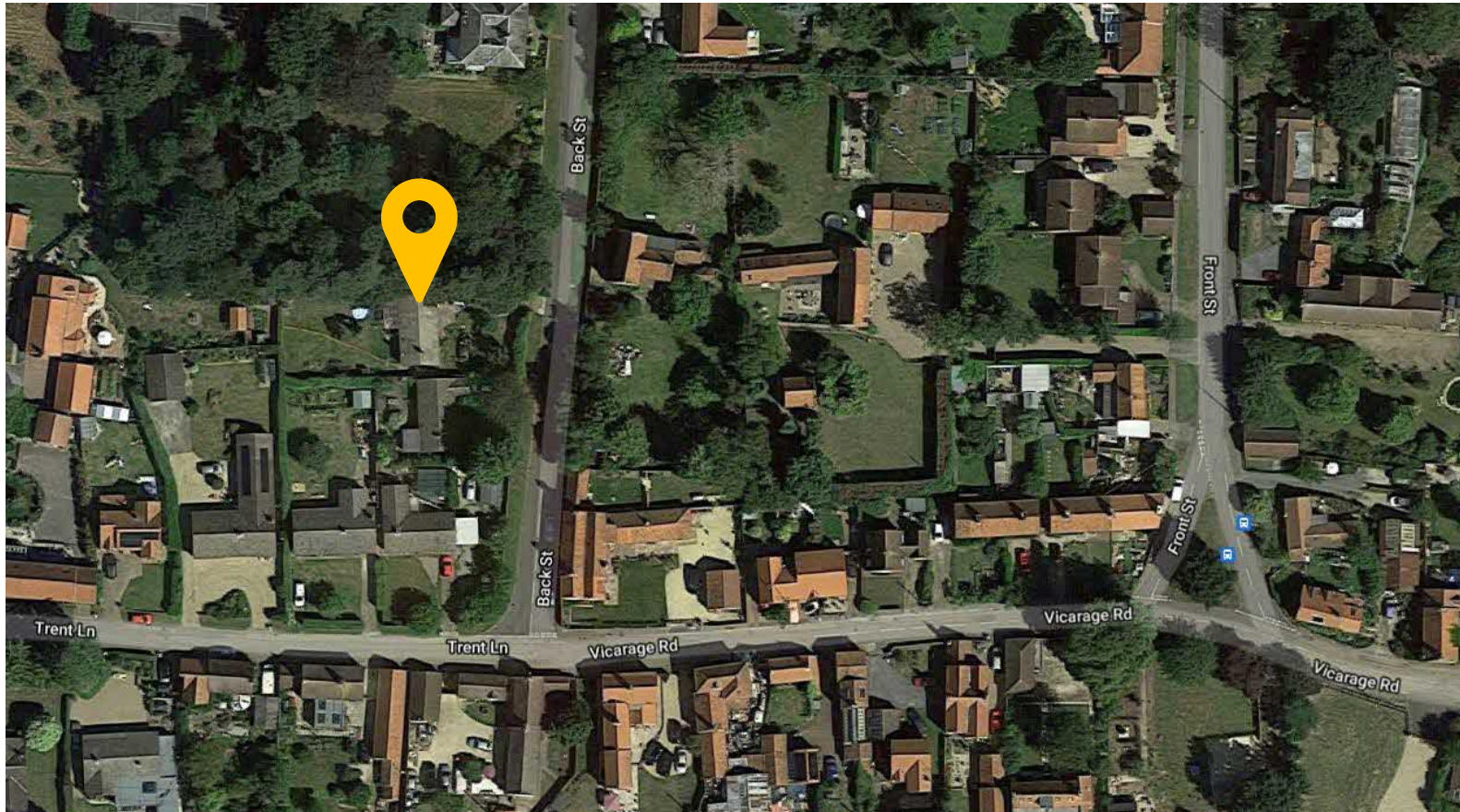


Mathbeck, Back Street, South Clifton, NG23 7AF

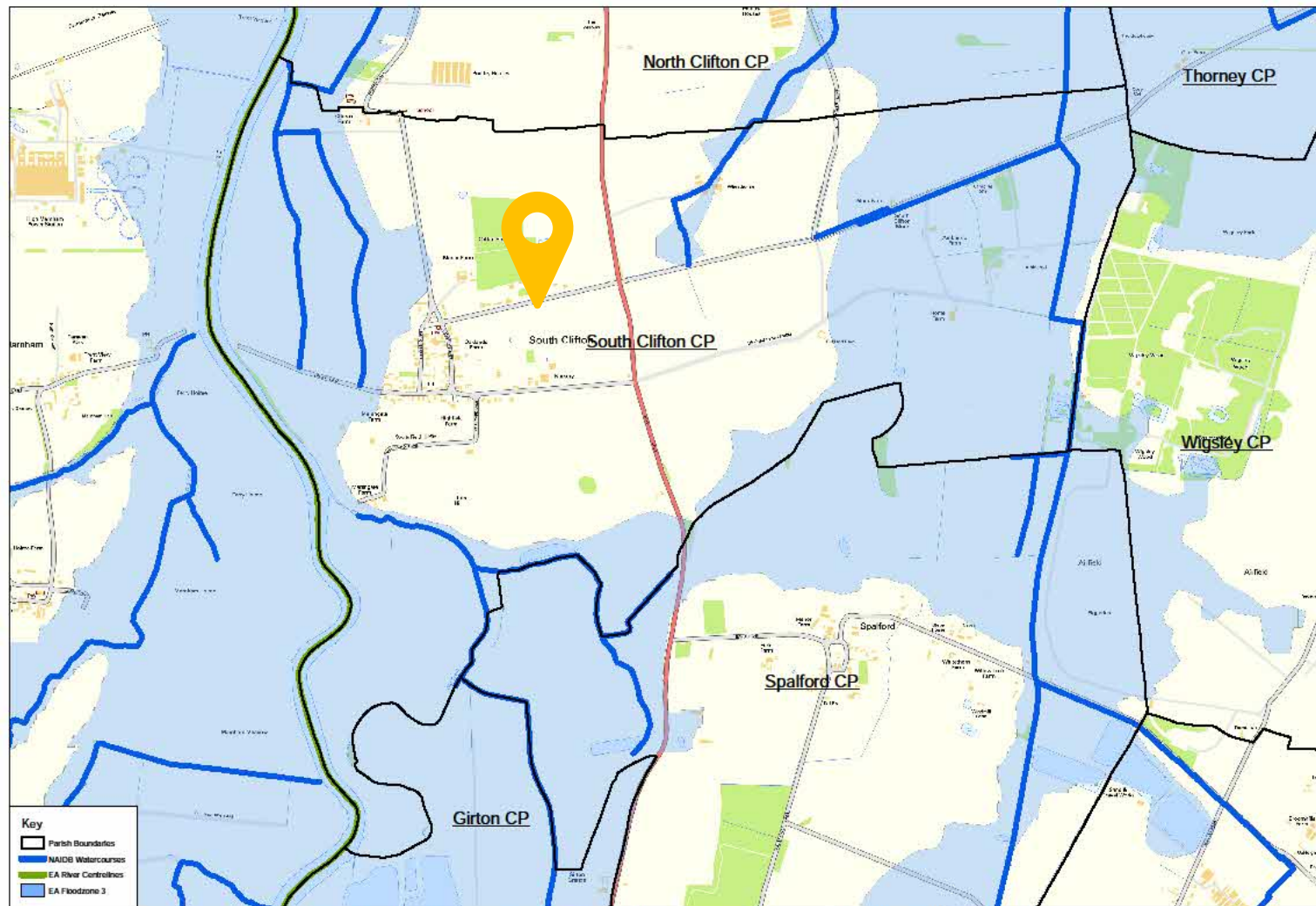
Flood Risk Assessment

Site Location



The site of the proposal is a domestic house and garden, named on the OS Map as Mathbeck, but more commonly known as Gra-mar, and is located within the village of South Clifton. The owner is proposing to extend and remodel the existing bungalow on the site to include a rear extension, accommodation in the loft and a car port to the front.

