

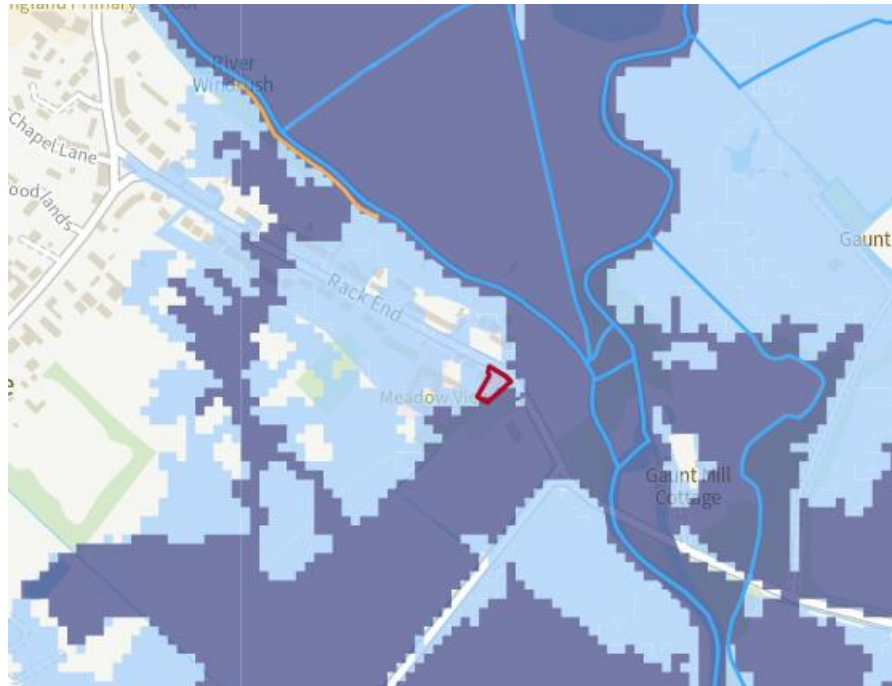
Flood Risk Assessment

60 Rack End
Standlake
Witney
OX29 7SB

Introduction

This brief assessment intends to provide an overview of the flood risk relating to land of 60 Rack End in relation to the proposed construction of a garden building.

The property has been checked against the 'flood map for planning' website which reports the Site on which the proposed garden building will be positioned lies within Flood Risk Zone 3 as defined by the Environment Agency.



Flood map for planning.gov.uk 2023

The proposed site for the garden building will be positioned on levelled ground. The whole garden sits higher than the level of the riverbank, with other houses, the road and village hall in between.

The proposed work

The proposed garden building is classified as a minor development. The construction of a single storey timber clad contemporary garden building to be used as teen den & home gym.

The finished floor level will be at 114mm above ground level which is higher than the ground level due to the existing base.

- The Floor is positioned on composite packers set 1m apart over the whole base and a void is left open underneath the whole structure.
- All electric sockets and switches and fittings will be raised 450mm from FFL and the electrics will have its own circuit breaker
- Timber frame construction that can be easily repaired in the event of flood damage