

Flood Risk Assessment

October 2023

Ref: Proposed greenhouse at Berry Cottage, Cakeham Road, PO20 8AA

The site of the proposed greenhouse lies within Flood Zone 3. As a domestic greenhouse of modest size, the greenhouse is a small scale householder development. The greenhouse is to be situated in the private garden of the existing dwelling on land already developed for residential use.

The greenhouse is set 3 m distant from the west and south boundaries of the property.

Flood Risk Management

The following flood risk management strategies are incorporated into the proposed greenhouse:

- a) As a single-glazed greenhouse that does not provide living accommodation, the structure is exempt from building regulations. It is not designed to be completely water-tight.
- b) The greenhouse is constructed of polyester powder coated aluminium and is fitted with banks of top hung vents in the vertical side and roof, as well as an entrance door in the southerly elevation. The nature of the materials and banks of vents enables the greenhouse to be easily cleaned and dried out in the event of flooding.
- c) The greenhouse requires no foul drainage.
- d) The greenhouse is fitted with downpipes and gutters, allowing for the storage of rainwater in external butts.
- e) Electrical fittings in the existing greenhouse will be located on the plinth wall of the greenhouse 675 mm high. All electrical fittings will be in line with current legislation to comply with Part P of Building Regs.
- f) The internal hard-standing floor of the greenhouse is to be laid on a permeable membrane to aid with drainage and further mitigate flood risk.

Summary

In conclusion, it is our belief that the proposed greenhouse will be safe over its lifetime, resilient to the risk of flooding and will not contribute to an increased level of flood risk.