



Flood Risk Assessment
Proposed Change of Use and Extensions,
19 Water Street, Skipton

Report Ref:
1441-100A

Prepared For:
Tom Holmes

December 2023

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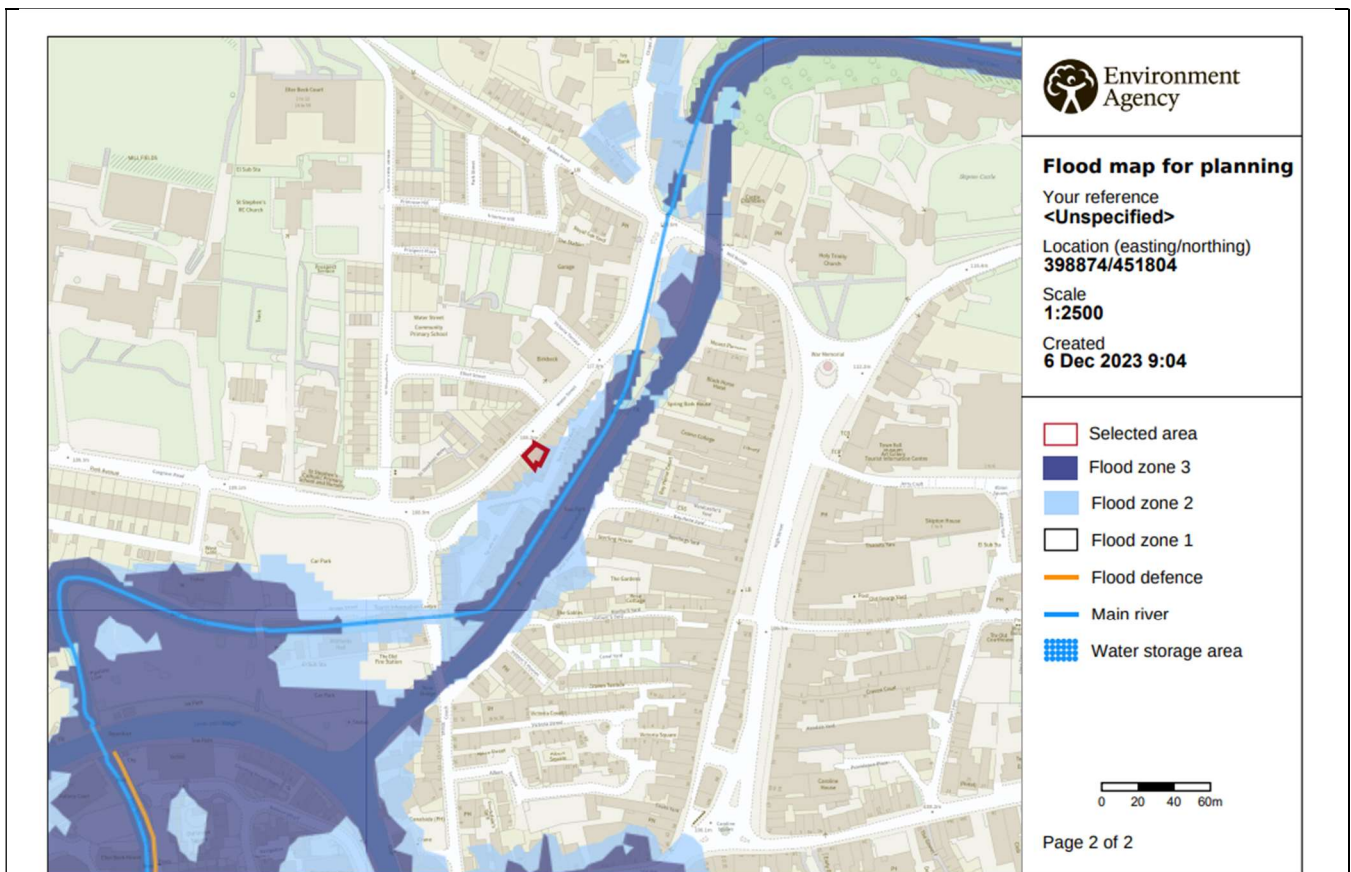
Appendix B: Proposed Plans

1.0 Introduction

This flood risk assessment report has been prepared by LARK Architects to accompany the planning application for the change of use from a shop and apartment to a form 2 bedroom dwelling to include new side and rear extensions at 19 Water Street, Skipton.

