Flood Risk Assessment
Change of use for existing building residential to downstairs E category commercial and upstairs flat

1. INTRODUCTION

1.1 This flood risk assessment has been prepared by applicant for the Planning application change of use of the Change of use for existing building residential to downstairs E category commercial and upstairs flat

1.2 The application site is located within Spalding Lincolnshire and it has its own access from the Windsor Road. The existing downstairs is accessible from the main road opposite to the nearby river

2. PROPOSALS

The proposals include changing the front by adding door for commercial space, removing chimney, removing and adding partitions.

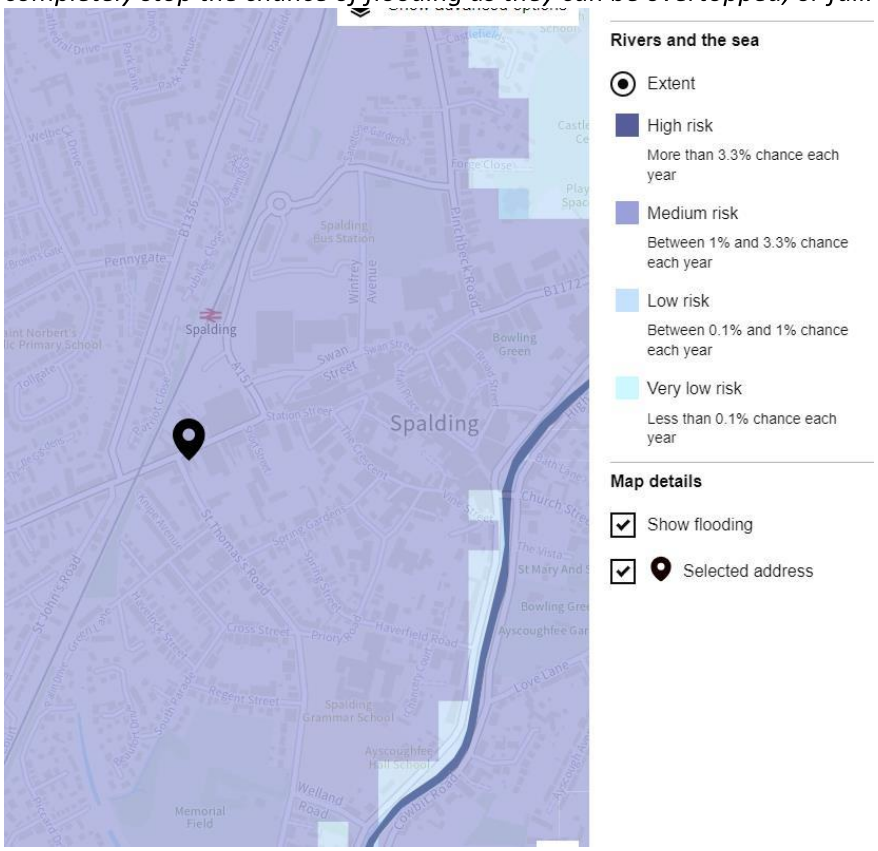
3. FLOOD RISK ASSESSMENT

3.1 The site is shown in the Environmental Agency Flood Maps as being in Flood Zone 3 an area with a high probability of flooding. See Flood Map attached with this report

Flood risk from rivers and the sea

Medium risk

Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.



