

FLOOD RISK ASSESSMENT

Ash Key Cottage, 7 Manor Road, Elmsett,

Ipswich, Suffolk IP7 6PN

Erection of a part two storey/ part single storey side extension

Revision /

Outline LPA Ref: DC/24/01054

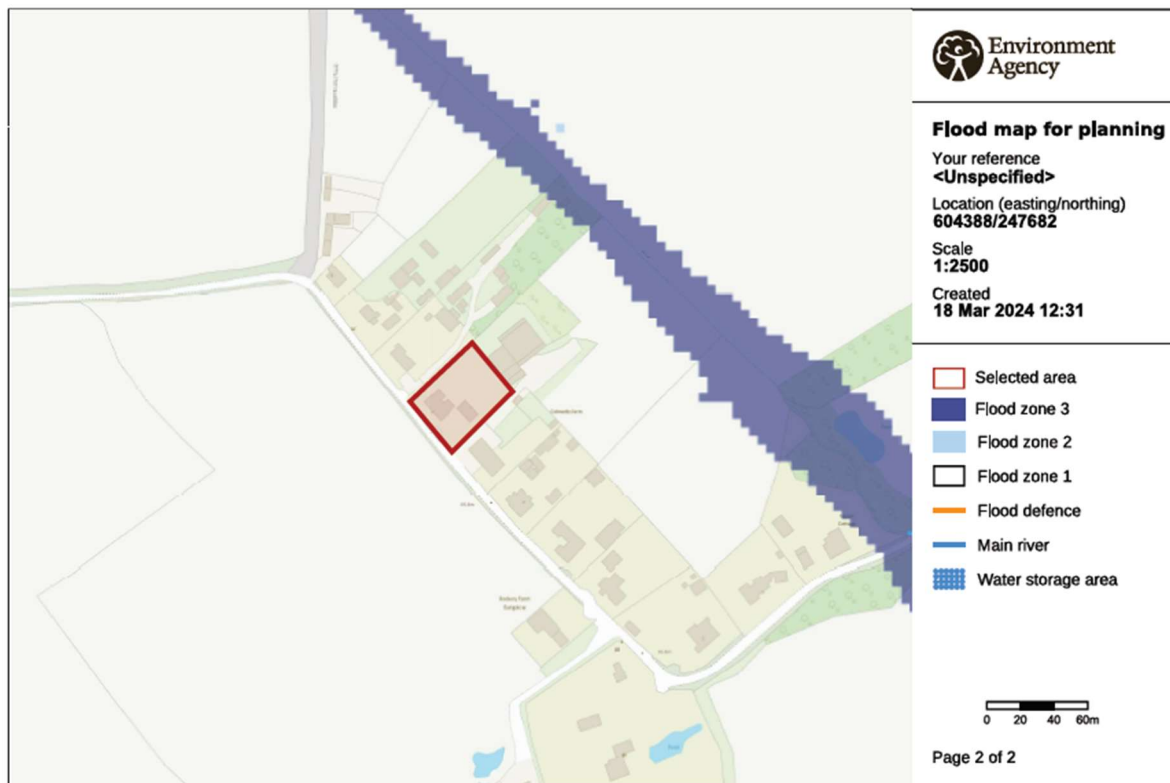


Proposal

Erection of a part two storey/ part single storey side extension to Ash Key Cottage.

