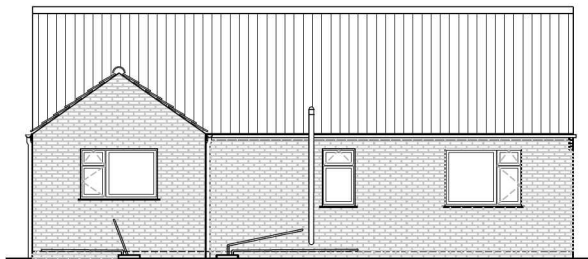




FLOOD RISK ASSESSMENT

EXTERNAL WALL / FRONT GABLE ALTERATIONS / EXTENSION TO CREATE LARGER KITCHEN AREA



Existing Front Elevation



Proposed Front Elevation

**AVONCROFT,
FRISKNEY**

APRIL 2023 | 2307-AER



FLOOD RISK ASSESSMENT AVONCROFT, FRISKNEY

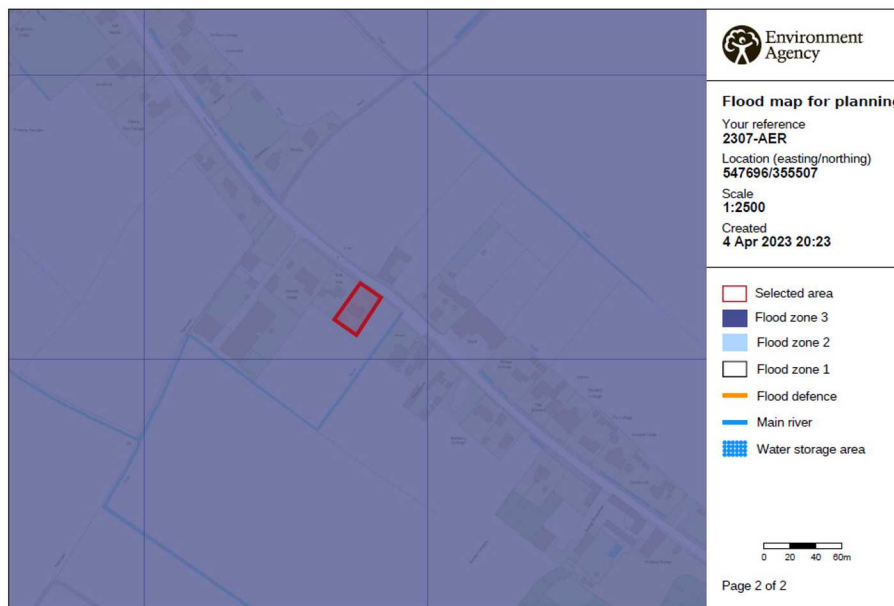
1.0 Flood Risk

1.1 Background

Avoncroft, Eaudyke Road, Friskney is a 3-bed detached bungalow sitting on a large plot of land situated in Friskney, a small village located in-between Boston and Skegness. There is only an immediate next-door neighbour located to the north-west as there is no immediate neighbour to the south-east or on the opposite side of the highway. All boundaries to Avoncroft consist of hedge planting.

The planning application is a householder application to make alterations to the external wall / front gable in which a small extension to this area is built in order to provide a larger kitchen / dining area.

As shown in the below flood map the application site lies in Flood Zone 3.



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1.2 Assessment

All though the site lies in a Flood Zone 3, which means that the area has a high probability of flooding from rivers and the sea according to the Environment Agency the site is noted as “low risk” for long term flooding from rivers and the sea and “very low risk” for long term flooding from surface water.

Low risk means that this area has a chance of flooding of between 0.1% and 1% each year.

The proposed works involve demolishing a section of external wall / gable / roof and constructing a slightly larger section of wall. The end use of the slightly increase in floor area remains the same as existing (i.e. kitchen and dining area). In order to maintain the current protection provided, the floor levels within the proposed extension will be set no lower than the existing (i.e. will match existing) with the DPC to carry



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on at min 150mm above external ground level in accordance with current building regulations.

Surface water run-off from the new extension roof will discharge into the existing system, just like the existing roof, and although the roof is slightly larger than the existing, the size difference is negligible so any additional runoff will be insignificant. In addition to this the householder will also register to receive the Environment Agencies flood warnings.

As the works do not create any additional habitable rooms and will be at no greater risk than the existing building with no risk to life, so apart from the issues discussed above, no further mitigation can be provided or is required.