

FLOOD RISK ASSESSMENT

Proposed Single storey Porch and first floor dormer extensions

At

'Portelet'

Cross Lane

Fulford

YO19 4QP

Description of premises:

The premises comprise an existing detached true bungalow built c1960. The dwelling is constructed in materials and techniques typical of the age and type of building with a tiled dual pitched roof covering a timber rafter and purlin framework surmounting brick cavity walls. Internally the floor is of suspended timber formation.

The front of the property faces approximately southeast.

Location:

The property is approached along an unmade and unadopted highway, located on the periphery of an established residential district washed over by the Green Belt and overlooks open pasture. The site is approximately 3 miles to the south of York city centre.

The property is in flood risk zone 2.

Description of development:

The intension is to convert the roof space to habitable use and in so doing construct two small dormers to the front and single dormer to the rear. In addition, a small brick entrance porch with dual pitched tiled roof is to be provided to the front. Minor internal alterations are proposed to enable better use of the ground floor.

Risk assessment:

The following extracts are taken from the government website access at the following link: -

<https://www.gov.uk/check-long-term-flood-risk>

These extracts confirm that the property is in an area at low risk from rivers and sea flooding and very low risk from surface water flooding.

BETA This is a new service – your [feedback](#) will help us to improve it.

Flood risk summary for the area around:

PORTELET, CROSS LANE, FULFORD, YORK, YO19 4QP

Rivers and the sea

Low risk

▶ [More information about your level of flood risk from rivers and the sea](#)

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

▼ [What you can do](#)

- This area is covered by the flood warning service [Sign up to receive warnings by phone, text or email](#)
- What you can do to [protect your property from flooding](#)
- Make a [personal flood plan](#)

[View a map of the risk of flooding from rivers and the sea](#)

Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Extent of flooding

Location

YO19 4QP



Extent of flooding from rivers or the sea

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

Surface water

Low risk

▼ [More information about your level of flood risk from surface water](#)

This flood risk summary reports the highest risk from surface water within a 15 metre radius of this property.

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

This information is suitable for identifying:

- which parts of counties or towns are at risk, or have the most risk
- the approximate extent and depth of flooding

It's unlikely to be reliable for a local area and very unlikely to be reliable for identifying individual properties at risk.

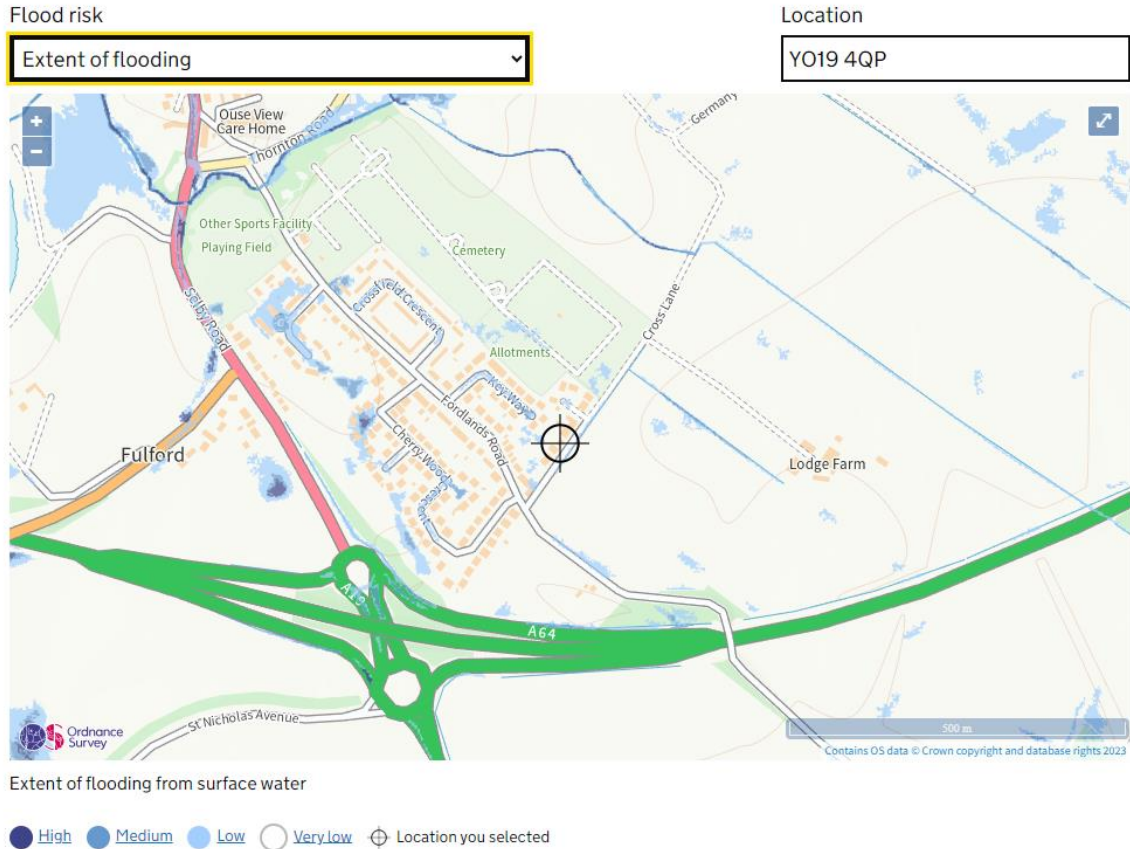
Surface water flooding happens when rainwater cannot drain away through the normal drainage systems. Instead, it lies on or flows over the ground. Surface water flooding is sometimes known as flash flooding. It can:

- be difficult to predict as it depends on rainfall volume and location
- happen up hills and away from rivers and other bodies of water
- affect areas with harder surfaces, like concrete, more severely

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is **York council**.

▶ [What you can do](#)



Flood resilience:

The proposed ground floor level to the porch is fixed as this needs to align with the existing ground floor level which is approximately 150mm above adjacent path level.

Notwithstanding the nominal flood risk, the following measures, **so far as these relate to new works at ground floor level which are subject to this application**, are to be put in place to enhance resilience:

- use flood resistant materials that have low permeability to at least 600mm above the estimated flood level.
- make sure any doors, windows or other openings are flood resistant to at least 600mm above the estimated flood level.
- use flood resilient materials (for example lime plaster) to at least 600mm above the estimated flood level.
- raise all sensitive electrical equipment, wiring and sockets to at least 600mm above the estimated flood level; wiring to be fed from ceiling level rather than from below.

- make sure there is access to all spaces to enable drying and cleaning.
- ensure that soil pipes are protected from back-flow such as by using non-return valves.

Conclusion:

The proposal is at nominal risk of flooding. Notwithstanding, flood resilience measures are to be put in place as far as these relate to the ground floor works subject to this application.

AJ Cocker Associates

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