

FLOOD RISK ASSESSMENT

Proposed Development

**ERRECTION OF A SINGLE STOREY EXTENSION AND DORMER EXTRENSION
AND FRONT PORCH**

Property Address

2 BRIDGE ROAD, FRAMPTON ON SEVERN, GLOUCESTERSHIRE

REPORT COMPLETED BY: JW ARCHITECTURAL STUDIO

ADDRESS OF PROPERTY: 2 BRIDGE ROAD, FRAMPTON ON SEVERN

EASTINGS/NORTHINGS: 374930/208321

FLOOD ZONE: FLOOD ZONE 3 AND PART FLOOD ZONE 2

FLOOD RISK ASSEMENT

- 1) Flood defences have built to protect against flooding from rivers and near by canal.
- 2) Proposed Development levels for the road and ground floor level will match the existing finish floor levels. The minimum finish floor level will be a minimum of 150mm above external ground level to address the low to medium flood risk.
- 3) All new internal sockets to be 1200mm above finish floor level to minimise risk of flood damage to the electrical circuit.
- 4) Surface water will be dealt with by using sustainable drainage by discharging to a new soakaway.
- 5) Rainwater harvesting will be introduced to the rear of the property and will capture the majority of run off from the new extension.
- 6) All new development of materials will be in accordance with a full flood risk assessment if required and will be carried out by a professional third party.
- 7) Other works such as the dormer extension will not be deemed to impact flood risk.



Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	374930/208321	19 Nov 2023 15:14

**Your selected location is in flood zone 3
– an area with a high probability of flooding.**

This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: enquiries@environment-agency.gov.uk)
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at www.gov.uk/guidance/flood-risk-assessment-standing-advice)

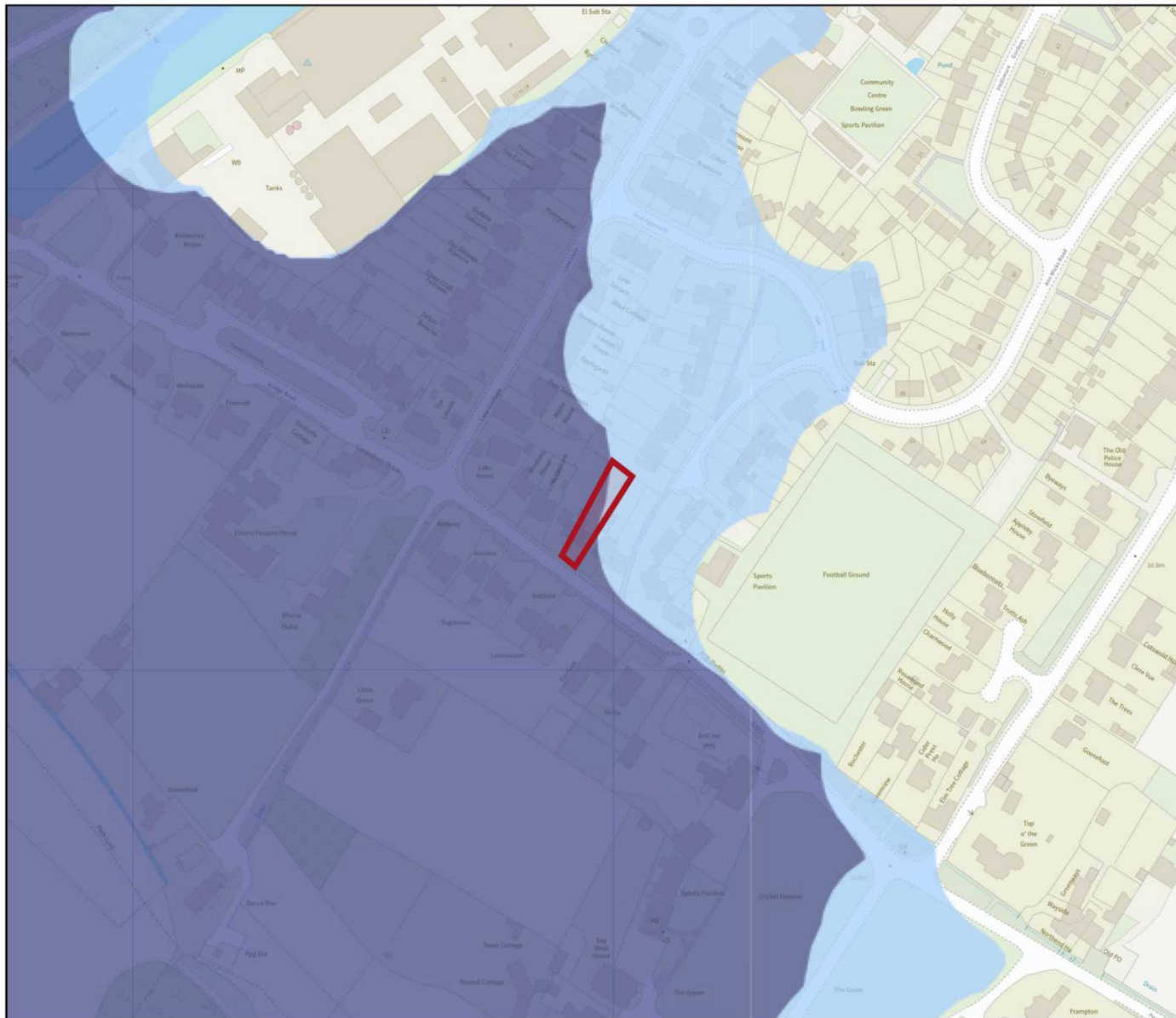
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
374930/208321

Scale
1:2500

Created
19 Nov 2023 15:14

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