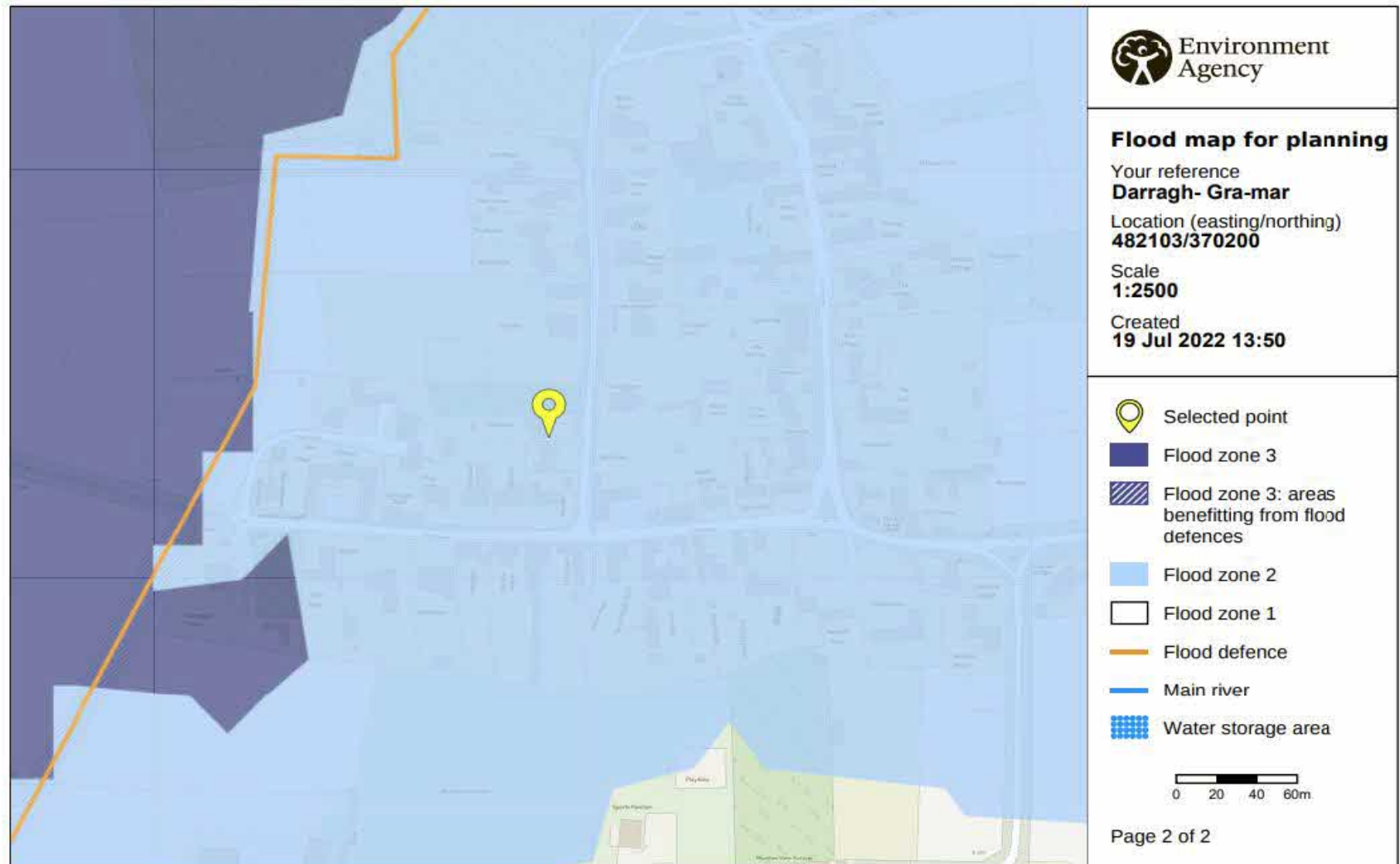
Newark and Sherwood Parish Flood map



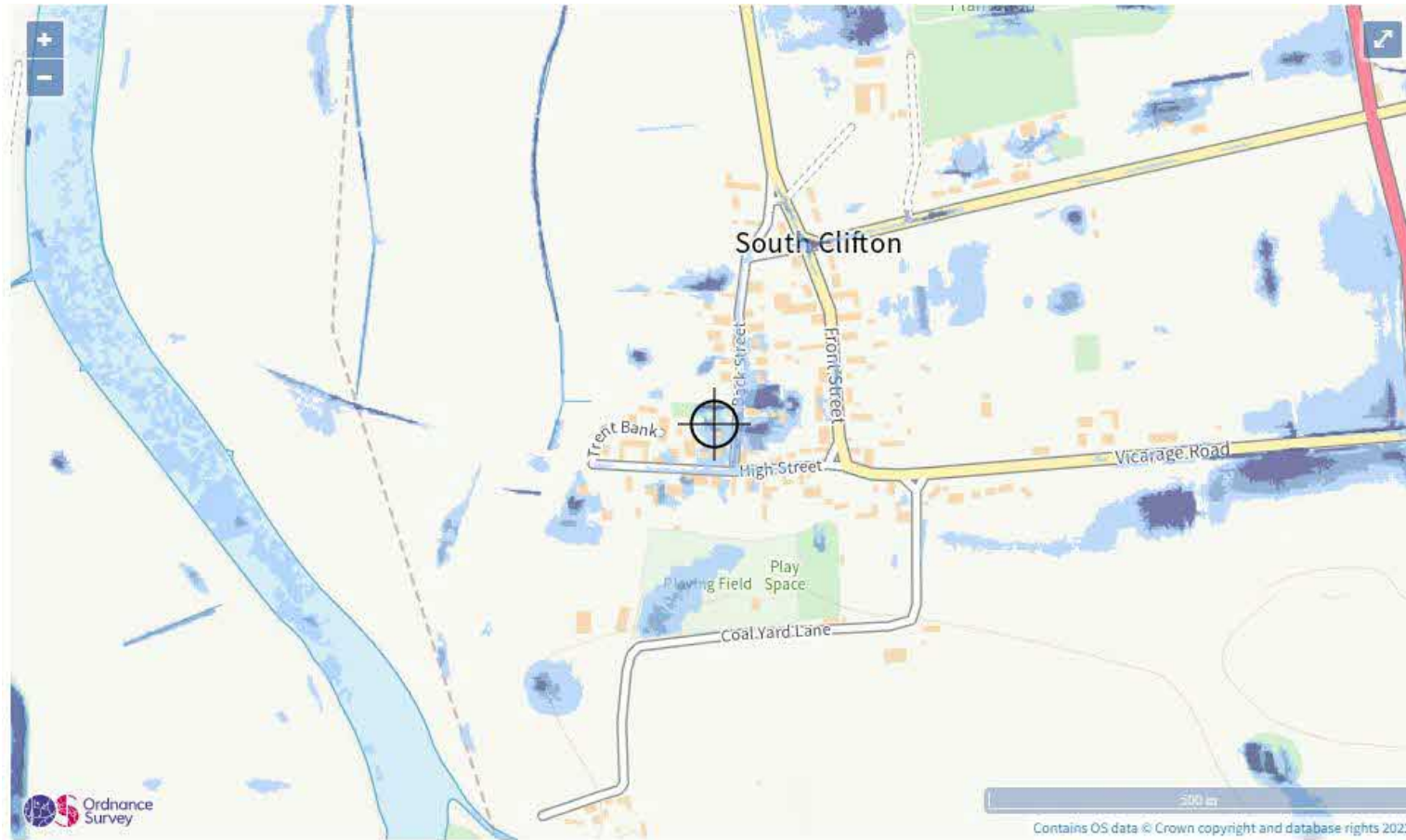
This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Newark and Sherwood District Council. Licence 100018606 - 2008.

