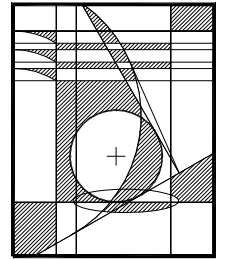


Ref 4133



NWD
CONSTRUCTION
DESIGN &
PLANNING

FLOOD RISK ASSESSMENT

**Single storey front extension to form accessible WC.
External accessibility ramp and handrail at:**

**83 Isis Lakes, Spine Road East, South Cerney,
Cirencester, Glos GL7 5LT**

42 Highworth Road
Stratton st Margaret
Swindon SN3 4QL
Tel: 01793 349820
Fax: 01793 349828
rob.freeman@ntlworld.com

FLOOD RISK ASSESSMENT

Proposed Development:

Erection of single storey front extension to form accessible wc. external ramp and handrail at:

Site Details:

83 Isis Lakes,
Spine Road East,
South Cerney,
Cirencester,
Glos
GL7 5LT

Local Planning Authority:

Cotswold District Council.

Date:

10th December 2023

Assessment:

Whilst the site is situated within Flood Zone 2 the existing property is part of the purposely designed Cerney Lakes tourist development. It is part of the intention to construct these houses within the Cotswold Water Park for the very reason of enjoying the prevalence of water and related water sports/activities. No.83 Isis Lakes is the end house of a terrace grouping that has already been constructed at 575mm above general ground level as part of its intrinsic design to overcome the flood risks. The flood risk has already been dealt with.

The extension is very small in nature and is to be constructed at a similar finished ground floor level 575mm above general ground level. This measure similarly overcomes the flood risk attributed to the site at Isis Lakes.

The amount of additional accommodation would not increase the numbers resident at the property because the proposals relate to providing improved disability access to the property and not a change to the habitable rooms.

The proposed extension would be at the same risk of flooding as the existing accommodation.

The proposal would cause no demonstrable increase in flooding elsewhere given that it is modest in scale.

The proposal would have the same finished floor level and socket levels as the existing accommodation in order to protect it from any flood risk.

Surface water drainage would be as existing.

This is considered to be a proportionate assessment of the flood risk relative the 'minor extension' proposed.