Flood Risk from Rivers or the Sea

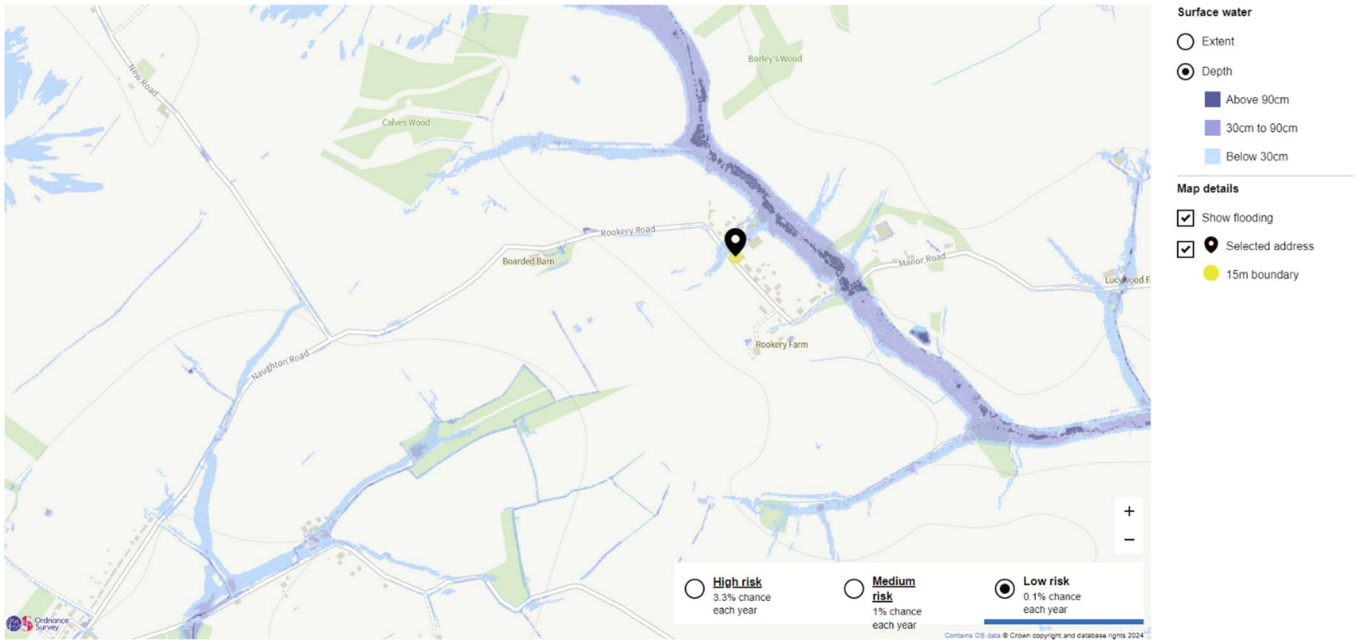
The site is located within flood zone 1 so has a low probability of flooding from rivers and the sea.



