

CANTERBURY'S, DARBY GREEN ROAD, BLACKWATER GU17 0DT**Veterinary Referral Practice: Proposed demolition of part of existing rear extension and erection of a replacement two storey extension
Flood Risk Assessment****Contents**

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1.00 Introduction

1.01 This assessment is submitted in support of internal alterations and a new rear and first floor extension on behalf of Prymak Referrals Limited at Canterbury's, Darby Green Road, Blackwater. Planning permission for the change of use to Veterinary Referral Practice was granted on 27 April 2009 reference 09/00427/COU.

1.02 PPS25 places expectations on local planning authorities to consult with the Environment Agency on development proposals within Flood Zones 2 & 3 and major developments within Flood Zone 1. Statutory consultation is also expected on developments within 20 metres of main rivers and proposals involving the culverting or controlling of the flow of any river or stream

1.03 There is also the requirement for any proposal to be considered in respect of the local authorities Strategic Flood Risk Assessment based on wider consultation than just the Environment Agency.

2.00 Site and Area Appraisal

2.01 The site (0.16ha) is located on the northern side of Darby Green Road between Darby Green Lane and Sandhurst Lane. The property was built around the turn of the century as a public house, a recent change of use has been granted to a Veterinary Referral Clinic which will involve the internal alteration and extension of the property.

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2.00 Site and Area Appraisal (cont...)

- 2.02** A pre-application enquiry to Hart District Council, SACA/09/01885/SITE, has responded identifying the site as requiring a Flood Risk Assessment. The local authority identify the site being predominantly within flood zone 1 with the north west corner of the proposal being in close proximity or within flood zones 2 and 3.
- 2.03** The site is not at risk from the flood zones directly associated with the River Blackwater or its associated lakes but there are two tributaries to the main river that are considered a risk. The first to the west of the property and flowing north following the line of Darby Green Lane, including Darby Green Pond, the other flowing north to the east along the line of Globe Farm Lane and then to the north of Sandhurst Lane where the two tributaries meet.
- 2.04** Neither of these two rivers is in flow all throughout the year and Darby Green Pond can at times be found dry.
- 2.05** The Environment Agency Flood Map identifies the site as being on the very edge of the Flood Map area defining land at risk from flooding. The site map reference X:483569, Y:160411, locates the site in an area outside the extent of the extreme flood putting the chance of flooding at 0.1% or 1 in 1000 or less.
- 2.06** The Hart District Council SFRA identifies the EA Flood Zones (April 2008) on the modelled River Blackwater but neither of the tributaries have been modelled in this document. The HDC and EA advice is contradictory, the local authority letter identifies the site within flood zone 1 and in close proximity to flood zones 2 & 3; the EA advise on the OS grid references for the site that the site is in an area outside the extent of the extreme flood. Contact has been made with the Environment Agency for better detail of their flood zone assessment and clarification over the discrepancy. No response has yet been received.

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3.00 The Site Assessment

- 3.01** In the light of the conflict of data between Hart District Council and the EA the comments below relate to the worst case scenario as supplied by the local authority.
- 3.02** The information indicates that the site is on the edge of the flood risk area, predominantly in flood zone 1 with the north west corner in close proximity to flood zones 2 and 3.
- 3.03** The survey data of the existing building and site indicate that the lowest point of the site is in the north west corner. This point is over 0.5m lower than the majority of the site. The existing building has a slab level 300mm higher than any adjoining land including the highway to the front and the top of kerb on the opposite side of the road, the intention is to raise this level. The land continues to rise to the east until being outside of the flood zone and at levels still lower than the proposed floor slab.

4.00 Risk Assessment

- 4.01** The existing building, dating from the turn of the century, appears to have been positioned beyond the flood risk of the local area. The floor slab level is 300mm higher than the adjoining ground which is itself on the very edge of the flood risk.
- 4.02** The proposed development retains the existing building and increases the existing floor slab levels to accommodate new thermal insulation to comply with current Building Regulations. The proposed extension continues with this same new slab level.
- 4.03** The building has significant steps to the threshold of all doors which in the proposal will be increased and will have ramped access to the main front door to accommodate access for the disabled without prejudicing the slab levels. All other doors have a stepped approach.

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4.00 Risk Assessment (cont....)

- 4.04** The need for the building to function effectively locates many of the principle rooms at the ground floor level. The flood risk is considered to be sufficiently improbable that this is an acceptable solution for the building and its proposed use.
- 4.05** There is a residential element within the proposal which is contained entirely at the first floor level. As this is the only area of the property that may be affected by unforeseen circumstances the upper floor is considered to be more appropriate, it remains however extremely unlikely that the risk would be unacceptable if the residential content were at the lower level.
- 4.06** The previous use of the building was as a public house with surrounding tarmac car parking. The proposal is to retain and extend the property but the proposed use requires less supporting car park. The proposal in respect of hard surfaces is not considered to make any alteration to the balance of the flood risk.
- 4.07** Detailed investigation of the ground conditions have not been carried out although early, very simplistic trial holes and visual appraisal indicate acceptable ground conditions and any conflict with the general water table unlikely. This would indicate that no extraordinary foundation design would be necessary.

5.00 Conclusion

- 5.01** The site is effectively on the edge of any flood risk. The area with the lowest levels has been left undeveloped as 'garden area' and therefore is unaffected by the proposal.
- 5.02** The floor slab of the existing property has been set at a level of at least 300mm above adjoining ground levels. This level when reviewed against the wider location and the extent of floor risk appears to set the property above all reasonable risk. The slab level is being maintained and the new extension will share the same.

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5.00 Conclusion (cont...)

5.03 The overall development proposal is considered to be outside of the extent of extreme flood; the location of the residential element of the development to first floor whilst not essential is thought to be prudent; the balance of hard surfaces is not considered to alter significantly through the proposal and therefore comments on the flood risk are not affected; initial ground condition appraisal does not indicate extremely adverse conditions likely to require specialist foundation design, prior to construction of any new building trial holes will be dug and analysis of the water table and bearing conditions of the ground considered and a solution designed to suit.

5.04 There does not appear to be any significant flood risk associated with the new use of the existing building or the proposed extension to this building.