

FLOOD RISK ASSESSMENT

Ref: P1546/23/FUL - Oak Frame Garage

Beechwood House
Rodley
Westbury-On-Severn
GL14 1RE

1.0 Introduction

This flood risk assessment has been prepared to support householder planning application P1546/23/FUL, submitted to Forest of Dean Council for the construction of a two bay, Oak framed, gable end garage to be located forward of the front elevation of the existing dwelling.

The plot at Beechwood House sits within the outer reaches of Flood Zone 3b (Functional floodplain which has a 5% probability of flooding from rivers and sea, also known as 1:20 chance) as indicated on the Environment Agency flood map in **Appendix A** of this document.

1.1 Description of the Development

The proposed garage will sit on a concrete pad with a dwarf brick and block wall to support and raise the Oak frame above ground level.

The new garage will have less than 30m² footprint area and is therefore considered a minor extension.

Ordnance Datum levels (the height above average sea level) can be found in **Appendix B**. The ground level at the proposed build location is 33ft (10m) above sea level, the same height as Rodley Road at the same locale.

1.2 Flooding Considerations

To mitigate the impact of flooding we propose to include the following measures:-

- a. Construction of a concrete base that will not be affected or damaged by flooding.
- b. The construction of a dwarf brick and block wall on 3 sides of the garage to elevate the Oak frame to circa 300mm above ground level to protect it from water damage.
- c. Garage doors will be painted/powder coated of metal construction.
- d. Any charging points or power sockets will be installed 750mm above the finished floor level.
- e. No wall insulation, drywall lining or boarded finishes are to be used internally.

1.3 Conclusion

According to Ordnance Datum, the proposed finished garage floor level will be slightly higher than the level of the existing dwelling (see **Appendix B** for Ordnance Datum levels)

All materials used up to 300mm above the estimated finished floor level will be flood resistant and able to drain and dry quickly.

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The new garage will have less than 30m² footprint area and due to the nature of the building, its intended use and it being under 250m² the Environment Agency is unlikely to become involved.

It is therefore assessed that the garage will have little impact within the flood zone and consideration has been given to the design and installation of the building in relation to the effects of flooding and its future-proofing in the event of such.

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Appendix A - Flood Risk Map



Flood map for planning

Your reference	Location (easting/northing)	Created
P1546/23/FUL	373515/211953	1 Dec 2023 12:38

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

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see 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.

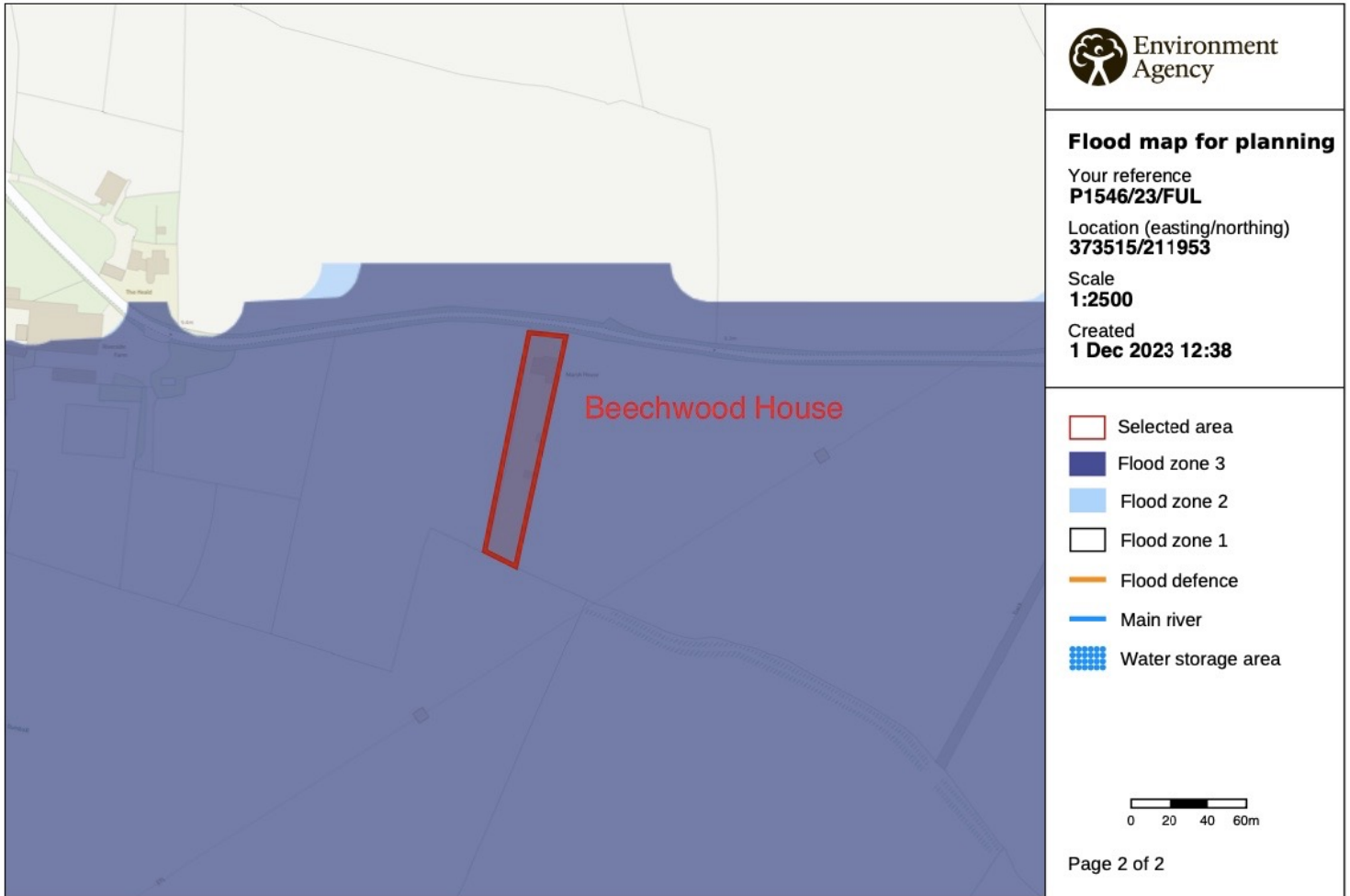
This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Appendix A - Flood Risk Map