The nearest watercourse to the development site is Eller Beck, approximately 50m East of the site, this is a main river.

The development site is located partly within flood zone 2, with the existing building located within flood zone 1. Low and medium probability of flooding according to the Environment Agency Flood Risk Map. (Refer to figure 1 below).



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Figure 1: Environment Agency – Flood Zone Plan

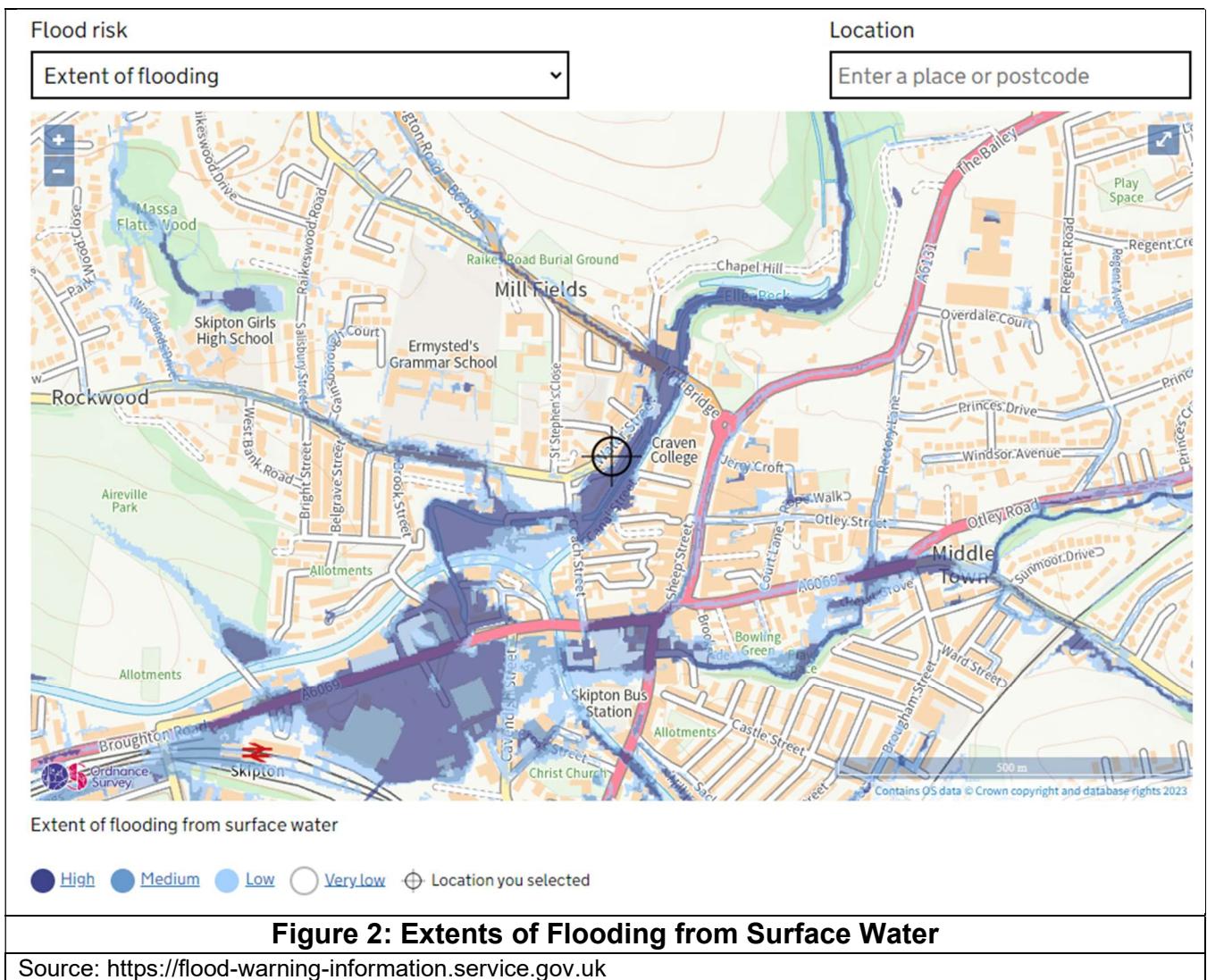
Source: <https://flood-map-for-planning.service.gov.uk>

By definition, Flood Zone 2 comprising Land assessed as having between 1in 100 and 1 in 1000 annual probability of river or sea flooding.

