

Flood Risk Statement

Site Address: White House, Carlisle Road, Buxton SK17 6XE

Date: 05/07/2023



T +44 (0) 20 7097 8653
E info@propertyorganiser.co.uk
W www.propertyorganiser.co.uk

Project Description: Conversion of garage into home office in a Conservation area, in addition to installation of orangery & carport within the property grounds.

Flood Zone:

Site Assessment and Information

White House, Carlisle Road, Buxton SK17 6XE, UK is located on the edge of the Peak District National Park, approximately 8km from the River Goyt. The area is prone to flash flooding during periods of heavy rain, as the runoff from the surrounding hills quickly flows down into the valleys, and the River Goyt.

In the past, the area around Carlisle Road has experienced flash flooding, and there are a number of nearby flood plains, including the River Goyt Valley and the area around the River Dane, both of which are susceptible to flash flooding.

Flood prevention measures have been installed in the area, including multiple rainwater storage tanks, drainage systems, and flood walls. However, these measures have not always been enough to prevent flooding, and in some occasions floods caused extensive damage to homes in the area. For instance the June 2016 floods were caused by heavy rain over a two-day period, with water levels in the River Goyt reaching over 4 metres. The floods damaged roads, bridges, and homes in the area, including the properties in Carlisle Road.

Proposals to Mitigate Flood Risk:

In order to avoid or minimise any sources which could contribute to potential flooding, we hereby confirm the following details of flood proofing, resilience and resistance techniques will be incorporated into the proposed scheme:

- The finished floor level will match the existing finished floor levels where appropriate or be at least of the same levels
- All new Electrical sockets installed will be raised
- Permeable materials are to be used in the front garden area
- Soakaways are to be introduced over the main drainage connection
- Rainwater butts will be added to the rear rainwater pipes as appropriate.

Should you require any further information, please don't hesitate to get in contact.