

# FLOOD RISK ASSESSMENT

## PROJECT:

PROPOSED CONVERSION OF AN EXISTING LOWER GROUND FLOOR AREA INTO A FLAT & ASSOCIATED ALTERATIONS TO THE PROPERTY.

## THE SITE:

380 HOLCOMBE ROAD HELMSHORE ROSSENDALE BB4 4NF.

## PROPOSAL:

THE FOLLOWING INFORMATION IS PROVIDED TO SUPPORT THE PLANNING APPLICATION REFERENCE: 2022/0092. SUBMITTED TO ROSSENDALE BOROUGH COUNCIL.

Mitigation measures are to be implemented in the carrying out of the alterations & improvements to an existing residential property located in a Zone 2 flood risk area.

Flood proofing of the proposed altered property is to be incorporated where appropriate as follows-

1. Floor levels within the existing property are not to be made any lower than the existing floor levels.
2. Raise all existing low level electrical sockets, switches, controls etc. on the lower ground floor to a minimum height of 400mm above floor level, new electrical sockets, switches & controls etc. are to be placed at heights above adjacent floor levels to comply with the current Building Regulations.
3. Ensure that any electrical storage/heaters or appliances etc. are located above the lowest ground floor levels.
4. Flood/water resilient materials are to be used in any work carried out at the lowest ground floor levels to prevent any ingress of water into the property.

Refer to the submitted planning application & the drawings for details of the existing surrounding ground & floor levels which are relative to the current 'Ordnance Survey' data.

Dated 21 February 2022.