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Your ref:

Our ref: H9263/MH/mh

Date: 22 September 2023

FLOOD RISK ASSESSMENT

FOR

PROPOSED HOUSE OF MULTIPLE OCCUPANCY 41 QUEENS ROAD,
WISBECH, CAMBS, PE13 2PE

1 Gordon Avenue
March
Cambridgeshire
PE15 8AJ

Tel: 01354 655454

1.0 INTRODUCTION

The proposal is for conversion of a two and a half storey residential property to a two and a half storey house of multiple occupancy.

There is to be no proposed extensions or no increase in the water run off area from any buildings.

The property is already connected to the mains Anglian Water Sewer, which is to remain unchanged.

2.0 FLOOD MAP

On the Environment Agencies Flood Map this site is located within Flood Zone 3.

3.0 LOCATION

The site is located within hundred of Wisbech internal drainage board district and is within Flood Zone 3, as detailed on both the Environment Agency and Wisbech Strategic Flood Risk Assessment Flood Zone Maps.

4.0 POTENTIAL SOURCES OF FLOODING

Flooding at the site could potentially occur from over topping of the Wisbech Town Tidal Defences, Failure of a Pumping Station and Blockages to the existing surface water Anglian Water System or the Internal Drainage Board Systems.

The hundred of Wisbech IDB main drain incorporates a minimum 900mm freeboard to the lowest land level, which provides adequate storage for events greater than 1 in 50 years.

With regards to the surface water drainage, there is no increase in the floor/roof area of the property from this proposal.

Floor levels are raised slightly above the existing ground by approximately 150mm.

The Wisbech Tidal Defences generally provide a minimum of 1 in 200 year return period level of protection.

The defences generally consist of steel sheet piling and brick clad reinforced concrete walls.

5.0 PROPOSALS

The existing floor level of the property is approximately 150mm above existing ground level and this is to be maintained as existing.

No extensions are proposed or lowering of the floor levels, or basements proposed.

Safe refuge is available at first and second floor level within the building.

There is no increase in roof/floor area and therefore there will be no change to the discharge into the surrounding grounds/Anglian Water Sewer.

The site is not a functional flood plain and is protected by the existing River Nene tidal defences.

The Environment Agent operate a 24hour a day flood line service, providing information on flooding on 0345 988 1188 and the building owner should register the property in this regard.