Old Hall Cottage, Old Glossop

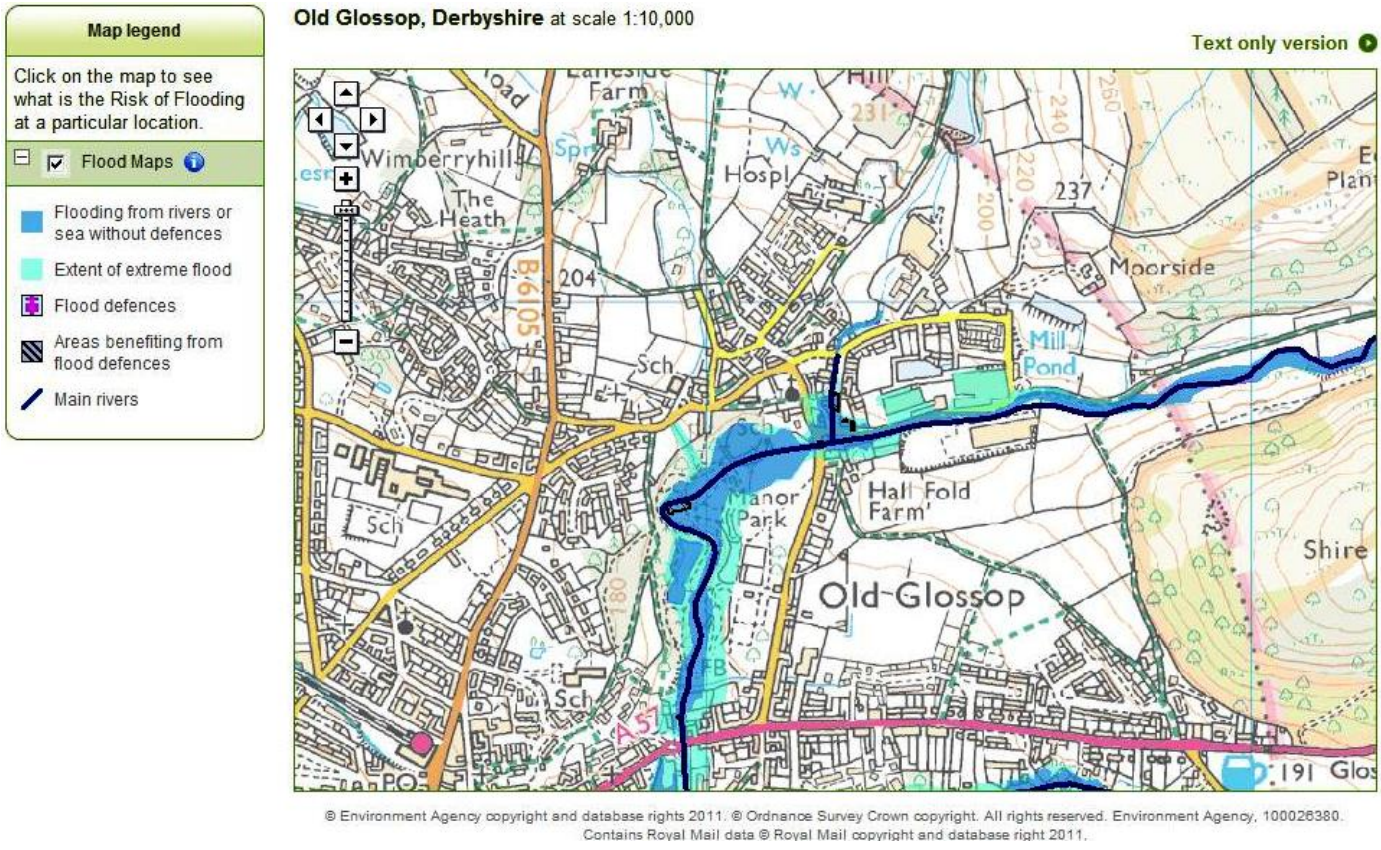
Flood Risk Assessment **14th December 2011**

INTRODUCTION

The property is located at Old Cross, Old Glossop. The site has pedestrian access from Old Cross with on street parking. The property is a Grade II Listed Building of mid to late 17th century construction, and is situated in the conservation area and heritage region of Old Glossop. The planning application which this Flood Risk Assessment relates to is for the proposed works as detailed below:-

- Erection of extension to rear of property with minor alterations to enable access to and through new extension.

FLOOD RISK EVALUATION



The above Flood Risk evaluation map has been taken from the Environment Agency website and is centred on Old Cross Cottage in Old Glossop. This shows the property being in an area susceptible to 'Flooding from rivers or sea without defences'. The nearby watercourse identified as the source of flooding locally has no defences.

MITIGATION

Reference has been made to Environment Agency document 'Householder and other minor extensions in Flood Zones 2 and 3' in accordance with PPS 25. This states that the extension should be designed in the following manner:

'Floor levels within the proposed development will be set no lower than existing levels AND flood proofing of the proposed development has been incorporated where appropriate.'

The floor level of the extension is to match that to the existing Kitchen to the rear of the property and hence being no lower than the existing floor level.

The existing owners have experienced flooding in the past and have taken steps to reduce the risk of flooding to the property and its associated grounds in the form of installing removable flood protection boards, these are installed at the following points as shown on the Block Plan on drawing 1109P.02E:

- Gate to boundary wall on Old Cross annotated with 'Pedestrian access to rear garden to Old Hall Cottage';
- Door to front elevation on Old Cross annotated with 'Principal pedestrian access to Old Hall Cottage'.

The boundary wall, tanked external walls to the property abutting Old Cross and the removable flood protection boards provide protection from flooding caused by nearby watercourses. The drainage provided to the roof of the new extension will provide effective storm water management to the are taken by the footprint of the extension whilst reducing ground soak allowing the ground locally to accept more moisture.