



FLOOD RISK ASSESSMENT

Based on the Environment Agency's Standing Advice

Glebe Lodge, Elbow Lane, Parson Drive
Wisbech, Fenland PE13 4LG

The property is located within Flood Zone 3 as identified on the Governments Flood Maps for Planning.

The current building and site/ surrounding context have no record of flooding since its construction.

As the site is located with Flood Risk Zone 3 (high risk) where the Environment Agency standing advice advises extensions for domestic purposes are appropriate subject to no lowering of floor levels and/or the provision of flood resilient and resistant measures.

It is confirmed that proposed floor levels of the extension are to be no lower than existing dwelling and any potential increased surface water run-off is to collect in the existing drainage system serving the building, it is considered that the extension is acceptable.

The below recommendations have been made and will be implemented to the design and construction of the extension.

- The Finished Floor Level of the proposed extension will be no lower than the current finish floor level of the existing dwelling. The current finish floor level of the existing dwelling is set higher than the external areas, ensuring that any localised floodwater does not enter the building.
- External doors will be flood proof.
- Air Bricks to sub floor to be fitted with proprietary plates to fit Air Brick covers in the event of flooding.
- All electrical sockets to be a min of 450mm above FFL.
- It is proposed the surface water, which flows from the roof via the gutters and downpipes will be directed to the existing underground soakaway to attenuate the storm water outfall.
- We have incorporated a sedum roof into the design to help with the retention of rainwater.