Although the site lies outside the Parish Flood Map the property lies in Flood Zone 2. This has triggered the requirement for a Flood Risk Assessment.

Environment Agency Flood map



Extent of flooding from surface water



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

Existing property

The existing property is a single storey detached bungalow, with accommodation on one floor. It has never flooded.

The building sits approximately 180mm above the ground level,

Constructed at ground level of a concrete floor slab with solid brick walls.

The internal walls are block.

There are some vents in the external walls but no weep holes.



View of front of property



View of rear of property



View of lower vent in rear elevation.

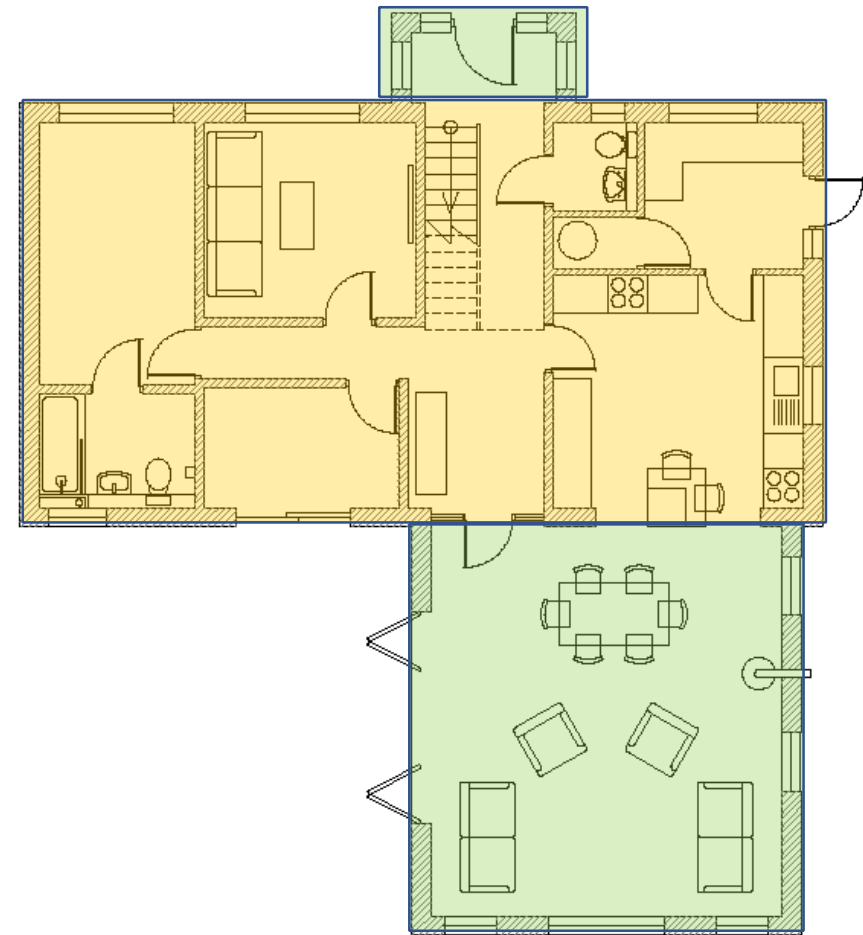
Design Proposals

Scale

The applicant wishes to retain the entirety of the ground floor of the original house and use this as a basis for the remodeling works.

The existing building footprint covers an area of 82.4 sqm. The proposals show an increase of 42.1 sqm for a new main entrance and kitchen dining and living area, along with the accommodation in the roof.

Proposals include a Carport to the front area and extending the driveway.



