

Flood Risk Statement for Proposed 3 North Promenade, for Unit A, Jubilee Gardens, North Promenade, FY5 1DB

This Flood Risk Statement has been prepared to accompany the planning application.

The application site lies within a low-risk Flood Zone as identified on the Environment Agency Flood Risk Map.

The site is a detached dwelling that is located within a generous site with an area of hard landscaping to the front of the property and a soft landscaped large rear garden. The site is located at the corner of North Promenade and the adjacent Carr Gate surface car park. The topography of the site means that the land falls away significantly from the front of the site towards the rear. Proposed surface water drainage and roof drainage will discharge directly into the existing surface water drainage system. There is no proposed rainwater harvesting or other sustainable drainage features within the scheme. The area of the proposed extension is currently hard landscaped so an increase in surface water run off is not considered to be a problematic factor. These measures will ensure that the development should not be flooded by surface water run-off and none of the neighbouring properties will be impacted by any of the current proposals to extend the existing house.

As part of the detailed proposals for the scheme the following considerations are noted including:

1. The floor construction to the proposed will be formed using solid concrete with no level lower than that the existing house.
2. Any wall, floor insulation will be water resistant and any plasterwork will be formed using water resistant materials.
3. All electrical installations will be raised 450mm above the lowest ground floor finished floor level and boilers and heating appliances will be located at high level to avoid any potential damage from flooding.
4. All man hole covers will be in place.