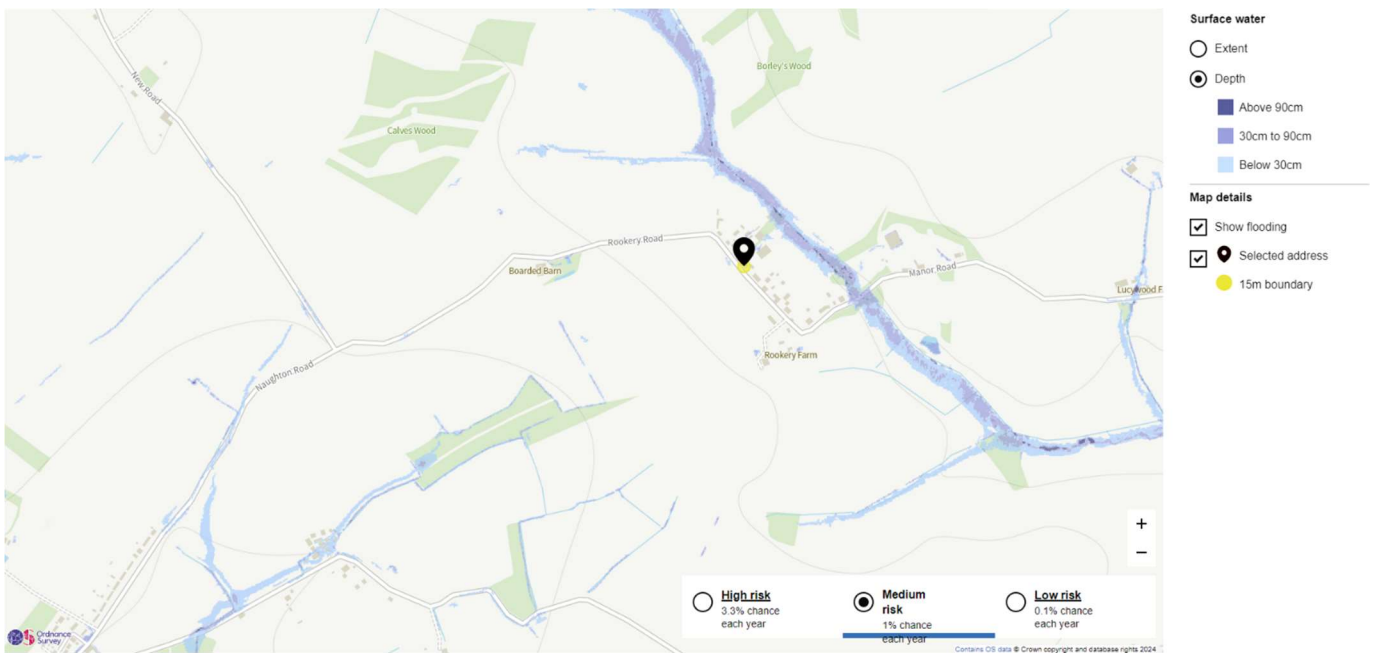
Existing Flood Risk from Surface Water

Ash Key Cottage, 7 Manor Road is at low risk of flooding which means that this area has a chance of flooding of between 0.1% and 1% each year.

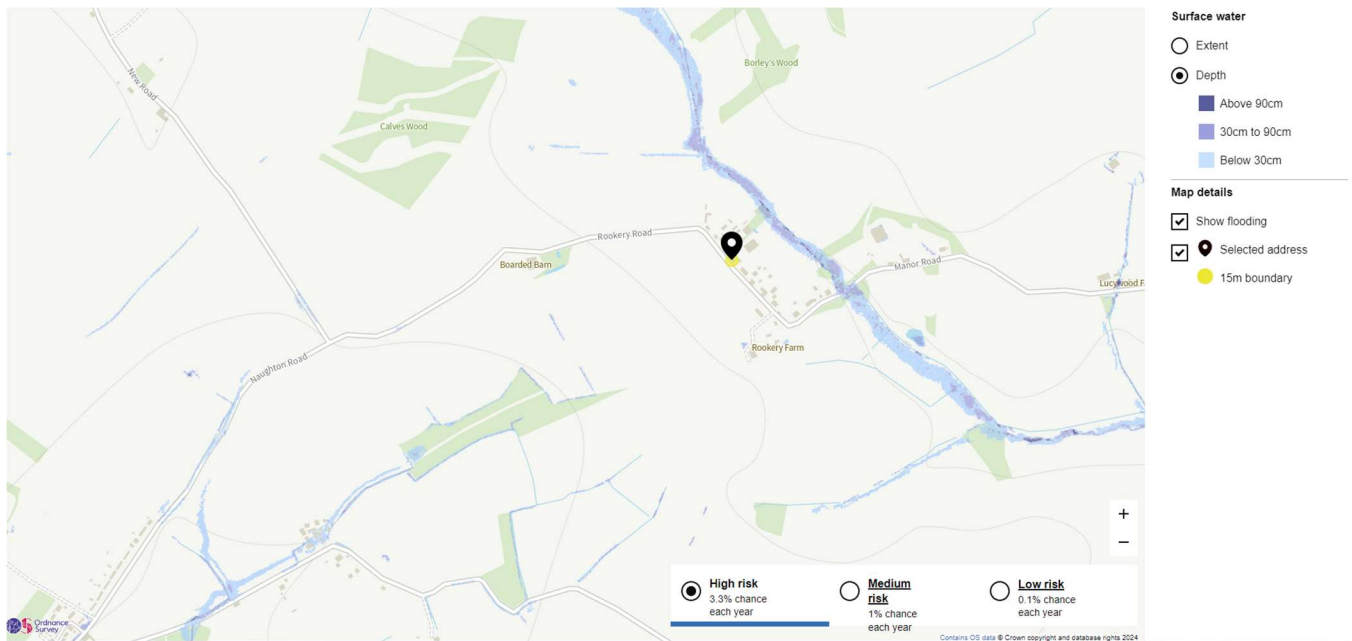
Low Risk Floor Map:



Medium Risk Flood Map:



High Risk Flood Map:



Conclusion

The proposed extension will be done in accordance with the recommendations outlined in 'Improving the Flood Performance of New Buildings; Flood Resilient Construction'. This means that the floor levels of the new extension will match the existing levels of the dwelling, reducing any potential risk of flooding.

It's worth noting that our site is under 1 hectare and has not been identified by the Environment Agency as having any critical drainage issues. Additionally, the site is not at an increased flood risk in the future according to the Strategic Flood Risk Assessment (SFRA).

We also want to assure you that the proposed changes will not alter the current planning use class of the site (C3), maintaining consistency with the existing use. This means there won't be any additional vulnerability introduced by these proposals.