere with this RPA. There is also scope to remove some of the hardstanding around the yew tree, again improving the root protection area. These measures will help to mitigate flood risk.

The tennis court will be resurfaced with a porous macadam surface to replace the current tarmac that is in poor condition. The associated store and viewing area will be raised above the existing ground level with stepped access and will have a green roof.

A high quality landscaping scheme that includes the planting of new trees forms part of the proposals. This will improve the setting of the listed building and offset the loss of two ornamental trees as well as help to mitigate flood risk.

The applicant recently submitted a separate application (ref. 19/01952/FUL, refused) for an extension to the main house. The flood risk assessment prepared for this application has been submitted for reference, as the site analysis remains applicable.

An application submitted by the Environment Agency for flood alleviation works (ref. 20/00014/FUL) directly to the north of the site was approved in August 2020, and work has commenced.