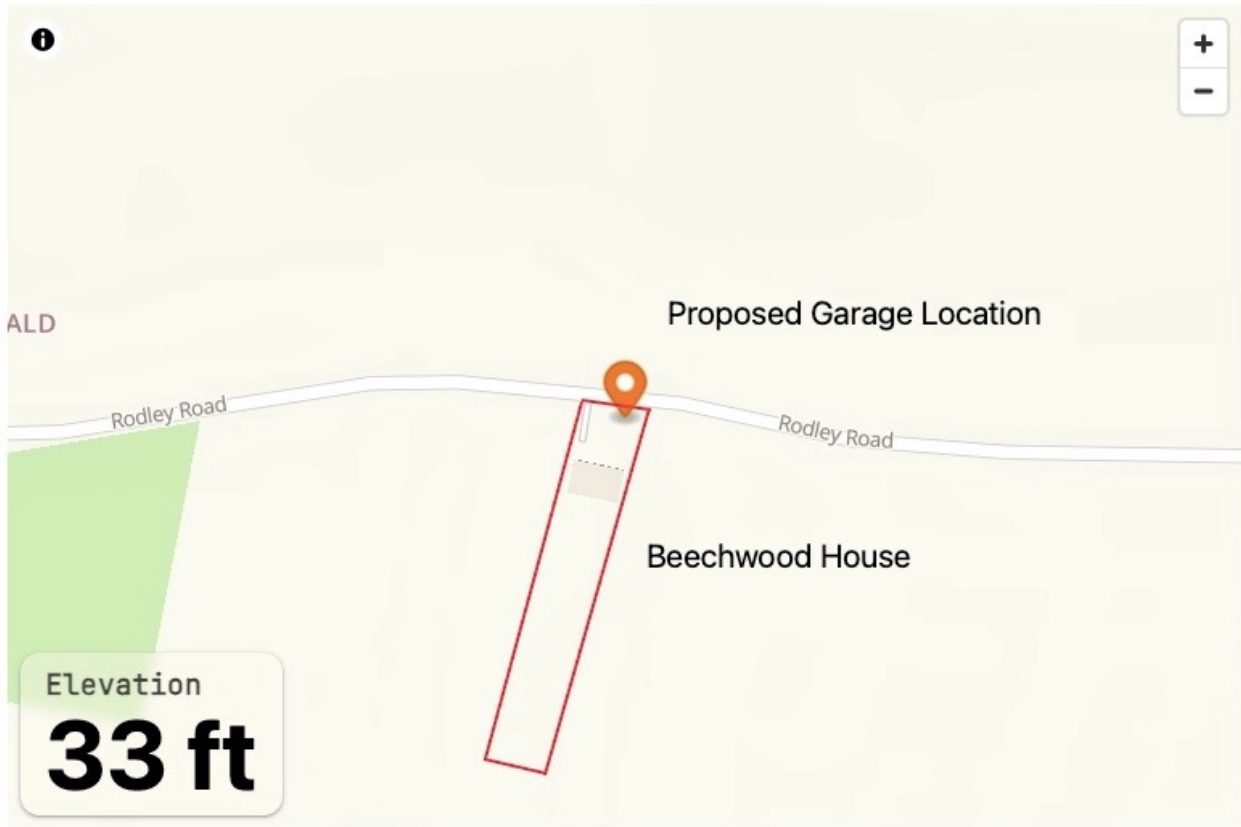


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Appendix B - Ordnance Datum

Ordnance Datum levels at the Proposed Garage Location (first image) and Existing Dwelling, Beechwood House (second image).

What is my elevation? Elevation Map



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