

Flood Risk Assessment for Islet Lodge Islet Road, Maidenhead, Berks SL6 8LD

Introduction

This document has been prepared in relation to a proposed detached car port and study over.

Site Analysis

Location

The property is situated on the northern side of Islet Road. The site is located in Flood Zone 3

Site Characteristics

The site is currently occupied by a linked detached property built in a combination of brickwork and stone with a plain tiled pitched roof.

Flooding

The Environment Agency flood map shows that the site is situated in Flood Zone 3 with a high chance of flooding.

Site Topography

The site is trapezoidal in shape, being 740 square metres.

Design Proposals

Design

The proposal is to construct a detached open car port with a staircase to the rear leading to a study at first floor with no increase in floor area at ground floor level.

The first floor is supported on 330mm square brick piers and a rear wall so to have no effect on flood water.

