

Simple Flood Risk Assessment The cottage, Littlefield Lane, Marshchapel

This Simple FRA is to accompany the application for a Single Storey Outbuilding / Store at The Cottage, Littlefield Lane, Marshchapel.



The application site is majority in flood zone 2 but is fully surrounded by zone 3. Irrelevant of the flood zones, it is proposed that the outbuilding will have a finished floor level in keeping to the existing site levels and will not be raised to suit a designated flood level.

Two main reasons for this are, firstly the proposal would normally come under permitted development and proposed levels would not have needed to be considered. But as the owner of The Cottage has switched round what was originally classed as front and rear gardens this proposal is in what was classed as the original front garden and forward for the principle elevation hence the application. Secondly, this building is going to be a timber built shed be it quite a large shed, I feel it is not necessary to lift the shed base up above any stipulated flood level to protect the contents of an outbuilding when the main dwelling would still be below any flood level.

The proposed outbuilding will cover an area of land that is currently grass garden and would normally naturally drain. As this area is now being covered the water run-off from the roofs will be collected in 2no. water butts installed each side of the outbuilding before being connected into the existing surface water drains.