

FLOOD RISK ASSESSMENT

Proposed Replacement Dwelling @ 11a Spalding Common Spalding Lincs PE11 3AS for Mr & Mrs S. Gray

Although the application site lies within Flood Zone 3 defined by the Environment Agency Flood Map as having a high probability of flooding a Flood Risk Assessment has not been provided due to the fact the site is protected by flood defences and the hazard mapping contained within South Holland's Strategic Flood Risk Assessment (SFRA) shows the site to be unaffected if a breach of the flood defence was to occur. Specifically the map entitled 'Residual Flood Depth Spalding 2115 1 Fluvial 05 Tidal ' . (see attached)

A site specific FRA is unlikely to provide any additional information on fluvial flood risk than already provided within the SFRA

The proposed new dwelling finished floor level would be set at a min. of 300mm above surrounding ground level

RECOMMENDATIONS ON LIMITING FLOOD DAMAGE TO BUILDING

The new building should be designed to incorporate flood resistant / resilient techniques to allow it to be refurbished after being flooded to a depth of approximately 500mm

Future residents to the new building to be made aware that there is a risk of flooding

All onsite surface water drainage will be discharged into soakaways designed to BRE Digest 363 and approved under Building Regulations

Walls : Construction to first floor level should be carried out with good quality brickwork. Specification for blockwork should be checked and only blockwork that does not absorb water should be used, if possible brickwork should be used instead of blockwork. Construction below DPC should be carried out with engineering brickwork

Ground Floor : Either precast concrete beams with concrete infill, or concrete above made up ground should be used. Dense concrete screeds should be used

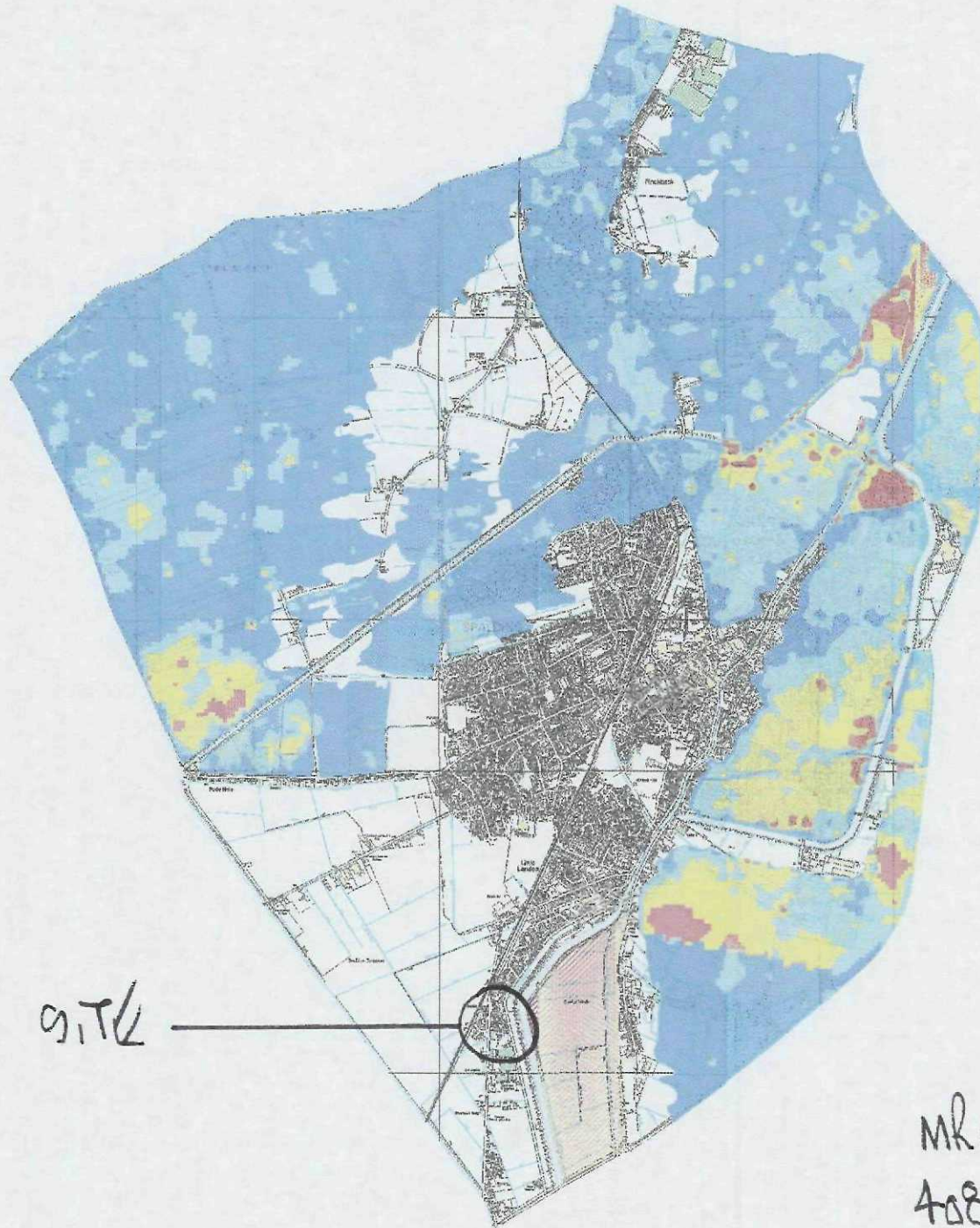
Doors : Doors should be solid construction, or plastic should be considered. Butt hinges should be fitted to allow doors to be removed and placed in a dry area prior to flooding

Kitchens : Install plastic base feet and if possible other plastic items to reduce damage from low level flooding. Raised fitted ovens as high as possible

Electrical / Heating Services : Consideration should be given to the electrical wiring / heating pipework being distributed at ceiling level rather than floor level

12th February 2015

N



SITE

MR & MRS G. GRAY
408 - FLOOD RISK

NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, main rivers and internal Drainage Board systems taking into account the presence of current flood risk management measures such as flood defences.
2. In addition to the potential flood extents shown on this map, there may be shallow flooding in low-lying rural areas.
3. The consequences designated as being an Actual Risk arise from direct overlapping of defences, where this would occur, together with assumed breach failure of some defences. Breach failure has been assumed to occur in places where the freeboard between peak sea or river water level and the defence crest level is less than the minimum desirable for structural security of the defence.
4. The consequences designated as being a Residual Risk arise from direct overlapping of defences, where this would occur, together with breach failure which is assumed could occur at any point along the defences.
5. The potential flooding consequences relate to flood probability bandings as follows:

Probability Band	Annual probability of Flooding	
	from a river (R/Md)	from the sea (Sd/S)
Low	<0.1%	<0.1%
Medium	1%-0.1%	0.0%-0.1%
High	>1%	>0.0%

6. Functional Floodplain encompasses areas where water is intended to flow or be stored in times of flood.
7. Land outside South Holland District is not considered.
8. This map shows the extents only of the flooding probability bandings relevant to the map title.

Map Legend

Peak Depth

0m - 0.5m	
0.5m - 1m	
1m - 1.5m	
>1.5m	
Functional Floodplain	
South Holland District Boundary	

REV DATE REMARKS

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UPDATE OF STRATEGIC
FLOOD RISK ASSESSMENT

Actual Peak Depth
Spalding - Year 2115
1% Fluvial / 0.5% Tidal Event Probability

DATE OF ISSUE: January 2010 REV NO:

SCALE:
1 : 60,000 @ A1

MAP NO: