

FLOOD RISK ASSESMENT FOR A HOUSE EXTENSION
AT
1 Woodbrook, Whaley Bridge, SK23 7NT

For Mr & Mrs Huck
By: SlaterWilde Ltd
June 2018
SW195/FRA01

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Development Site & Location:

Site Name - 1 Woodbrook Road

Location - Whaley Bridge, Grid Ref – 401330/381568

Application site area - 0.0282 ha (approx.)

Development type - Residential

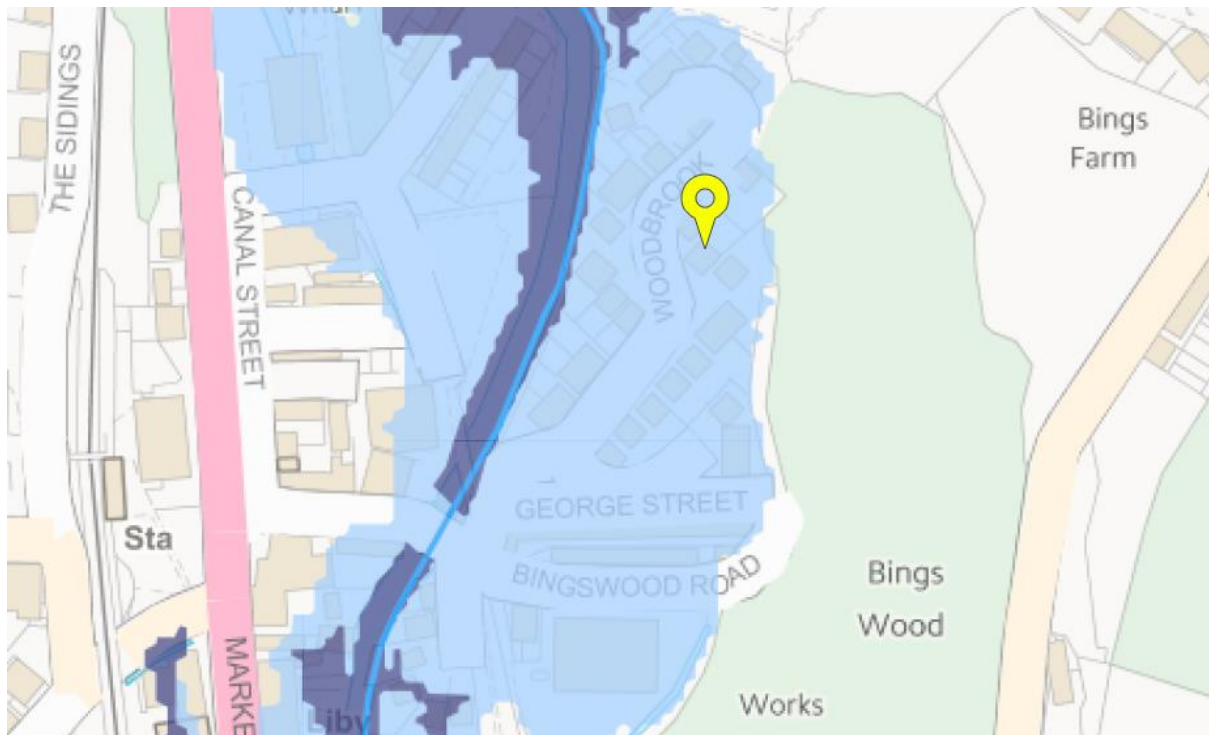
Vulnerability - More Vulnerable

EA Indicative Flood Zones – Flood Zone 2

EA Development Control Area - East Midlands

Local Planning Authority - High Peak

An extract from the Environment Agency's Flood Zone Map for Planning is shown below;



Flood Risk: The site is at risk medium probability of flooding. The flood risk is fluvial flooding from the River Goyt.

Flood Zone 2 is land assessed as having an annual probability of river flooding of between 0.1% and 1% (1 in 100 and 1 in 1000).

In addition there has been no record of the proposed development site having ever flooded. As such the risk of fluvial flooding to the proposed development site is low.

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Existing site:

The proposal relates to existing dwelling which lies on the eastern periphery of Whaley Bridge in a predominantly residential area. The proposal site is a two storey dwelling with a rear conservatory and gardens to the West and South. On the site's western boundary is public footpath and the River Goyt.

Development Proposals:

The development is to demolish the existing single storey conservatory to the rear of the dwelling and construct a single storey extension of similar proportions, 2.9m x 5.2m to form an extended kitchen and conversion of the attic to house a bedroom. There is no increase in bedroom numbers. The proposed site layout plan is shown on drawing SW195/P002 accompanying the planning application.

Mitigation:

Flood risk standing advice states that for a more vulnerable development, ground floor levels should be a minimum of whichever is higher of:

- 300mm above the general ground level of the site
- 600mm above the estimated river or sea flood level It goes on to say that if floor levels cannot be raised above the estimated flood level, extra flood resistance and resilience needs to be considered.

The floor level of the kitchen/dining room extension will be at the same floor level as the existing dwelling.

The extension shall incorporate the following flood resilience measures:

Fixed and mobile electrical assests – eg sockets, fuse boxes etc yo be placed at least 600mm above internal floor level.

Flood resistant material shall be used for the construction of the internal and external fabric up to a level of 600mm above internal floor level.

Surface water will be discharged onto the existing mains drainage arrangement as for the house.

Conclusion

There is no material effect on the floodplain due to the proposed development. In addition as surface water runoff is unchanged, there are no anticipated detrimental effects to upstream or downstream properties.