2.0 Surface Water Flooding

Pluvial flooding occurs when extreme rainfall events saturate drainage systems and excess water cannot be accommodated within drainage systems leading to surcharging and flooding. This could also include the surcharge of watercourses and sewer systems as a result of blockages. Although it is usually the result of high rainfall intensities it can occur from lower rainfall intensities and/or melting snow when the ground is already saturated or frozen.

The EA, working with the Lead Local Flood Authorities (LLFA's) have produced a series of updated Flood Maps for Surface Water (uFMfSW). These updated flood maps are based upon the latest modelling techniques and flood data and supersede the previous nationally produced surface water mapping Products. The extract below (Refer to Figure 2) indicated the location of this predicted surface water flooding for both depth and velocities. The flooding falls into four categories as shown below:



The map indicates that the site has a low probability of flooding from surface water, a chance of flooding 0.1% and 1% **each year**. The map indicates the main flood risk areas at the rear of the property. The overland flow path will be accommodated and maintained in the proposed layout, to allow a flood exceedance route to prevent the ponding/flooding of surface water.

The development is seen to be at low risk from pluvial sources.

3.0 Flood Proofing/Mitigation Measures

Finished Development Levels

As the development is a change of use with an extension, the existing levels are to remain as they were. However, it is recommended that further flood resistance measures are put in place to protect the safety of the residents and their possessions in the event of a flood.

All existing levels and impermeable surfaces are to remain as existing therefore there is no additional flood risk added elsewhere.

The overland flow path will be accommodated and maintained in the proposed layout, to allow a flood exceedance route to prevent the ponding/flooding of surface water.

Flood Resistance and Resilience

In order to protect fixtures/fittings within the habitable rooms at this lower level it is reiterated that flood resilient/resistant materials must be utilised to protect the properties in the event of a flood. It is stressed that all attempts should be made to reduce the risk of flood water ingress and minimise potential damage to the interior of the properties. As such the Developer understands that the following flood proofing measures should be applied to this end:

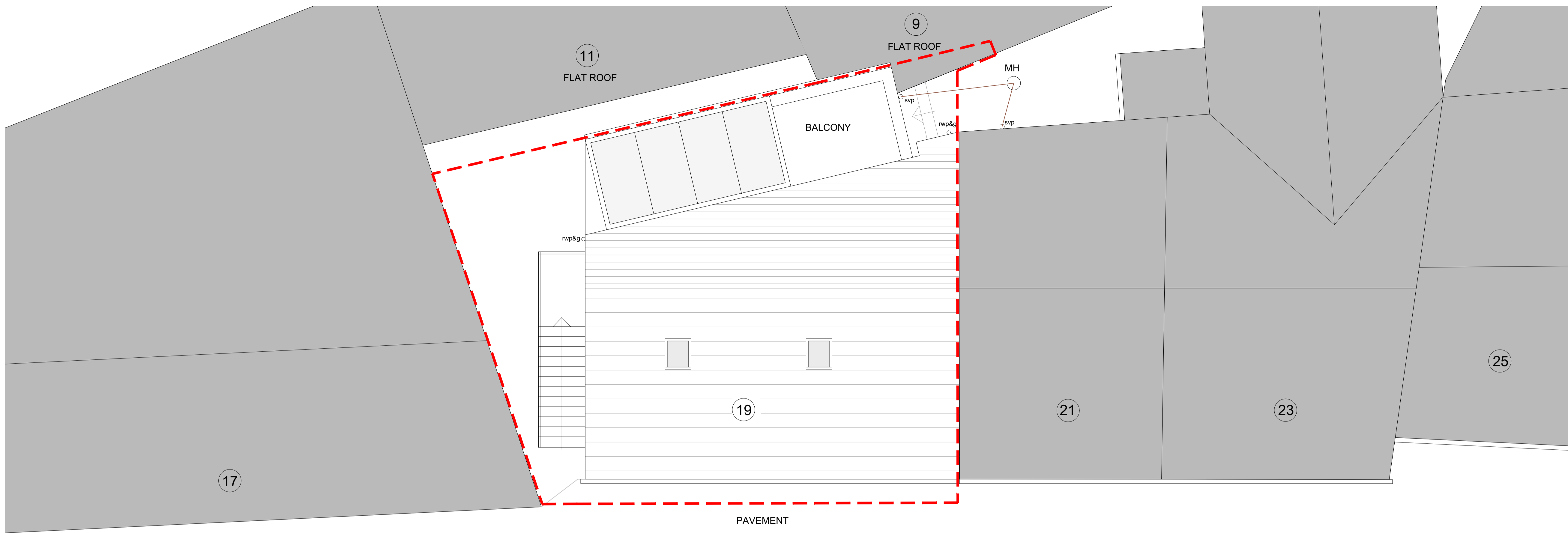
- Construct all new external walling from good quality facing bricks and concrete blocks or profiled metal cladding. Internal walling constructed from concrete blocks. External renders should not be used.
- Tiled or concrete flooring recommended in place of carpets throughout the ground floor level.
- Materials which will not absorb water should be used on the ground floor level i.e. solid wood staircases, to avoid the replacement of items if flood waters ingress into the property.
- Electrical fixtures are to be installed 600mm above the finished flood level to protect the residents.
- UPVC flood doors or temporary flood panels designed to prevent water from entering a property should be installed at both the front and back doors. It is noted that the Environment Agency's preference is for passive flood protection i.e. does not require human intervention, such as UPVC doors and windows.
- Installation of a non-return valve to prevent wastewater from backing up into the accommodation.