Ground Floor Extent of Original House

Ground Floor Extent of Proposed Works

Proposed property

Mitigation Measures

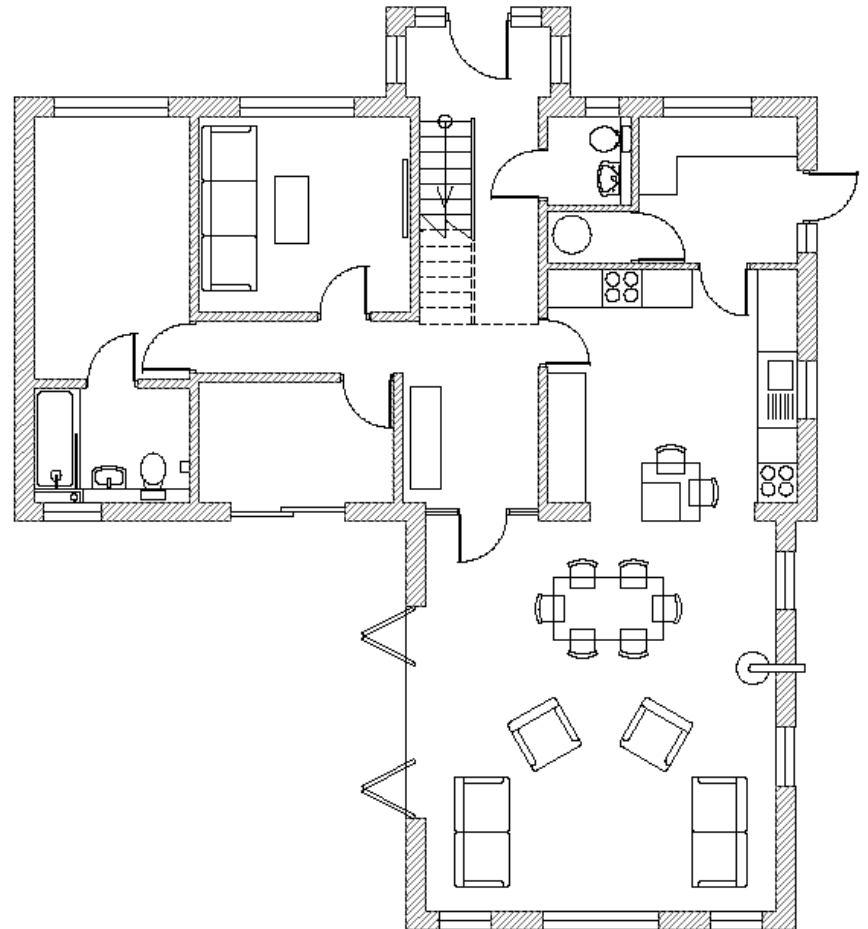
Under the Advice for Minor Extensions (under 250Msq) in the Governments Flood Risk Advice guidance, it states

“If you cannot raise the floor levels , you will also need to include extra flood resistance and resilience measures. These measures should protect the property to at least 300mm above the estimated flood level.”

As the works are to an existing building the existing floor solid concrete floors cannot be raised. It is proposed that the ground floor to the new extension will be at the same level as the existing and no floor will be lower. There will be no below ground rooms.

Any vents in the external wall up to a height of 1.2M will be removed and bricked up.

Due to the increase in roof area Rainwater Harvesting to attenuate the flow of surface water will be considered as part of the application. This will take the form of water butts to the carport, a small pond to the rear garden and a rainwater wall mounted tank.



Proposed property

Mitigation Measures

Environment Agency guidance regarding flood mitigation measures will be implemented as part of the conversion works to areas within the flood risk zone..

A copy of the Code of Practice for Property Flood Resilience (C790) has been issued to the applicant for reference .

The Environmental Agency form FRSA009a has been completed and is attached as part of this assessment. Please see Appendix 1

Route to this page -->Matrix-->Matrix>Cell D3

Restart Print Form

Householder and other minor extensions in Flood Zones 2 and 3

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a self contained annex. In this instance consult the Environment Agency.

We recommend that:

Planning Authorities:

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
<p>Either ;</p> <p>Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.</p>	<p>Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)</p>	
<p>Or:</p> <p>Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones</p>	<p>This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum¹</p>	

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are opposed to these developments.

Continued...

¹ Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment.



Welham Architects

8 Stoney Street
The Lace Market
Nottingham
NG1 1LH

Office: 0115 824 1267

Jane Welham: 

office@welhamarchitects.com

www.welhamarchitects.com