

Malcolm Hunt Design Ltd



FLOOD RISK ASSESSMENT FOR EXTENSION TO 4 COATES MILL COTTAGE WINCHCOMBE, GLOS. GL54 5NH

Introduction

This Flood Risk Assessment has been prepared in support of the planning application for a proposed Extension of an existing dwelling at 4 Coates Mill Cottage, Winchcombe, Glos. The Applicant has recently acquired the property but there is no local knowledge of flooding in recent years in close proximity of this site.

The Site

The site lies within the village boundary of Winchcombe. With reference to the Government Flood Maps for Planning it can be seen that the site lies within an area designated as Flood Zone 2.

Proposal

The proposed Extension Building will be constructed at the eastern side of the property, furthest away from the river, as shown on the Site Plan and the finished floor level will be as the existing floor levels and about 100mm above current surrounding ground levels. The building will be constructed mostly of water resistant materials, principally concrete and Cotswold stone. All electrical fittings will be at least 400mm above finished floor level. In the unlikely event of a flood above the finished floor level of the building there would be no damage to the structure as a consequence.

Conclusion

The proposal is for a relatively small extension to an existing building and is set within a reasonable site. All storm water will go into soakaways so this development will not be at risk of flooding the runoff from this site will not affect any other property in any way.