



Architectural Consultant

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Flood Risk Assessment

Change of use of existing residential garage to dog grooming business (Sui Generis):

**7 Casswell Drive,
Quadring,
Spalding,
PE11 4QW**



As the location of this change of use application is within Flood Zone 2 it is a requirement that a flood risk assessment be submitted as part of the planning application to ensure any risk to the occupants due to flooding is assessed and measures put in place to mitigate that risk where necessary.

Given that the area subject to this change of use application is an existing garage and forms part of the existing dwelling as a whole it is not likely that there will be any imminent risk from flooding to the structure. The works to convert the garage to a dog grooming business will be minimal, the physical structure will remain the same with only the garage door being removed and replaced with a personnel door and side window and internally the floor will be raised to the same level as the dwelling floor in order to incorporate some level of insulation. Although minimal, the conversion works can be carried out to ensure that any damage and risk from flooding is minimised. The new personnel door can be fitted with flood resistant seals for example, along with the installation of a suitable damp proof membrane over the existing concrete slab to avoid any water ingress from below.

The risk from flooding to people within the dog grooming premises is also minimal, given the use of the space and the lack of sleeping accommodation, both for dogs and for humans. Given that the operations will only be during the working hours stated within the application there will be no risk to people as, if flooding were to occur, it would be over a period of time so there would be sufficient warning for people to remove anything that may be damaged, themselves and any dogs present.