

PROPOSED REBUILDING AND COMPLETION OF CONSERVATORY
at Waterdell, Station Road, Fiskerton APP 24/00102/HOUSE

Waterdell
Station Road
Fiskerton
Nottinghamshire
NG25 0UD

For Mr and Mrs Zachariades-Howes

FLOOR RISK ASSESSMENT
In support of Application 24/00102/HOUSE

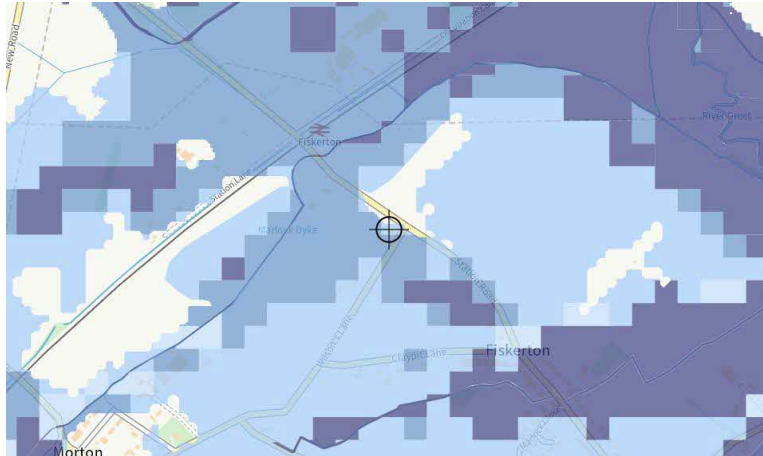


Waterdell Existing Conservatory

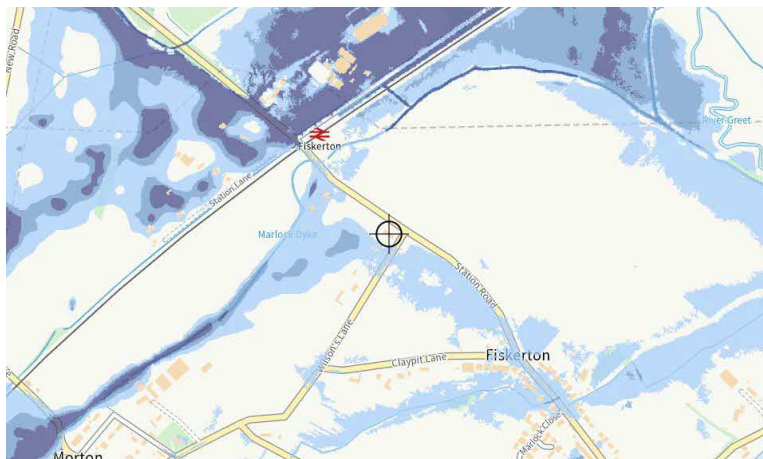
Prepared by John Fowkes
John Fowkes Architects Ltd

Proposed works

- 1.0 Documentation and fee.
- 1.1 This Statement has been produced for the applicant/owners of Waterdell to accompany the application for a Planning Application for alterations to their existing conservatory
- 1.2 This application is issued alongside the drawings and the OS site plan.
- 1.3 No fee is enclosed; it will be paid at deposit electronically by the applicants.
- 2.0 Introduction and particulars.
- 2.1 Waterdell
Station Road
Fiskerton
Nottinghamshire
- 2.2 Applicant; Mr and Mrs Zachariades-Howes
- 2.3 Agent; John Fowkes, John Fowkes Architects Ltd
- 3.0 The site and any existing buildings.
- 3.1 The site is a house (domestic) and the building sits almost centrally within the plot. A conservatory is already built on the south and east sides of the house but is of dated construction and is overly hot in summer, and cold in the winter.
- These proposals are to take down the existing to approximately 900mm above finished floor level and re-build (above this) with new spec glazing, brick piers and a new timber framed roof with pantiles, and velux roof-lights.
- 4.0 Flood Risk
- 4.1 In support of the application, the planning check at NSDC has now required an outline flood risk document as the postcode fits within an area of low-risk flooding.
- By closely looking at the map it can be seen that other properties in this postcode are at higher risk than Waterdell and it may be that these houses are flagging the requirement (see below).
- For Rainwater this house is identified at no risk IE Less than Very Low.
- For River Flooding the area is Very Low (lowest blue).
- See maps below;



Flood Risk Sea and River (LOWEST)



Flood Risk Rainwater (ASSUMED NONE)

- 5.0 Design points
- 5.1 The house sits very high on the plot, see front cover photograph. Where the conservatory sits, the blue dpc courses are at least 500mm above ground level (SE corner).
- 5.2 This application doesn't request the removal of the brickwork base. The foundations, floor slab and brickwork are all to remain as is.
- 5.3 In essence this application isn't for a new extension. The works constitute re-building the conservatory above the brick window cill line, new structure, windows and doors, roof structure and pantiles. This application is made as the roof will be higher (than existing) and there is a material change to elevations facing a road.

- 5.0 Applicant's Advice
- 5.1 The house has no history of flooding, nor of flood waters coming near the property, nor within the plot boundary.
- 5.2 The purchase documents had no flooding declaration (from the sellers) and the property has no requirements for flooding insurance.
- 5.3 The building is set high above ground level and is of modern construction. None of these works are within 600mm of finished floor level.

- 8.0 Conclusions
- 8.1 The property has very little, or no likelihood, of being affected by flooding.
- 8.3 These works are considerably higher than ground level and shouldn't trigger any further investigation nor flood risk requirements.
- 8.3 Any earlier application, again above ground level, naturally didn't require an FRA and by the same principle this application shouldn't.