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ARCHITECTURAL SERVICES

FLOOD RISK ASSESSMENT

PROJECT

EXISTING BUNGALOW EXTENSION AND INTERNAL ALTERATIONS

LAND AT

TAMARA, FRENCH DROVE, THORNEY, PETERBOROUGH PE6 0PH.

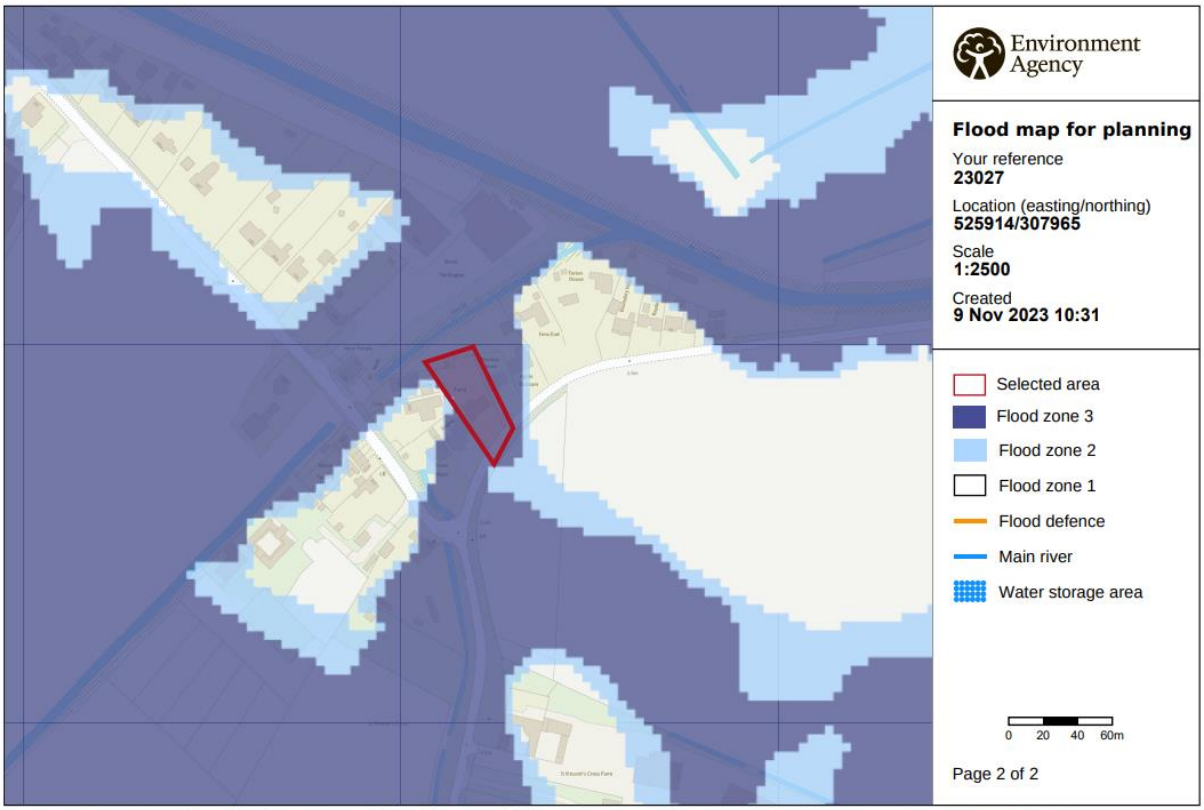
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FLOOD RISK ASSESSMENT

OVERVIEW

In accordance with the Environment Agency's flood zone maps, the application site falls within Flood Zone 3 (see map below).



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The red box indicates the location of the existing site.

This application is for a single storey extension and internal alteration to an existing detached bungalow.

The finished floor level of the dwelling will remain as existing thus the flood risk will not alter or increased in any way. The existing dwelling is a two-bedroom bungalow with accommodation at finished floor level; the proposal is for the property to remain a two-bedroom dwelling. No risk has been altered or increased through extending the dwellings footprint.

The proposal seeks to install new flood resilient measures to the existing dwelling where possible and reasonably practicable to do so.

HISTORY

The application site is located off French Drove close to where French Drove meets the B1040 Crowland Road- this area is a mix of residential dwellings surrounded by agricultural land.

The existing dwelling (Tamara, French Drove) has no history of flooding of any form in the past. The site has no history of flooding and adjacent land has had no reported issues with land flooding. To the North of the site can be found the New Cut Drain which is maintained by North Level IDB.

The site area in question is below high tide level however the retained water levels in the drainage channels ensure that the risk of flooding is seen to be extremely low. IDB control the water level from a large pumping station found at Tydd Gote. They have a policy of monitoring standards of protection within their catchment and continue to carry out improvements to all elements of their area covered. It is unlikely that any pumping station failure will occur due to IDB's monitoring of their assets.

FLOOD PLAN

The occupants of the dwelling are already aware of the flood risks following when they purchased the property and they will be asked to sign up for the Flood Warning Service provided by the Environmental Agency. This service will send flood warning codes and direct warning methods where the risks and impacts of flooding are high; in low-risk areas, indirect warnings are also provided from the Environmental Agency.

Other methods the dwelling owners/ occupiers can check are:

- Local media broadcasts via radio/ television
- Telephone flood line – 0345 988 1188
- Internet – www.environment-agency.gov.uk

In the event of extreme levels of flood water from any source rising to a point where the site in question becomes affected, residents will evacuate to higher ground located in Flood Zone 1. It is suggested that residents head towards Peterborough should flood warnings be received.

FLOOD PREVENTION MEASURES

The proposal for this extension will incorporate the following flood prevention methods should it be possible and where reasonably practical to do so:

- Solid floor construction to be used to prevent cavities below the property.
- All electrics positioned 800mm above finished floor level.
- Cavity insulation to be non-absorbent up to 800mm above finished floor level.
- Hard wall plaster to ground floors with a water-resistant additive.
- Finished floor level to match that of existing
- Resilient external door construction.
- Non-return valves on foul drainage runs.

DRAINAGE INFORMATION

The following drainage systems will be utilised within the proposal:

- Surface water drainage – to connect into existing
- Foul water drainage – to connect into existing