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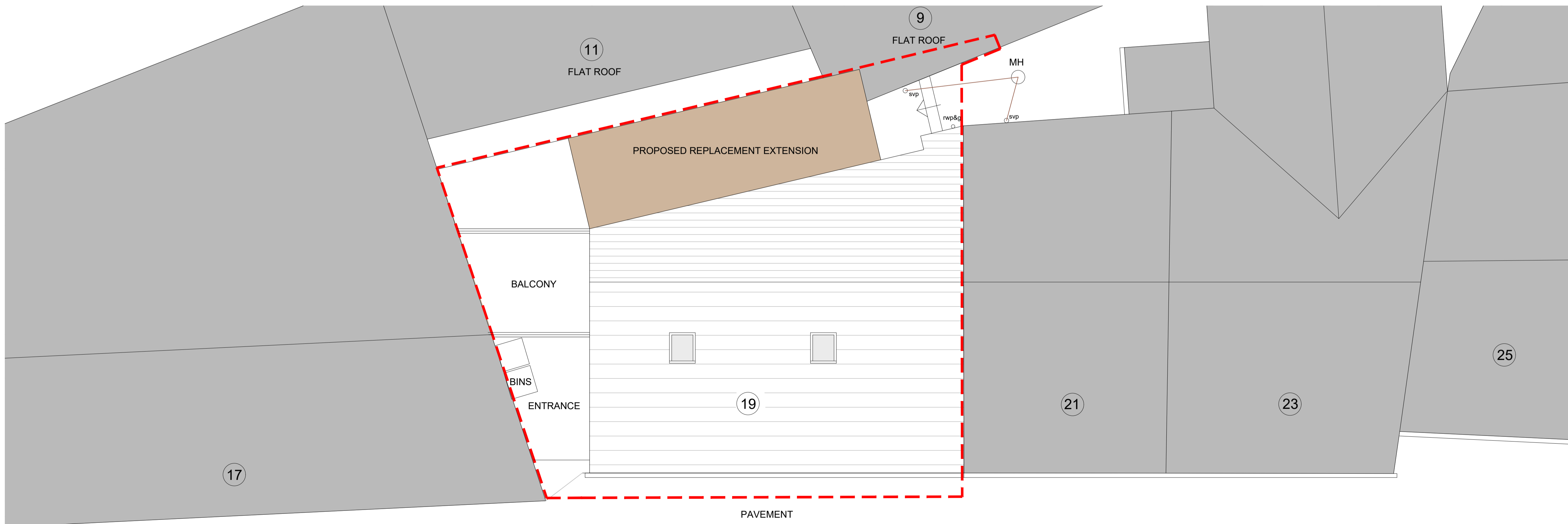


