

## FLOOD RISK ASSESSMENT

**PROPERTY:** 6 BEECH ROAD, BILSBORROW, PRESTON PR3 0RH

**DATE OF ASSESSMENT:** 13 OCTOBER 2021

**SURVEYOR:** JONATHAN MURTON MRICS

### PROPOSED DEVELOPMENT

The proposal is to extend the existing single-story outrigger by approximately 1 meter from the existing gable of the outrigger. The existing outrigger accommodates a passage, Utility Room and WC which is separated from the existing Kitchen by a door. The proposal is to extend the Kitchen / Dining area into the single-story extension whilst also providing a more functional Utility Room and WC.

### LOCATION & FLOOD RISK

The dwelling is located in close proximity of Bull Brook and is within Flood Zone 3, an area with a high probability of flooding, as shown by the Flood Map.

We understand there is no history of flooding to the dwelling. The North West corner of the garden was however subjected to flood water during the excessive rain storms in December 2015.

Existing washing and draining facilities will remain albeit re-positioned and will use the existing drainage system. No additional washing and drainage facilities are proposed and hence no additional strain will be put on the existing drainage system.

There internal floor finish level of the proposed extension will marry up with the finished floor level of the existing dwelling.









The proposed works are not considered to have an impact on flooding within the site or surrounding area. The existing flood risk would remain unaffected by the proposed works.

### Flood map for planning

Your reference  
**6 Beech Road**  
 Location (easting/northing)  
**351137/440156**

Scale  
**1:2500**

Created  
**13 Oct 2021 15:44**

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

