

**MONTROSE, WELLS ROAD, HENTON
FLOOD RISK ASSESSMENT**

The proposals are for the conversion of barn to an annex to the rear of Montrose. The current overall footprint is 38.5m². The new footprint will be 52.5m² – an increase of 14m².

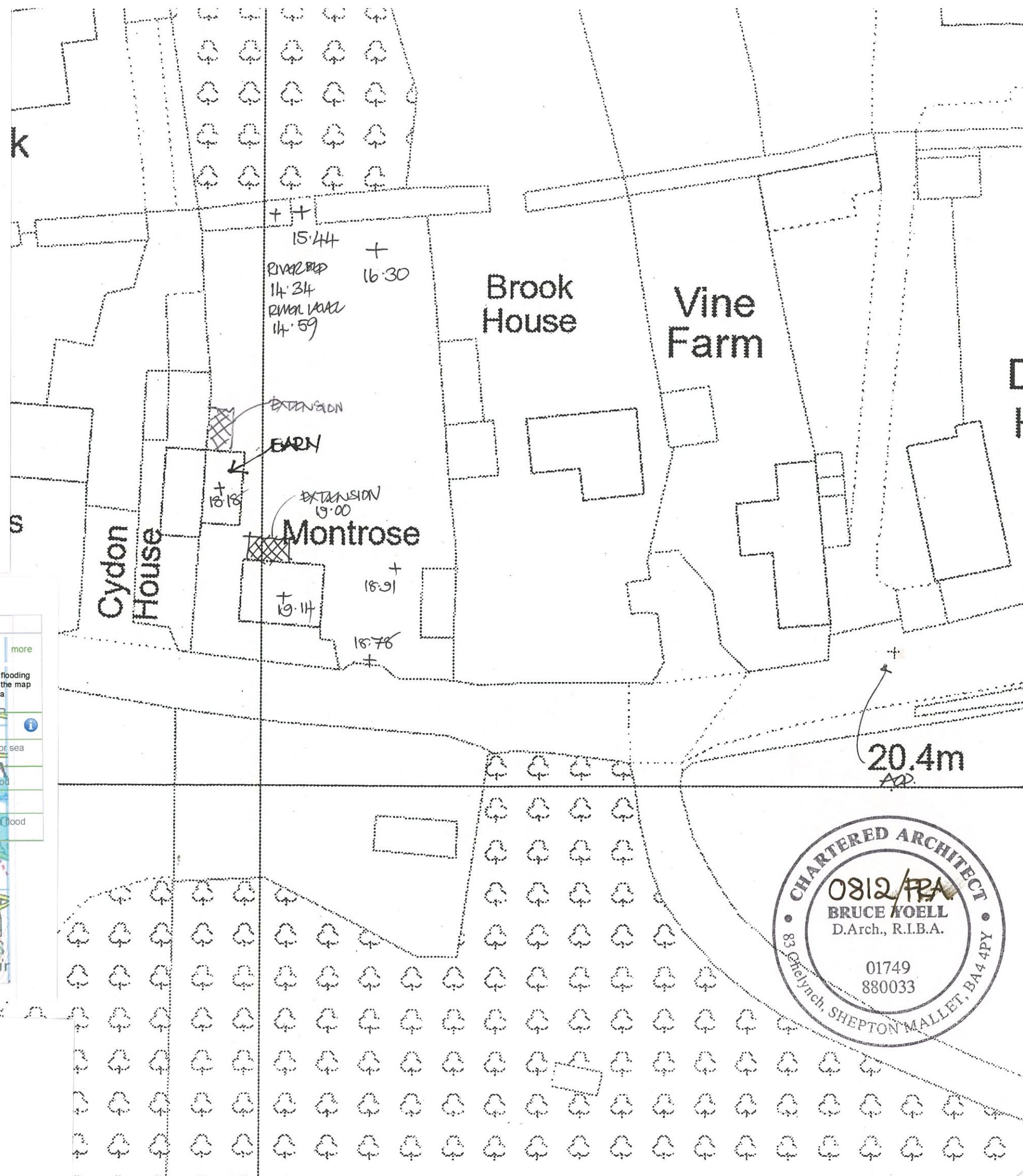
The flood risk was revised to Category 3B circa 2008 as the site appears to be in close proximity to a stream (37m). However, the site is at a considerably higher level than the stream.

The existing streambed is 14.34 AOD with a stream depth of 0.25m. The slab level of the barn is 18.18m AOD, i.e. 3.88m above the stream. Therefore, the realistic chance of flooding is extremely unlikely. There is lower ground to the north of the site and should freak flooding occur it appears likely that any water would go to the lowest part of the vicinity – well to the north of the site.

If the Authority recommends or requires the implementation of further flood protection, this can be provided by the use of flood resistant construction for the first metre above ground level of the building. This can be by tanking and solid floor construction, to limit water damage. Flood boards can be provided at door openings.

The increasingly heavy rains and snow during recent winters produced no flooding of the site or buildings.

Bruce Yoell
June 2016



Flooding

Enter postcode or place name:
BA5 1PD
Search

Overview map:

Map of BA5 1PD at scale 1:20,000

Map Legend

- Flooding**
 - Flooding from rivers or sea without defences
 - Extent of extreme flood
 - Flood defences
 - Areas benefiting from flood defences

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What's in your backyard?

Flood Risk for X:348952, Y:145479

Be prepared

The location you have selected is in an area which fell outside the extent of the extreme flood, at the time of our assessment of the likelihood of flooding. Generally this means that the chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less. The Flood Map shows our current best information on the extent of the extreme flood from rivers or the sea that would occur without the presence of flood defences.

