

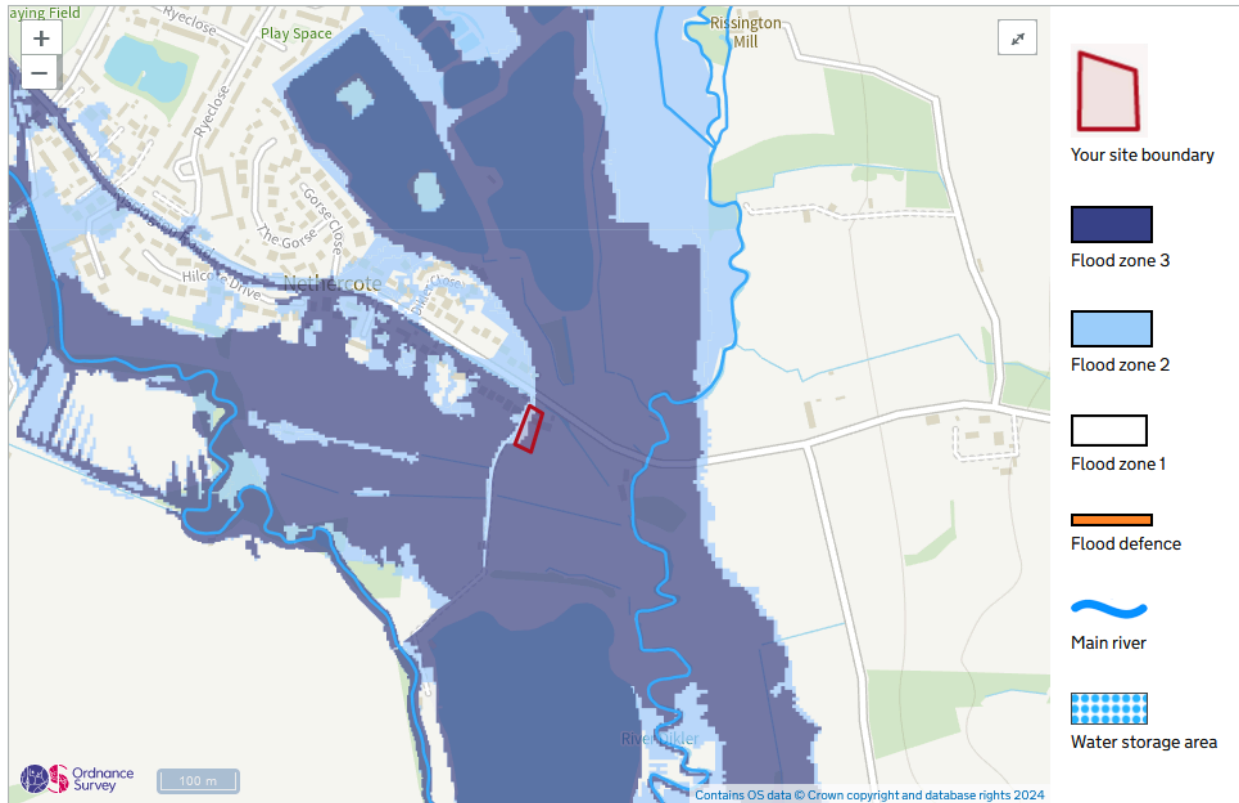
FLOOD RISK ASSESSMENT FOR

Frogmere
Rissington Road
Bourton-on-the-Water
Cheltenham
Gloucestershire
GL54 2DZ

PREPARED BY **COTSWOLD ARCHITECTURAL**
Planning Ref: 24/00268/FUL

THE SITE

The site of 'Frogmere' Located on the boundary of Bourton on the Water. Residing within both Flood Zone 2 and Zone 3.



THE PROPOSALS.

The proposed development is to add an single storey rear extension to the property, including an additional gable roof dormer. The development would be considered a minor extension within the areas of 2 & 3.

The elevation of the FFL from the ground level is approximately 1-1.5m from the base of the rear garden. Zones 2&3 intersect half way down the garden, with the south east elevation being within flood zone 3.

Mitigation for both zones comprise of any installation electrics being installed at 600mm above finished floor level with waterproofed plasterboard to the lower halves of the walls.

Drainage from the proposed new extension will not pose any more of an impact as the existing property, the deck/flat roof of the new extension will pose a small amount of surfacewater runoff and will connect into the existing drainage system.