Flood risk from surface water

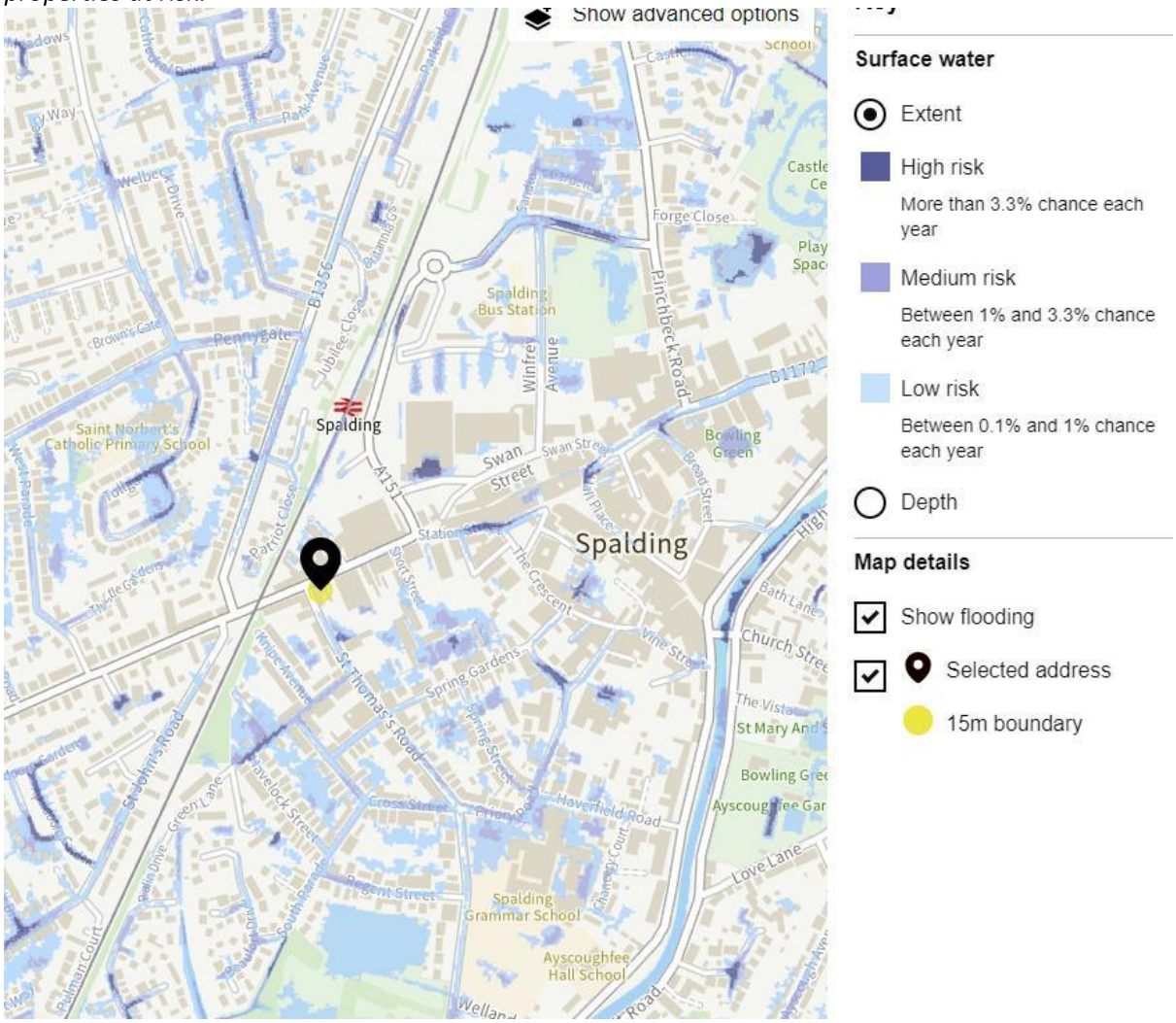
Very low risk

This flood risk summary reports the highest risk from surface water within a 20m radius of this property. Very low risk means that each year this area has a chance of flooding of less than 0.1%.

This information is suitable for identifying:

- *which parts of counties or towns are at risk, or have the most risk*
- *the approximate extent and depth of flooding*

It's unlikely to be reliable for a local area and very unlikely to be reliable for identifying individual properties at risk.



4.0. FLOOD PROTECTION / CONCLUSION

4.1 The Environment Agency advice for the type of development is to "make sure the floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. If they are not, ask your local planning authority if you also need to consider extra flood resistance and resilience measures ". The proposal change of use of existing garage will have a floor level no lower than the existing floor level of the original dwelling set at approximately 100/150mm above the surrounding ground levels.

4.2 There are no local site-specific risks that would adversely affect the flood risk categorisation of the site. Similarly,

there are considered to be no increased risk of offsite flooding risks as a result of the development.

4.3. The proposed change of use does not affect the surface waters drainage as the roof is not changed and the old soakaway is used for the same purpose.