A.J.S ARCHITECTURE



32 CARR ROAD, BUXTON, SK17 6WF
TEL: 01298 26062

LAND ADJACENT TO 33 PRINCES ROAD, CHINLEY

FLOOD RISK ASSESSMENT

Application site area

The proposal relates to an application for four new dwellings to the former garden site to the side of 33 Princes Road, Chinley. 2 dwellings will be 3 bedroom semi-detached houses with a further detached 3 bed and a detached 4 bedroom house sitting lower down the site.

The site itself sits on a considerable slope down from 33 Princes Road down to Otter Brook at the bottom of the plot as outlined in the red boundary on the site location plan and the Topographic Survey plan. The site slopes from datum levels: 50.00 to the existing dwelling 33 Princes Road, down to a base level of 41.00 at the bottom of the brook. The brook also slopes gently downhill from North to South.

Otter Brook is a watercourse designated as a main river by The Environment Agency and is covered by EA bye laws. Most of the site is a Flood Zone 1 with a small area of the usable site in Flood Zone 2, with the other side of the brook (the east) carrying a small risk of Flood Zone 3, this side of the river, although in ownership is not to be used for development purposes for this reason.

Research into the site has indicated that there has been no known flood event on either this site or the adjacent gardens within the last century

This statement follows lengthy discussions with The Environment Agency through a pre application process with Graham Bate at EA Warrington and their Operations Team. The purpose of these discussions was to reduce the need for a detailed Risk Assessment and gain their comments relating to the proposed development site. The outcome of these discussions was an in principle approval of the proposed development and confirmation that the proposal would not make any flood risk on the site any worse through development. They also confirmed that they regard the flood risk on the site to be very low. Certain recommendations were made with regard to the lowest of the plots however and this statement will confirm same.

The Proposed Development

Each of the proposed dwellings on the site, steps down from each other to the lowest 4 bedroom detached dwelling which has a lowest basement floor level of some 2400MM above the brook base level (the rear of this dwelling sitting some 8-9M away from the brook in question.

The semi detached plots sit a ground floor level of 48.05 relating to a brook base of 41.00, with plot 3 having a base ground level 47.15 (sitting some 6M above the base brook level). The main ground floor accommodation to Plot 4 sits at a datum of 46.1 (5M above the brook) but this drops down to a basement kitchen that is some 2.4M above the brook. This area is in itself a basement area as it is in ground retention for a considerable part of its external structure due to the sloping nature of the site and as such, the works required by EA were to be undertaken as part of the construction anyway.

These protective measures as part of the basement kitchen construction to plot 4 will include the following:
The basement is to be fully tanked with a pumped tanking system – Oldroyd Xv. This system allows for any water ingress to the tanked walls to fall to a base drainage channel to the perimeter walls which in turn is pumped away as part of the surface water drainage system. The tanked system also fully insulates the external walls and creates water tight shell. The floor level is also to be tiled as part of the construction, with the tanking membrane continuing under the construction of concrete slab and insulation. All electric sockets to this basement will also be set at a height of 1000-1200mm above ground floor level, thereby minimising any risk from flood damage.

The EA have confirmed that these measures are only required as a precaution against any potential of flood risk and do not indicate any actual risk is likely.

Plots 1,2 and 3 do not require any measures against flood risk and the works indicated to Plot 4 only relate to the basement area in question.

Discussions have also taken place with the EA Operations Team with regard to maintenance access to the Otter Brook and they have confirmed that the development will not make their current access any worse than it is now and as such they would have no objection to the scheme proposed. It is also worth noting that the east side of the river is to be left clear of development and will not be used for domestic purposes, thereby leaving maintenance space should such area be required in the future.

Conclusions

Site research and pre application discussions with The Environment Agency have shown the flood risk on the site to be very low and of no real consequence.

Due to the fact that the proposed development layout is designed to work with the natural contours of the site, there is no flood risk to plots 1,2 and 3 and the garden areas thereto and the flood risk to plot 4 is regarded as very low with the only requirement for any recommended measures relating to the lower basement levels thereto. These works forming part of the usual construction methods for such basement areas.