

A.T. Design (Welwyn) Ltd
30c High Street, Welwyn, Herts, AL6 9EQ
Telephone 07931 703297 Email: adamtrigg@hotmail.com

FLOOD RISK ASSESSMENT

12th June 2023

RE: Demolition and erection of single storey side extension Erection of detached car port with garden store. Garage conversion with installation of doors. Insertion of 2 rooflight windows.

The proposed scheme is in an area of low risk of flooding from rivers or the sea however it is located on the banks of the river Beane, so a flood risk assessment has been included in the application documents. A summary report and map from the Environment Agency are attached as an appendix.

The application site is situated on the west of the river but Government data shows that the river has been managed so that natural flooding occurs on the east bank and into the fields.

There are natural and man-made flood defenses in place along the course of the river as it runs through the village.

In accordance with EA recommendations, the proposed finished floor levels to the extension and garage conversion will match the existing dwelling. The proposed new car port will be designed so that the FFL is at least 300mm above the natural ground levels however car ports are not considered to be vulnerable buildings.

All new hard landscaping finishes will be permeable and surface water drainage will be connected to the existing surface water drainage system (subject to soakage testing) or new soakaways (subject to soil investigation and in accordance with BRE Digest 365).