



Proposed Extension & Alterations  
21 Drinkhouse Road  
Croston  
PR29 9JE

## Flood Risk Assessment

## INTRODUCTION

Peter Dickinson Architects have been instructed by our client to prepare and submit a Planning Application for the alterations and extension to an existing dwelling, 21 Drinkhouse Road, Croston.

As part of the application and due to its location a Flood Risk Assessment is required.

### 1.0 SITE CONTEXT

#### 1.1 EXISTING SITE

- The site occupies an existing semi-detached dwelling, with a number of out-buildings to the rear.
- The front of the dwelling faces Drinkhouse Road, with the rear open garden facing Back Drinkhouse Lane.
- The site appears relatively flat.
- From the Environment agency Flood Map, the site appears to be spread across Flood Zones 1, 2 & 3, with the dwelling situated in Zone 3.
- Flood Zone 3 has a 1% (1 in 100) chance of flooding each year.
- The Croston Flood Management Scheme was completed in 2017 and has already reduced the risk of flooding in the area.

#### 1.2 PLANNING HISTORY

- The site has an history of Planning Applications and include the following:  
78/00576/FUL      Ground floor kitchen extension

85/00844/FUL

First floor bedroom extension

98/00097/FUL

garage

Erection of replacement detached

- Various householder planning applications have been approved along Drinkhouse Road

### 2.0 PROPOSED DEVELOPMENT AND DESIGN

- 2.1 The proposed development is to demolish a small single storey outbuilding and the construction of a single storey extension to the rear of the property.
- 2.2 The proposed finished floor level of the extension will match the existing floor level of the dwelling.
- 2.3 Guidance will be sought from 'Construction Industry Research and Information Association (CIRIA) Property Flood Resilience Code of Practice' for construction of the extension.

Dave Winstanley  
Peter Dickinson Architects

30<sup>th</sup> August 2023