

Martin Richards Design

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Ref: New dwelling; Treggie Farm, Tregajorran, Redruth, TR15 3YU

FLOOD RISK ASSESSMENT

Introduction

This proposal is for a new dwelling on a site in Flood Zone 1 (less than 1 in 1000 year likelihood of flooding).

In accordance with the EA Guidance note 1 this Flood Risk Assessment is required as this site is in a Critical Drainage Area but is less than 1Ha in size. As there are no rivers or other watercourses in the immediate vicinity of the site then the focus of this report is in dealing with surface water run-off. With consideration of the proposals set forward here then we consider that there will be no increased risk to the new structure or neighbouring properties from flooding caused by our proposal.

Assessment

Source of potential flooding – Surface water run-off as this is a Critical Drainage Area. This Flood Risk Assessment will reflect the small scale and the location of this development.

Location Plan (See location plan 1234.01)

Site Levels

Existing levels will be unaffected by this proposal.

Surface water

Options for surface water have been considered as follows:-

No proximity of watercourse or dedicated surface water drainage so drainage of surface water will be via soakaways (detail of construction in appendix A). All paths, parking and turning areas and driveways to be gravelled so as not to increase run-off.

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APPENDIX A:-

SOAKAWAYS

1m DIA. x 2m DEEP, FILLED WITH CRUSHED ROCK OF 50mm PARTICLE SIZE TO WITHIN 300mm OF GROUND SURFACE. PIPES TAKEN INTO CENTRE OF SOAKAWAY. PERMEABILITY OF SUBSOIL DETERMINED BY PERCOLATION TEST BEFOREHAND. ALL DETAILS OF SOAKAWAY SUBJECT TO SATISFACTORY PERCOLATION TEST AND TO BE AGREED WITH BUILDING CONTROL.

SOAKAWAY TO BE LOCATED MIN. 5m FROM ANY BUILDING OR ROAD.

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