Appendix A

Existing & Proposed Site Plan



EXISTING SITE PLAN



PROPOSED SITE PLAN

- GENERAL NOTES**
- ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY (OWN COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS).
 - APPOINTED CONTRACTOR RESPONSIBLE FOR NOTIFYING LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT UPON COMMENCEMENT OF BUILDING WORKS ON SITE.
 - DIMENSIONS ALL TO SITE CHECK. DISCREPANCIES (IF ANY) TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER.
 - THESE PLANS HAVE BEEN PREPARED FOR SUBMISSION TO THE LOCAL AUTHORITY FOR TOWN & COUNTRY PLANNING AND / OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS. INFORMATION NOTED ON THE PLANS OR ACCOMPANYING DOCUMENTS / DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED OR IMPLIED.
 - ALL MATERIALS ARE TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.
 - ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.



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client: Tom Holmes

project: 19 Water Street, Skipton.

drawing: Existing & Proposed Site Plans

status: PLANNING

job no: 1441	dwg no: 12	rev:
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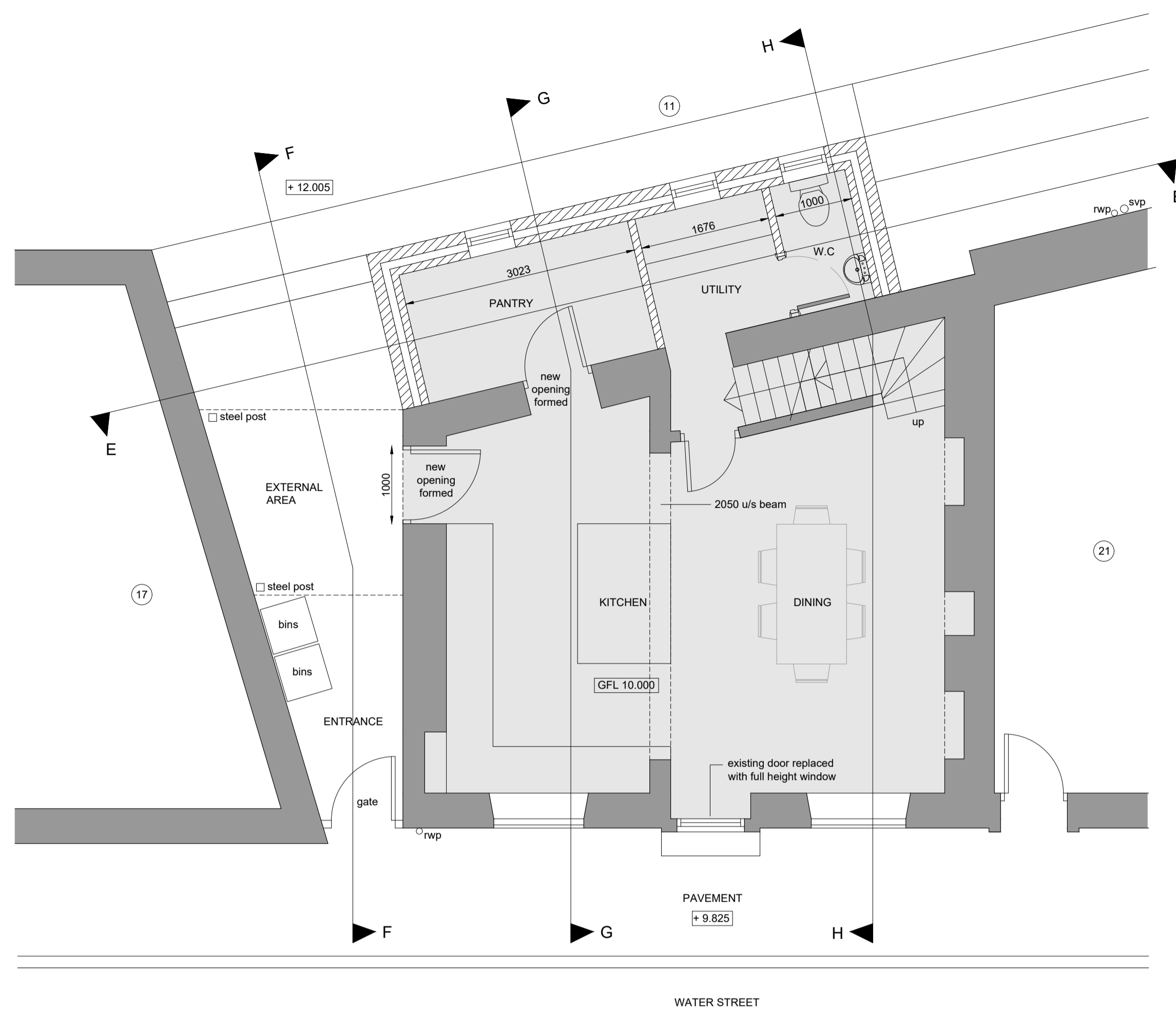
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date: FEB 2024	© This drawing is copyright of LARK Architects Ltd.	

