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Flood Zone: The site lies within Flood Zone 3 – an area with a high probability of flooding. This land is assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

Proposed Flood Mitigation Measures: Flood proofing of the proposed development has been considered and incorporated where appropriate i.e. raising electrical power points, drainage, water-butts, attenuation and materials minimally affected by flooding.

The following details of flood proofing/resilience and resistance techniques have been considered:

Floor:

- Floor level is to be no lower than existing.
- The concrete base for the platform will be treated with a suitable damp proof membrane.
- Floor insulation will be of the closed-cell type to minimise the impact of flood water.

Walls:

- The wall structure will be treated with a suitable damp proof membrane 1.00m above floor level.
- Wall insulation should be of the closed-cell type to minimise the impact of flood water.
- The internal lining to the existing structure will be lined with sacrificial insulated plasterboard.

Doors/Windows:

- Doors and windows will be double glazed and conforming to the relevant standards.
- Doors and windows will be sealed with silicone sealant to the fabric of the unit.

Services:

- Electrical services will be fitted at 1.00m above existing floor level.

CONCLUSIONS:

It is considered unlikely that the proposed development would have a direct or adverse impact on surrounding watercourses, floodplain or flood defences given the small size of the development. Given the proposed flood mitigation measures it is considered that the proposed development poses no greater risk of flooding than the existing site.

Drawing No:	Pr 08	Rev:	
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Project Name:
CS 4108 - Stockelm Cottage

Flood Risk Assessment

Client:
Tinton

Date: 24/01/2023

Scale: 1 : 2500 @ A3

Project Address:
Stockelm Cottage, The Green, Frampton On Severn, Gloucester, Gloucestershire, GL2 7ET

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only

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