
FLOOD RISK ASSESSMENT FOR

for Thames House, Lower Mill Estate, Somerford Keynes, Cirencester

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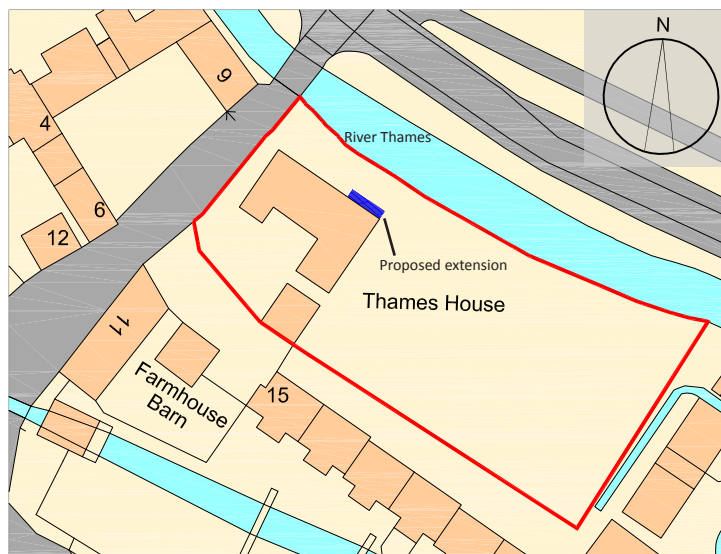
Introduction

The proposed development site is located at Thames House, Lower Mill Estate, Somerford Keynes, Cirencester and is currently a detached 2-storey residence. The east facade of the house overlooks the River Thames (see site plan below). The site lies within Flood Zone 2, with the main risk of flooding coming from a fluvial source. Documents referred to for this report include the *Planning Practice Guide* and the *Cotswold District Council Level 1 Strategic Flood Risk Assessment*.

Development proposals

It is proposed that a small glass rear extension is added to the existing ground floor kitchen on the east facade to create additional dining space and to introduce more natural light into the kitchen. As well as providing views of the river, the proposed extension will create a direct connection from the house to the rear garden by way of full height glass doors on the front and sides of the extension which open out to the garden.

The proposed extension is classified as “Less Vulnerable” (*Flood Risk Vulnerability Classification -Table 2 of the Planning Practice Guidance*), and it will not increase the flood risk to the immediate or surrounding areas. The lifetime of the proposed extension is assumed to be 100 years (residential).

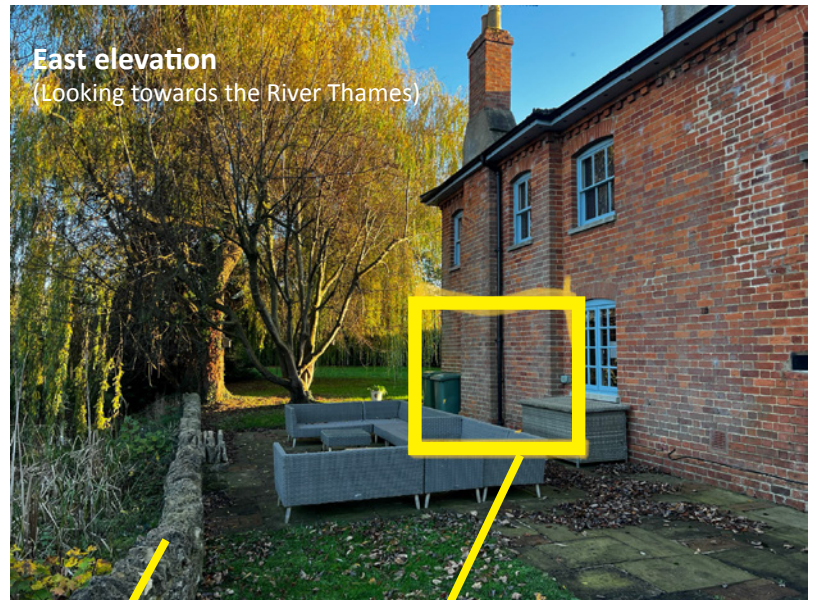


Proposed Site Plan
(Not to scale)

Flood Risk Management

The emphasis for risk management in this case is on minimising water entry into the proposed extension, a measure which is already in place for the existing house. The following are considered:

1. There is an embankment along the east side of the property boundary, offering initial protection from fluvial flooding (see image, right). According to the Environmental Agency's assessment of embankments in this area, they are generally rated as 'good' or 'fair' in condition, providing defence against flooding.



existing embankment wall location of proposed rear extension

2. The proposed extension will be set on the same floor level as the existing house, and this ensures a continuity in the water exclusion strategy which is already in place in relation to the house.
3. The proposed extension will not encroach the existing embankment or interfere with the stone wall structure, therefore there is no adverse effect on the operational functions of any existing flood defence infrastructure.
4. The existing site drainage system and the management of surface water runoff will not be adversely affected by the proposed extension as the overall footprint of the extension is quite small, relative to the size of the existing house.
5. Materials which will be used to construct the extension will be of good quality and durability. There will also be careful supervision during construction to ensure the techniques used will not pose a risk to the existing embankment. All construction materials will be mindfully delivered, stored and removed from the site during building works.