

FLOOD RISK ASSESSMENT

Mobile Mini

Riverside Avenue West, Lawford, Manningtree Essex. CO11 1UN

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1 INTRODUCTION

This flood risk statement relates to the proposal to extend existing commercial premises at Riverside Avenue West, Lawford, Manningtree, CO11 1UN which are used for maintenance, storage, and distribution of mobile office, storage, and welfare units/containers. The existing premises comprise a four bay workshop with attached single storey office/welfare accommodation, and an open yard area. It is proposed to extend the premises to provide additional office space by constructing a first floor of accommodation above the existing offices.

The existing use is within the 'less vulnerable' use class defined by the Environment Agency flood risk vulnerability classification table.

This statement should be read in conjunction with the following drawings:

| Title | Drawing no. |
|----------------------------------|--------------|
| Existing Floor Plan & Elevations | 5422-001-P01 |
| Proposed Floor Plans | 5422-002-P01 |
| Proposed Elevations | 5422-003-P01 |
| Site Plan | 5422-005-P01 |

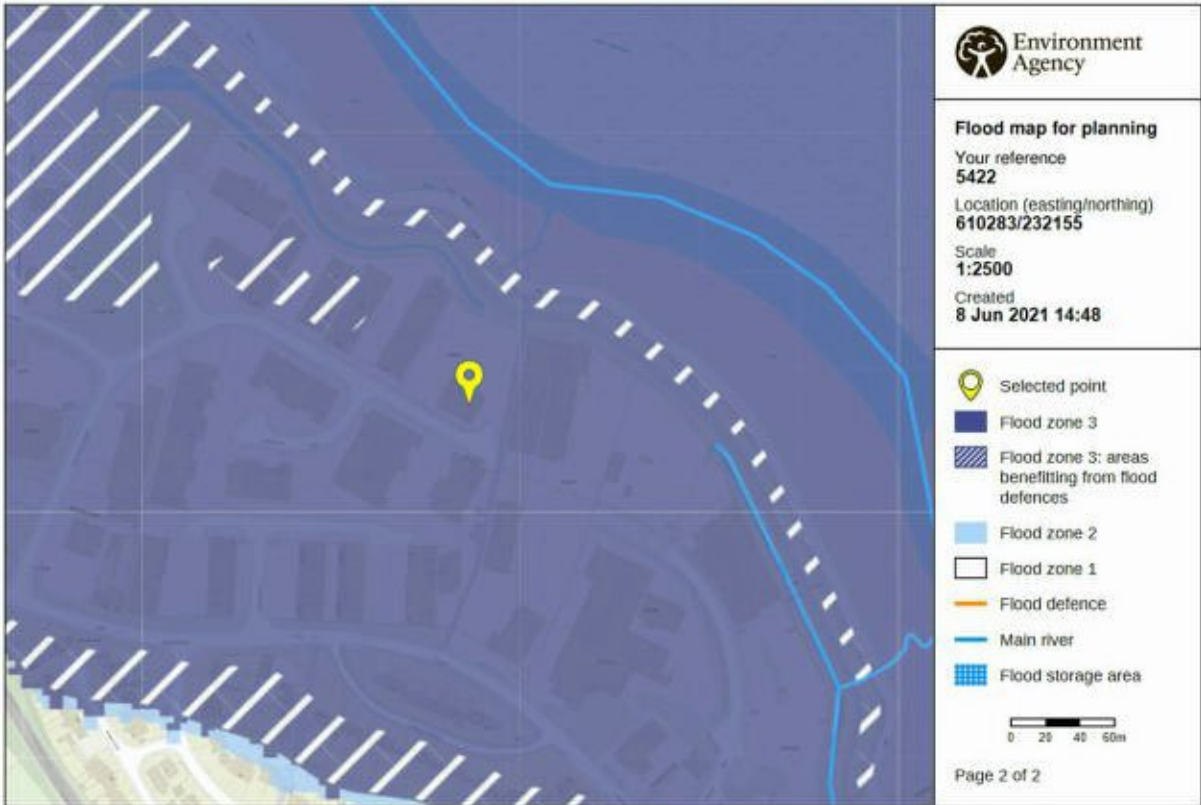
2 RIVER & SEAS FLOOD RISK

The development site is within a flood risk area from rivers and seas Flood Zone 3 as identified on the Environment Agency flood map below. This area has an annual chance of flooding of between 1% and 3.3% and this taking into account the effect of any flood defences in the area. These defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail.

