

Number

109/001

Client

Ian Boulton

Project

Refurbishment @

Station House

Station Road

Misterton

Bassetlaw

DN10 4DH

Date

October 2023

Revision

Flood Risk Assessment

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1. Process

Assessment

The site is located at Station House, Station Road, Misterton, Bassetlaw, DN10 4DW, is approximately 547m². It is believed the building on the site was built around 1875 and shows up on a map of 1885.

The plot runs North (garden) to South (parking area) and East (railway) to West (private driveway). The site is relatively flat.

The plot currently houses the main dwelling (converted railway station) with 3 external outbuildings outbuilding.

Access to the site is along a private road which is gated at the junction with Station Street A161.

The building is Grade 2 listed.

The main facing materials on the dwelling are brick, slate and felt flat roofs, timber doors and windows, most with brick arch heads.

There are trees and hedges in the area but are away from the site.

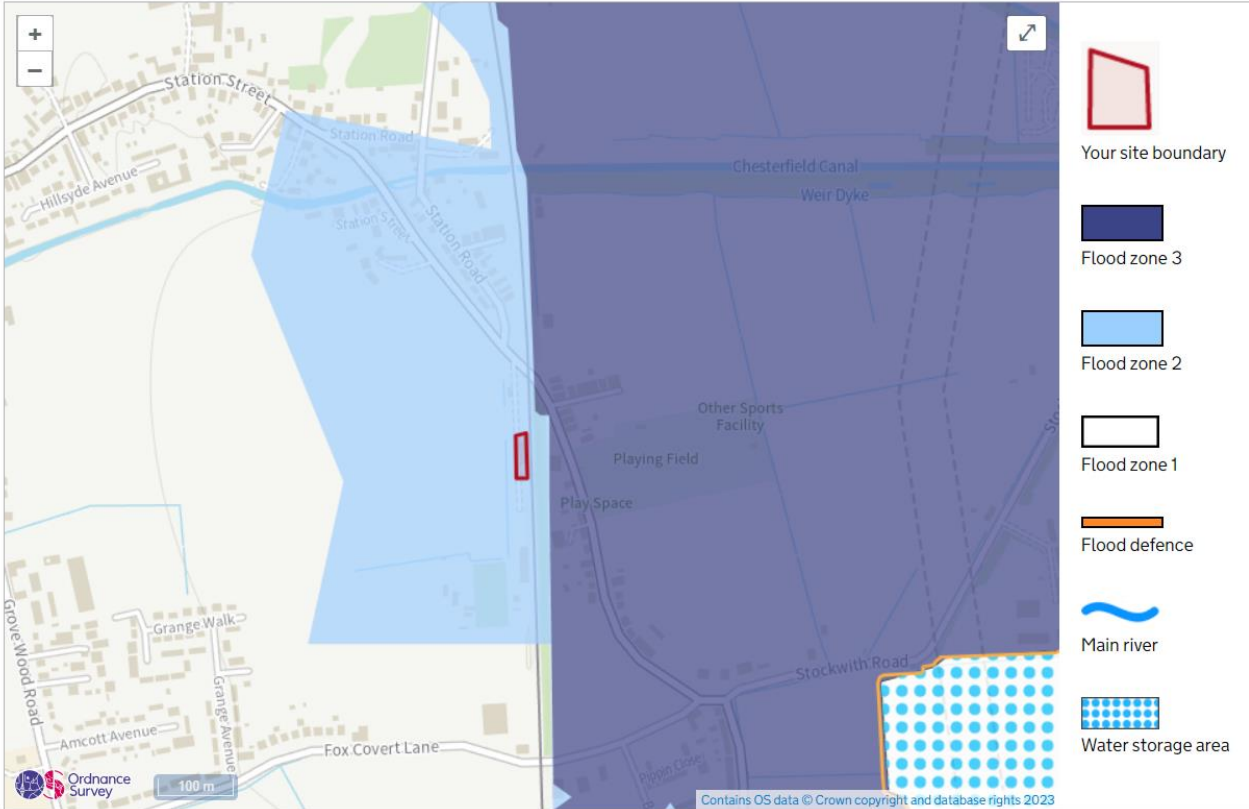
There are timber fence boundaries with areas of gravel for parking.

The external area is currently overgrown, the main house and waiting area are in an acceptable condition with the outbuildings being in a state of dis-repair.

Flood Map

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



The flood map shows the site is within flood zone 2.

There has been a dwelling on the site since approximately 1875.

The proposal does not increase the footprint of the dwelling and the ground floor levels do not change.

The proposal mainly deals with new roofs and refurbishments.

The proposal will not affect the flood risk either positively or negatively.

Conclusion

As the building is existing and the proposal does not alter the flood risk on the site or anywhere else in any way, it is deemed a flood risk analysis is not required.