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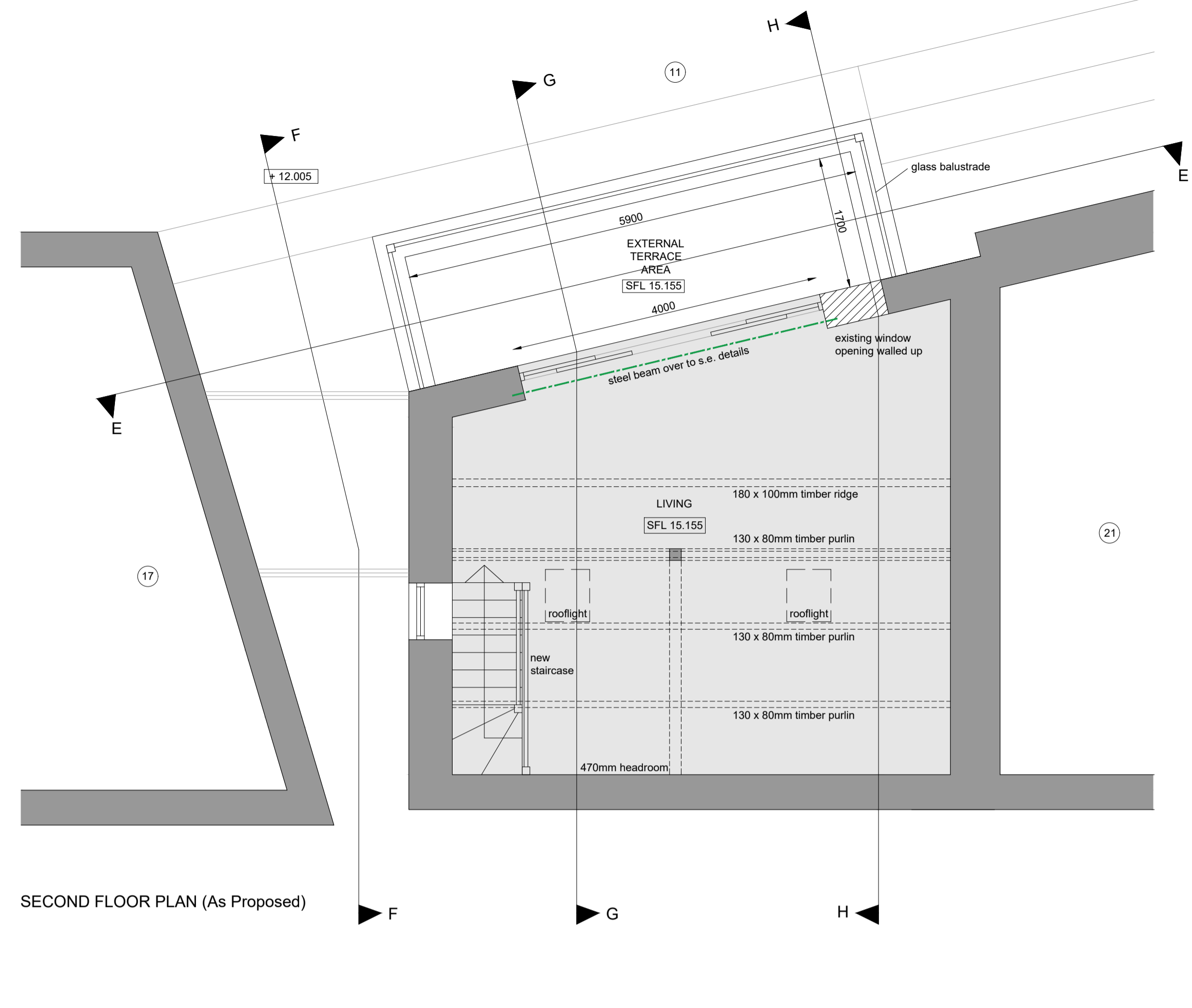
