



Flood Risk Assessment for Alterations & Extensions to Form Chalet Bungalow Plus Home Office Over Existing Garage, 26 St Marys Road, Creting St Mary, IP6 8LZ

This document has been produced in support of a planning application for extensions and alterations to an existing dwelling. It has been produced with particular reference to the guide 'Preparing for floods Interim guidance for improving the flood resistance of domestic and small business properties.

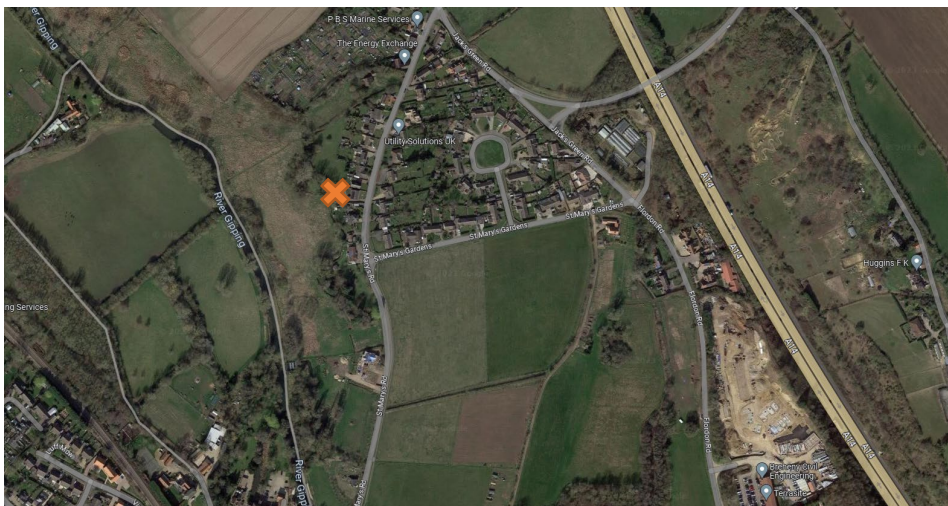
Chapter 14 of the NPPF notes that 'applications for some minor development...should still meet the requirements for site specific flood risk assessments set out in footnote 55'.

Footnote 55 notes that this is only for:

- sites of 1 hectare or more.
- land which has been identified by the EA as having critical drainage problems.
- land identified within a SFRA as being at increased flood risk in the future.
- land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

This flood risk assessment has been prepared to accompany a Planning application for works at 26 St Marys Road, Creting St Mary, IP6 8LZ.

The application site is in the lower part of Creting St Mary close to Needham Market Centre.



Alterations and small extensions to the existing bungalow will result in a chalet bungalow being formed. The bungalow itself does not fall with the flood zone.

It is also proposed to add a small side extension plus home office over the existing garage which is partly in the flood zone as you will see from the below map insert.



Part of the existing garage appears lie within Flood Zone 3 – land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. However no flooding has occurred on this part of the site during the applicants or any past property owner's memory.

Conclusion.

As no flooding has occurred on this part of the site during the applicants or any past property owner's memory. The proposal does not therefore create a greater risk from flooding than already exists. There does not appear to be a demonstrable risk to the area of the building, from available data or from the applicant's knowledge. In order to minimise the risk:-

- Insulation to external walls will incorporate either self-draining mineral fibre batts or boards of rigid plastic insulation.
- The ground floor construction will be a solid concrete floor. The reason for this is concrete floors generally suffer less damage than suspended floors and are less expensive and faster to restore following exposure to floodwater.
- External walls are to be constructed from cavity blockwork walls.
- No fitted carpets on the floor
- Connections between damp proof membrane (dpm) and damp proof course (dpc) in the walls will be made.
- Sockets are to be raised to an appropriate height above flood levels.
- New inspection chambers will be installed with non-return valves.

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