Flood Risk Assessment

Site Address
19 Skinner Street
Poole
Dorset

Client
Mrs. M Raymond

November 2023

The Site
19 Skinner Street is a terrace two storey property. The building has typical living accommodation layout over the two floors. The ground floor level of the building is above the existing road level. The building is surrounded by various types of residential buildings on both sides of the road.

Proposal
The proposal is for a small flat roof rear extension to the existing Kitchen.

The Environmental Agency Flood Risk Summary of this Property in Zone 2

Surface Water
High Risk

The flood risk summary reports the highest risk is from surface water within 15m radius of the property.
High risks means that this area has a chance of flooding of greater than 3.3 %

Surface water flooding occurs due to rainwater being unable to drain through the normal drainage systems and lies or flows over the ground. It can:

- Be difficult to predict as it depends on rainfall volume and location
- Happens up hills and away from rivers and other water bodies of water
- Affects areas with harder surfaces such as concrete, tarmac.

Rivers and Sea
Medium Risk

Medium Risk means that his area has a chance of flooding of between 1% and 3.3% each year.

- The information identifies what parts of the town or streets are at risk or have no risk
- At the approximate extent and depth of flooding

The information is reliable for the local area but identiying this property itself
The service takes into account t flood defences

Reservoirs
Unlikely

Groundwater
Unlikely

Policies
-Paragraph 13 of PPS25 requires applicants for planning permission to submit an acceptable FRA in accordance with Annex E of the PPS, when development is proposed in such locations.

-Policy PCS34 of the Poole Core Strategy (adopted 2009) advises that:
ii. where necessary, incorporate suitable habitat recreation as part of the measures. In locations where strategic flood defence or adaptation measures are necessary within the site itself, proposals will be required to demonstrate how such measures have been incorporated as an intrinsic part of the scheme in a manner which meets the requirements set out in PPS25 and is compatible with the comprehensive strategy for addressing flood risk as set out in the Strategic Flood Risk Assessment for Poole and in the emerging Infrastructure Development Plan Document

Conclusion
- The highest risks is from surface water which can be managed as noted in the plan

Flood Plan - 19 Skinner Street, Poole, Dorset

General :Type of Flooding:

Flood Protection Works:

Flood Resistance Works:

- These works are to reduce the amount of water actually entering this property.

Flood Resilient Works:

- These works are to reduce the amount of damage caused when water enters the property.

The Site:

- Protection works must be carried out so that any potential flooding does not damage the new extension. Therefore, appropriate flood measures, particularly for resistance to surface water flooding, will be tailored to suit the new extension.

  The new floor level of the building will match the existing building.

Flood Resistance Works

Temporary Flood Barriers.

- Seal any gaps and holes around the frames of windows and doors to make them watertight. Interlocking purpose made barriers to be installed to exterior doorways and lower window openings to raise the threshold of the building against rising water. The barriers will be stored on site and brought out at a flood risk situation and removed once the risk has subsided. As the barriers are less intrusive then a permanent fixture it keeps the architectural impact to a minimum. The fixings etc. to be discreet and compatible with this building.

Airbrick Covers

- Removable snap-on /push-on covers for airbricks and vents can be installed as required for flood protection. The airbricks and vents to be sealed only during the flood risks and will be removed to aid drainage and drying out and later to provide permanent ventilation.

Bagged Barriers

- Sandbags to be installed for protection against minor flooding. The sand bags to be used on the rear entrance pathways to the rear of the property as a precaution. The bags to be carefully laid and well stamped down so that the upper bags mould themselves to those below. In walls that are more than two sandbags high theses will a double line of sandbags at the bottom, followed by a second double line, then a single line on top.

The New Works

- The extension to be constructed with flood-proofing in mind.

Flood Resilient Measures;

Services

Electricity

- The consumers units (existing) for each maisonette are already installed on the first floor.
- New and existing power sockets where possible are to be installed above anticipated flood levels.
- Where new wiring is to be installed, the ring main is too positioned from the ceiling downwards.

Heating

- The gas boilers (existing) for the heating of both maisonettes are positioned on the first floor as are the main controls.

Drainage / Plumbing

- Non- return backflow valves if not already installed, to be installed on the main foul drain system. This will prevent any water or sewerage entering the building from the drains and sewers.

The Building Fabricate

Floors

- The existing floors are concrete/suspended timber floors. These should survive any flooding and dry out into the floor below.
- Floor covering to be water resilient where possible.

Walls

- The existing walls where lime plastered should perform well in the event of flooding. Newer plastered walls and plasterboard will not perform as well

Doors

- Solid timber doors will dry out after time. Hollow core doors will need replacing.