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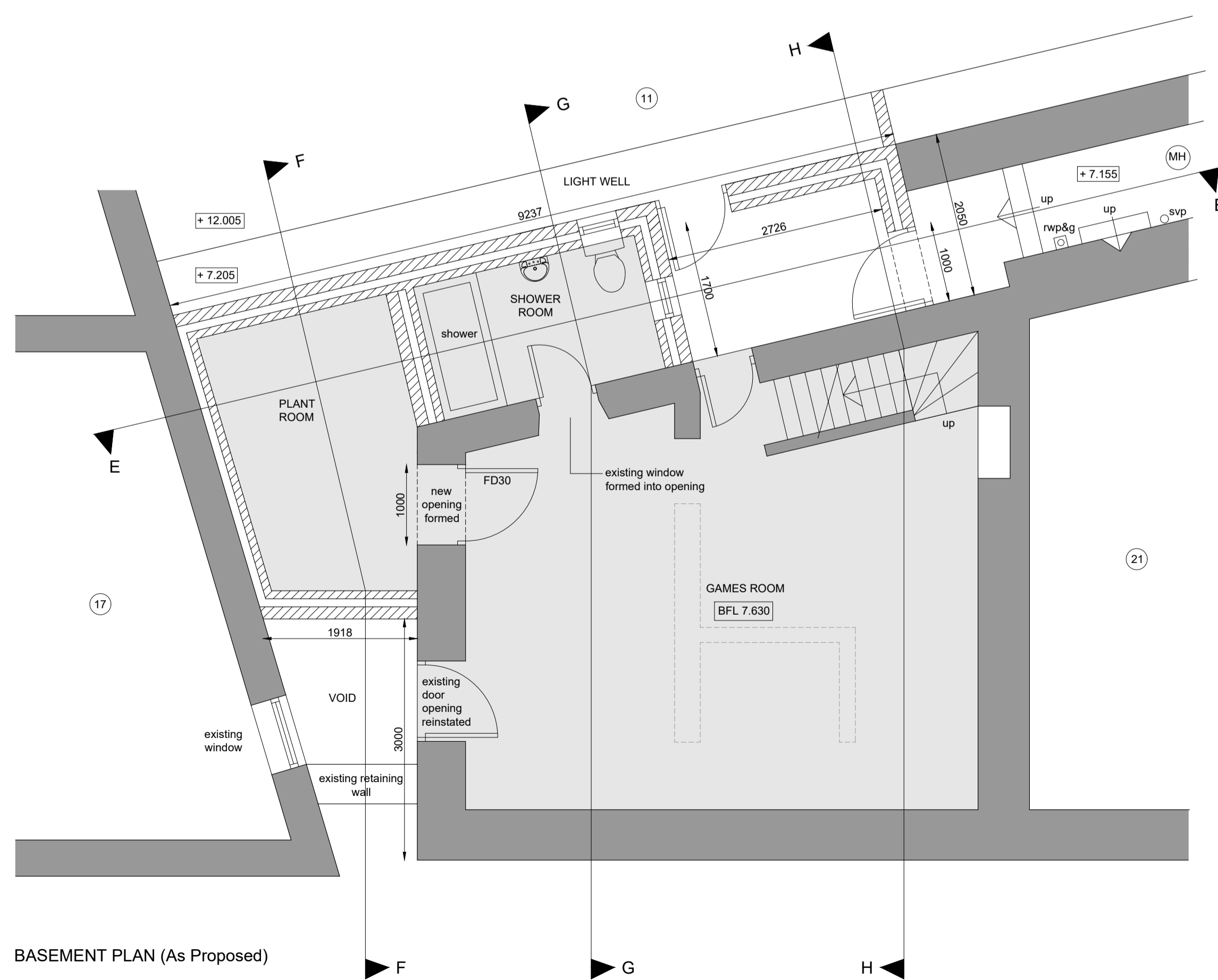
Appendix B Proposed Plans



