

York Associates

Flood Risk Assessment and Flood Mitigation Measures

For a proposed detached study

AT

7 Trafalgar Way, Stockbridge

FOR

Mr and Mrs G Zanchi

January 2024

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FLOOD RISK ASSESSMENT

The Property

- 1.1 7 Trafalgar Way is located to the south east of Stockbridge and to the south of the High Street with access via New Street, or Trafalgar Way which is a cul-de-sac, as identified on the 'Location Pan'.
- 1.2 The Flood Risk Map from the EA's web site has been included in 'Appendix A' which identifies the location of the site, together with further advice and the requirement to provide a Flood Risk Assessment.
- 1.3 The property is a detached dwelling, with a detached garage, parking and gardens which has undergone a replacement porch extension in the past.

Development Proposals

- 1.4 The proposal is to provide a single storey detached study in the garden, which will lie to the west of the dwelling, as shown on the 'Block Plan'.

The Sequential and Exception Tests

- 1.5 The application site lies within 'Flood Zone 2'. Whilst larger new development can sometimes be restricted in such areas, this proposal is classed as 'minor development', which is permitted and therefore does not require a 'sequential test' or 'exception test'.

Surface water management

- 1.6 Surface water will run via a gutters and rainwater downpipe to a new soakaway and it would be the intention of ensuring this is formed in accordance with 'Part H of the current Building Regulations'.

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Levels

- 1.7 The new study will not be a habitable building and the proposed floor level will be 34.73, which is 150mm above the ground level in its proposed location.

Relevant Flood Mitigation Strategy

- 1.8 The proposals will include the following in respect of a flood mitigation strategy:
- No ventilation bricks to be below 600mm of the ground level.
 - The new ground floor shall be ground bearing concrete with no voids.
 - The floor shall be damp proofed using polythene damp proof membrane and walls shall include damp proof courses, which will be lapped together to ensure a continuous waterproof seal.
 - All electrical points will be located a minimum of 600mm above floor level.

Conclusions

- 1.9 The application site lies within 'Flood Risk Zone 2'. The proposals relate to 'Minor Development', which do not require a 'sequential' or 'exception' test.
- 1.10 The proposed detached building will be used as a study and will not be a habitable building.
- 1.11 A range of 'flood mitigation measures' have been reviewed and will be included within the proposals to ensure these will be compliant with the EA's advice and the NPPF.

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Andrew Steeden MRICS

Chartered Building Surveyor

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Appendix A

- EA's 'Flood Risk Map'