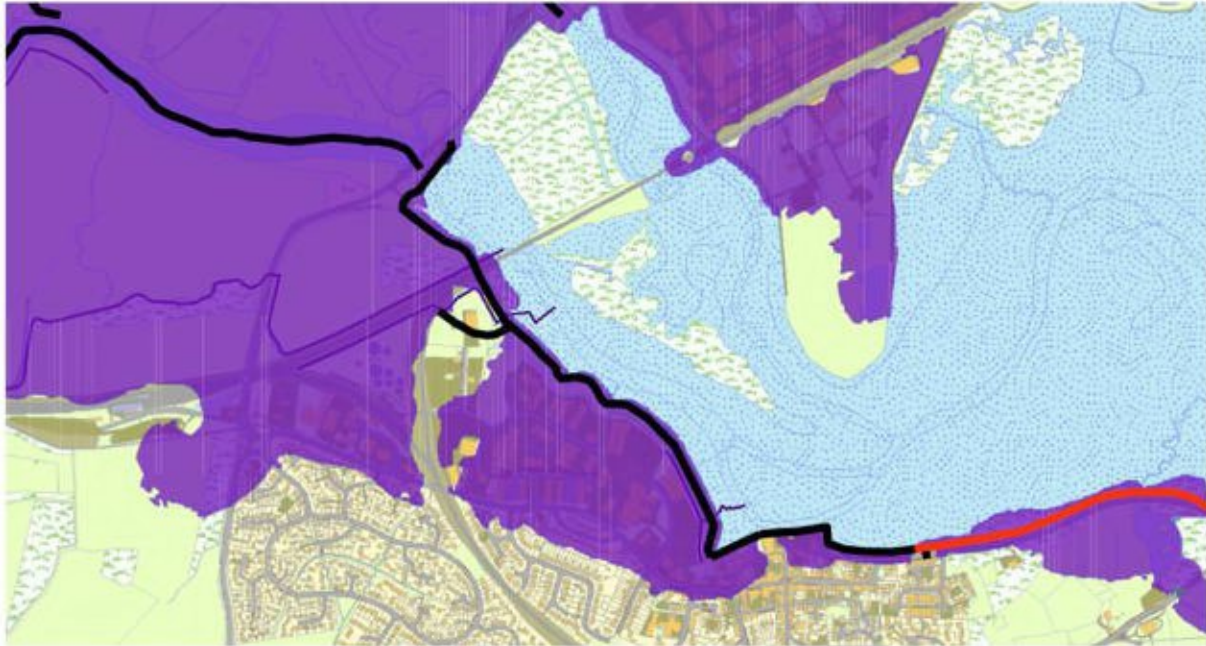
The extension is at first floor level above existing ground floor offices and creates an additional floor area of approximately 90m² to incorporate space for five additional staff within two individual offices and one shared office.

Existing flood warning and evacuation measures covering the premises will apply equally to the proposed first floor extension.





FLUVIAL FLOOD MAP



Legend

— Main River

■ Flood Zone 3
 ■ Flood Zone 2

Existing Defences (NFCDD)

Design Standard

- Less than 5 year SoP
- 5 to 20 year SoP
- 20 to 50 year SoP
- 50 to 100 year SoP
- 100 to 200 year SoP



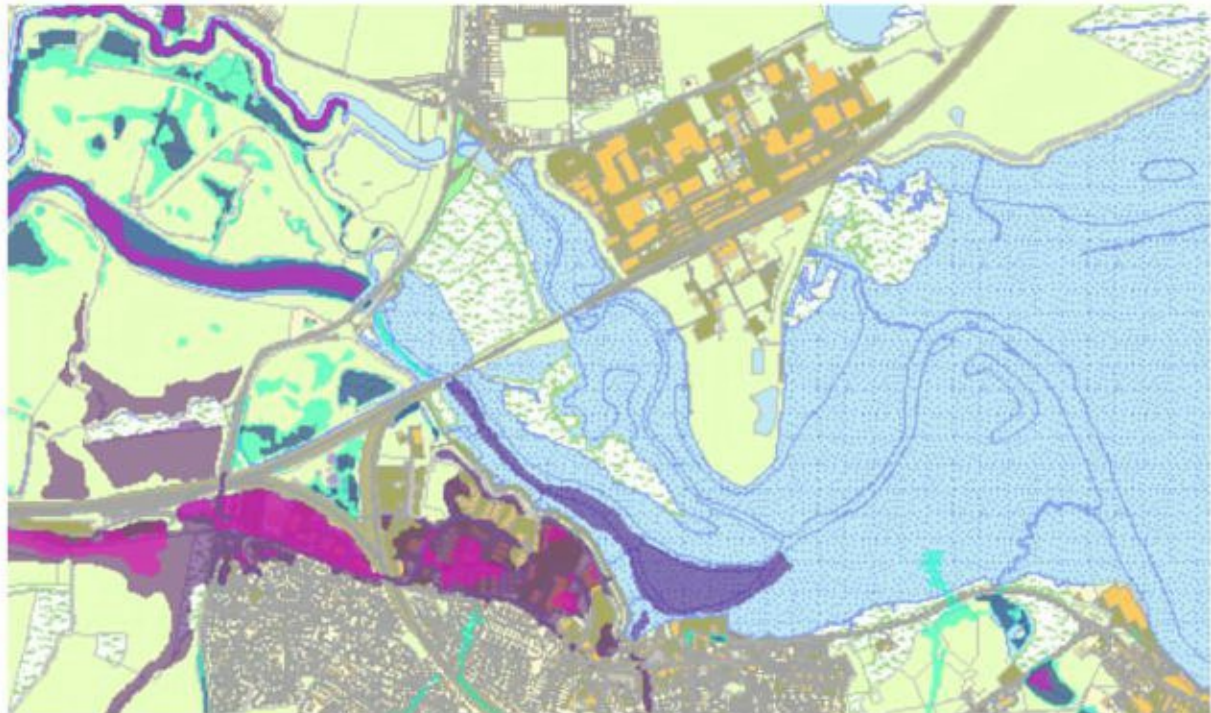
KLH ARCHITECTS



3 FLOOD RISK FROM SURFACE WATER

The development site is in a low flood risk from surface water although almost surrounded by higher risk areas, particularly to the south and east. At present the application site is entirely hard paved and drained via surfacewater sewers to outfalls to the Stour. The proposed extension will not create any net additional impervious areas and will utilise existing roof rainwater drainage connections to maintain existing outfall rates from the site.

SURFACE WATER FLOOD MAP



Legend

Area Susceptible to Surface Water Flooding (0.5% AEP event)

- More
- Intermediate
- Less

4 CONCLUSION:

The existing premises are in Flood Zone 3 at risk tidal flooding and rising sea levels. The proposal is for a small extension to the established existing use and set higher than existing floor levels within the existing building footprint. The result is that the development will create no additional risk of flood damage to the site and its surroundings and as there is no change of use or occupancy, the increased risk of danger or harm is minimal.