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Flood Risk Assessment

Project : **Proposed Demolition of existing single storey structure and the construction of two storey side/rear and single storey rear extensions (Revised scheme of 20/2520/FUL)**

Address : **Brookside, Station Road, Newton Poppleford, Devon. EX10 0ER**

Client : **Mr N. & Mrs J. Bonetta**

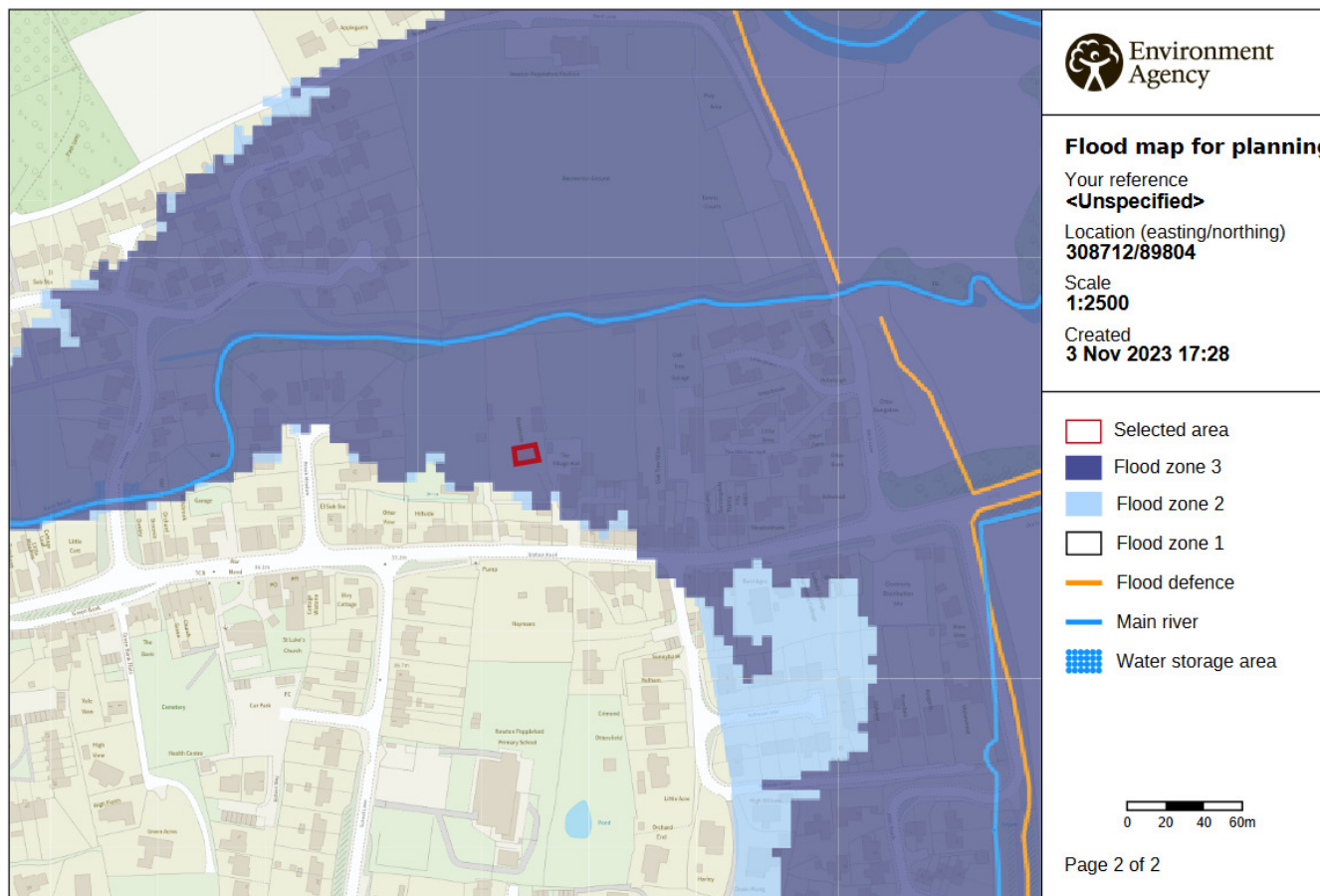
Job No : **1820**

Date: **November 2023**

Introduction

This Flood Risk Assessment is prepared to support the Householder Planning Application for the demolition of existing single storey structures and the construction of a new two storey extension and rear extension at Brookside, Newton Poppleford, Devon, EX10 0ER.

The site falls within the Environment Agency's Flood Zone 3 designation.



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Flooding Statement

The proposed extension's footprint totals 51m² and provides an extension to an existing dwelling, the development is therefore considered a householder development.

(Householder development): e.g. sheds, garages, games rooms etc. within the curtilage of the existing dwelling in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of houses into flats.

In accordance with Environment Agency's advice the EA's Householder and other minor extensions in flood zones 2 and 3 this assessment confirms the following:-

a) Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.

b) Details of any flood proofing resilience and resistance techniques are to be included within the proposals in accordance with 'Improving the flood performance of new buildings' CLG 2007.

The CLG's Technical Guidance to the National Planning Policy Frame (March 2012) states:-

Minor developments are unlikely to raise significant flood risk issues unless they would:

- have an adverse effect on a watercourse, floodplain or its flood defenses;
- would impede access to flood defence and management facilities; or
- where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

It is believed that the open nature of the site and the extensive site area ensures that the proposals will not raise significant flood issues.

Flood Mitigation Measures

The following flood mitigation measures will be incorporated into the proposed extensions:-

- The floor level of the extensions will be set at 150mm above the floor level of the existing dwelling
- All ground floor level construction will be of solid materials, ie concrete floors
- All ground floor level walls are to be of solid masonry (timber cladding will be decorative and not a critical element of the wall construction)
- All electrical points to be min. 600mm above floor level
- The proposals will not inhibit the surface water drainage from the site
- Surface Water drainage is to utilise the existing on site soakaways
- Foul water drainage is to utilise the existing on site private foul drainage

Exceedance Events

The following additional safety measures will also be implemented:-

- The applicants are aware and accepts the potential risk of flooding
- The flood evacuation measures of the existing dwelling are to remain unchanged through the construction of the proposed extension.
- The applicant is aware that the property is within a flood risk area and will make contact with the EA during times of high risk alert.
- The occupier of the property is advised to sign up to Floodline Warnings Direct, or similar. This free service provides flooding warnings direct by telephone, mobile, email or SMS message. The service will provide warnings and gives simple advice on what to do before, during and after a flood.
- In the event of flooding, the dwelling occupier is advised to erect a flood shield barrier to the dwelling entrances or block entrances with sand bags which are to be stored on site. Details must be included within the home's information pack, together with advice on a safe refuge point away from flood waters.