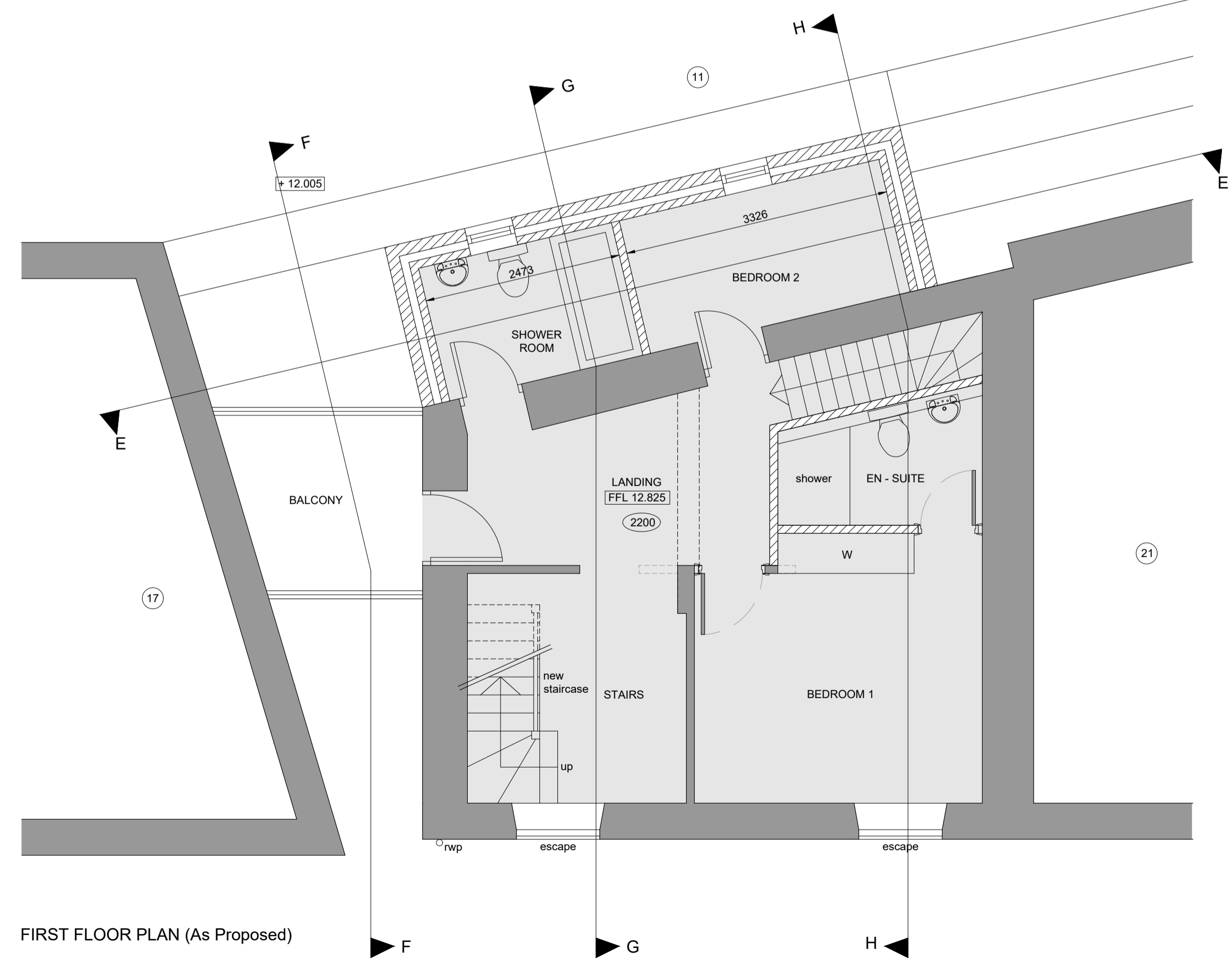
GROUND FLOOR PLAN (As Proposed)



SECOND FLOOR PLAN (As Proposed)



BASEMENT PLAN (As Proposed)



FIRST FLOOR PLAN (As Proposed)

GENERAL NOTES

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