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# SMG ARCHITECTS



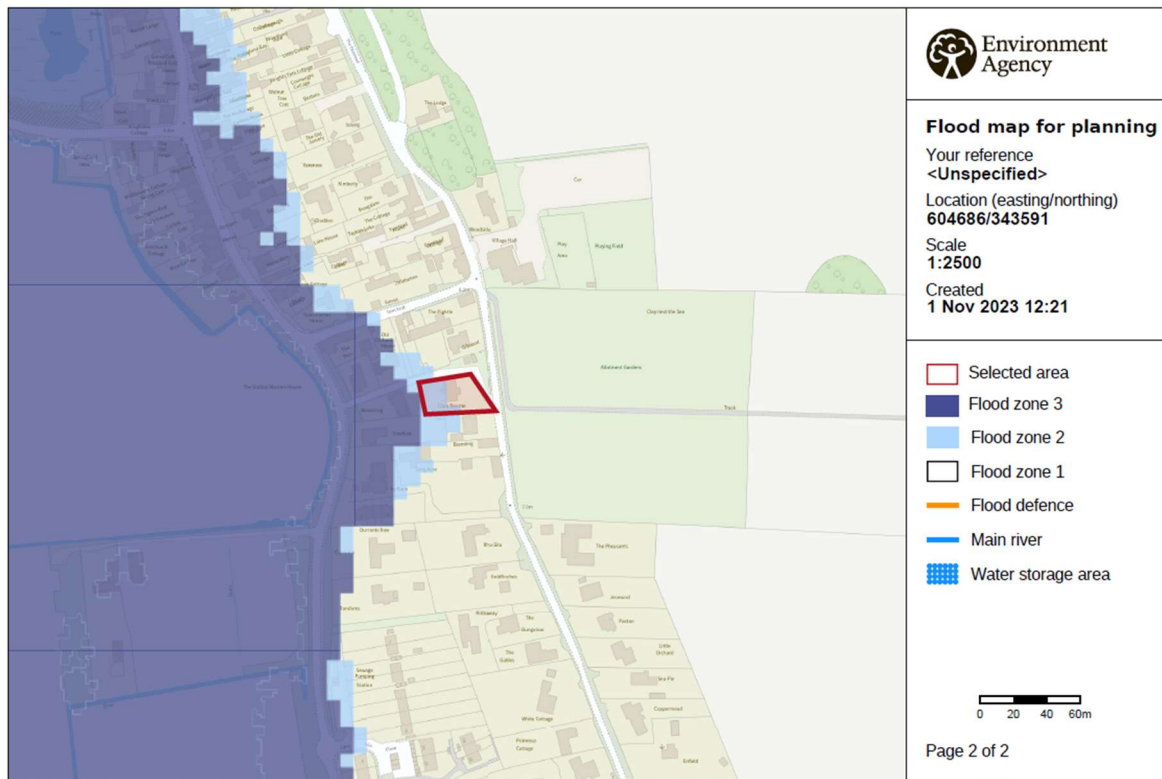
## Flood Risk Assessment



Replacement dwelling - Claia Bourne

Church Lane  
Cley-next-the-Sea  
Norfolk

## 1.0 SITE CONTEXT



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### Environment Agency Flood Map For Cley-Next-The-Sea

The Western Part of the site falls within Flood Zone 2 which is defined as:

Flood zone 2: medium probability

Areas situated in flood zone 2 have a medium probability of flooding and have an annual probability of river flooding between 1.0% and 0.1% and annual probability of sea flooding between 0.5% and 0.1%.

Areas in flood zone 2 can also be described as:

- Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding;

or

- Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.

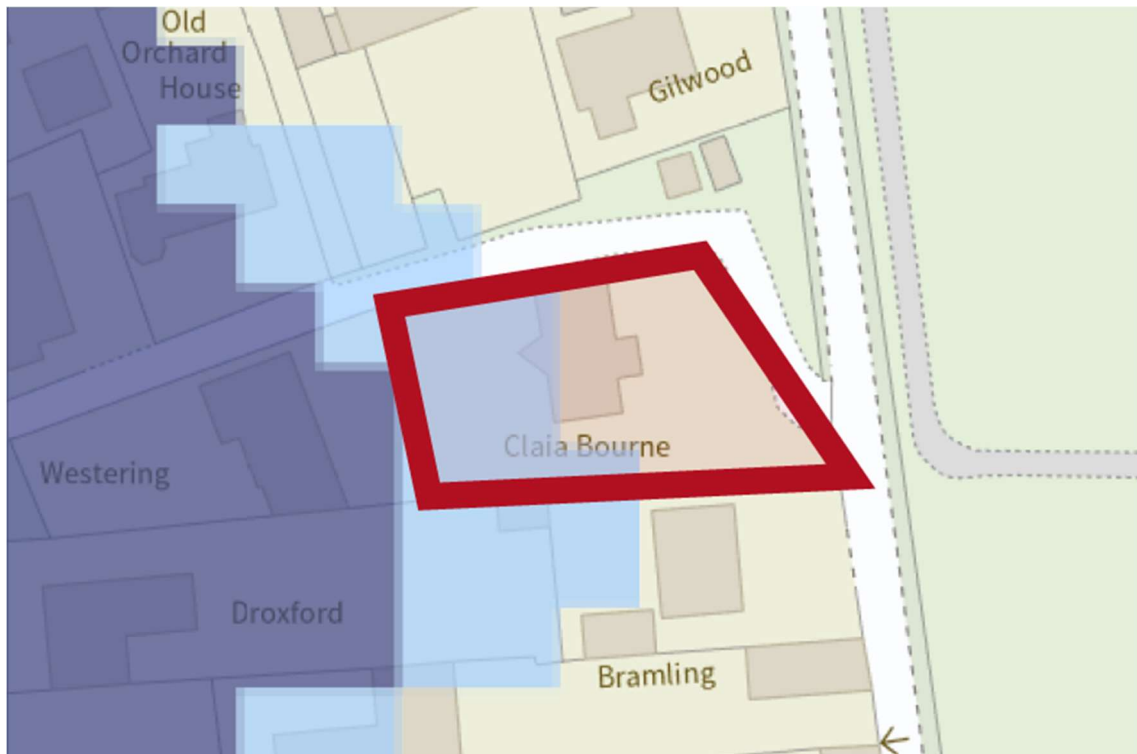
(Land shown in light blue on the [flood zone map](#))

## 2.0 THE PROPOSAL

### Design

The proposal set out within this application is to demolish the existing dwelling and build a replacement dwelling on the same footprint and of similar form and scale.

The existing main house only has a small section within zone 2 (the light blue shading) as the extract below demonstrates with the remainder of the site including the proposed annex not within the flood zone.



The proposed new replacement dwellings finished floor level is proposed to be at the same level as the existing.

### **3.0 CONCLUSION**

As the proposal will be sited in the same location on site and have the floor level as existing, the new proposal will not increase the flood risk to the property. Historically there are no records of the property flooding since its construction which is thought to be 1970s.