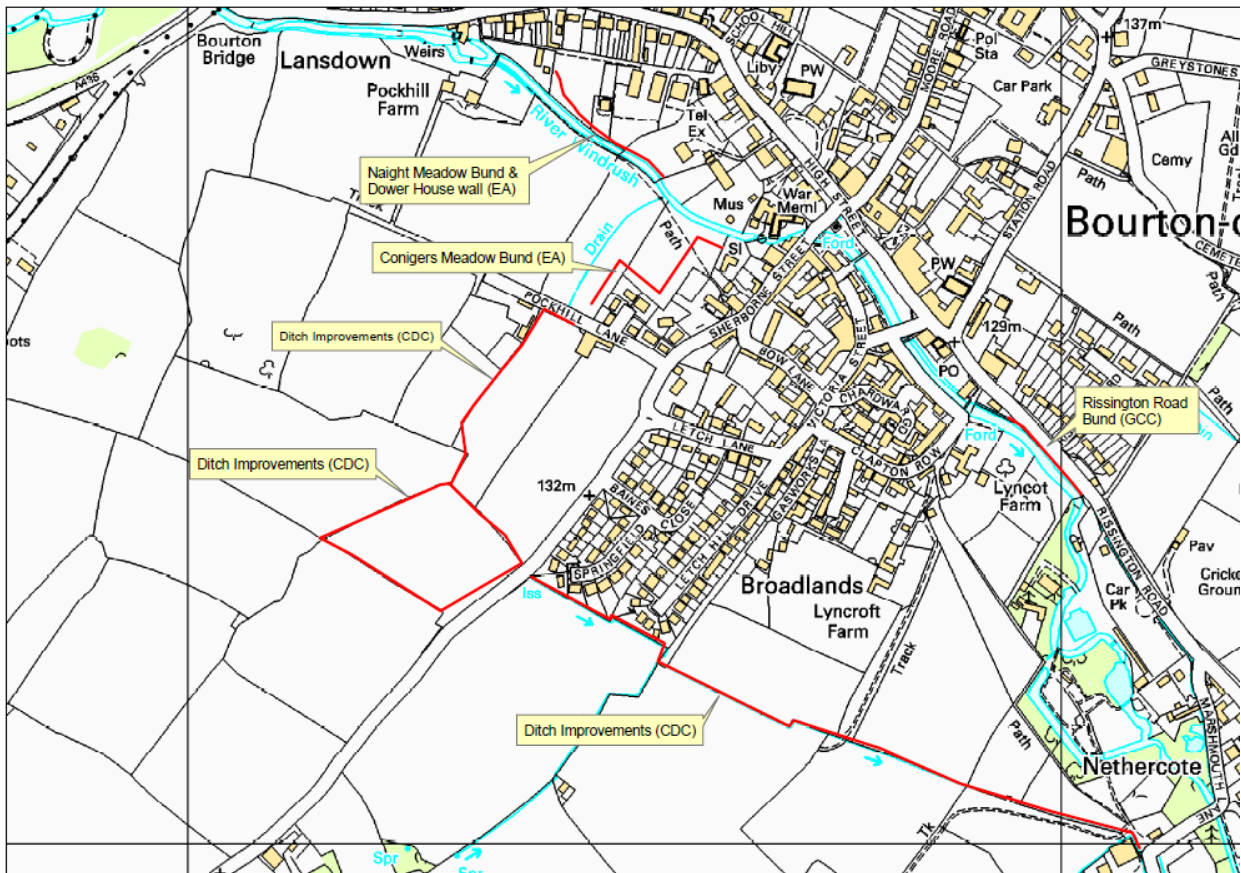
There is a well on-site additionally, which surface water can be discharged into, including a garden pond.

The development does not pose any harm or damage to existing flood protection measures within the site and or local vicinity. The site and wider village is protected by its own defenses as listed below:

Bourton-on-the-Water



Partnership Project involving Bourton on the Water Parish Council, Gloucestershire County Council, The Environment Agency, and Cotswold District Council to reduce flood risk in the village.



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CONCLUSION

We are of the opinion that no additional flood management works will be required as a result of this application. The proposed development is minor and of a higher level (+470mm) above ground level that any mitigation other than previous stated is not required.