

30 New Yatt Road  
Witney  
Oxon  
OX28 1NZ

Tel 01993 706190

**Flood Risk Assessment for Annex  
At 106 Barton Village Road**

**Flood Risk**

This site is within Flood Zone 3 which is classed as a high risk of flooding.

The chance of flooding in any year is 1 in 75.

This property has never been flooded to my client's knowledge and not within the last twenty years, when the worst floods in many years occurred in and around Oxford. The Rivers in this area reached their highest recorded level in 2010, but did not flood the site. The road has been flooded but apparently steps have been taken by the Environment agency/ OCC Highways to alleviate this problem.

The proposal is to build an annex in the rear garden the floor area being 26.5 sq mts. The floor level within the proposal will be 400mm above the existing ground level, which would be the same level as the existing dwelling.

My clients are to sign up for free flood warnings [Three day flood risk forecast] that will be sent direct to them by telephone, mobile, email, SMS text message, fax or pager.

They will also follow the Environment Agency advice on preparing for a flood ie  
1. Flood plan, 2. Preparing property for flooding. 3. Flood kit.

They will also follow the Agencies advice on what to do when it floods.

**Design**

The roof water will discharge into rainwater butts or approved soakaway system.

My client's insurers provide flood cover in the normal way on their Buildings and Contents policies.

On the basis of the above, I believe that the design submitted is appropriate for the site and location.