Peter Humphrey Associates ltd

ARCHITECTURAL DESIGN AND BUILDING

Replacement contemporary dwelling.



Mr M Payne

Flood Risk Assessment

Revision: A
Date: 03/03/2020
Job No: 6209

Gate Farm
Holbeach Road
Spalding
PE12 6JR

Introduction

The following Flood Risk Assessment is regarding an application for the replacement of an existing 2-bedroom bungalow constructed from typical masonry with a red brick facing – form and volume is contained to a single-storey pitched roof.

The applicant is seeking to replace the existing – circa 1970s – dwelling for a contemporary living conditions and spatial qualities. Suggested by a previous application – approved – the applicant is seeking to utilise the site area with a larger dwelling for enjoyment of the site. The design approach has varied significantly from the pervious replacement application.

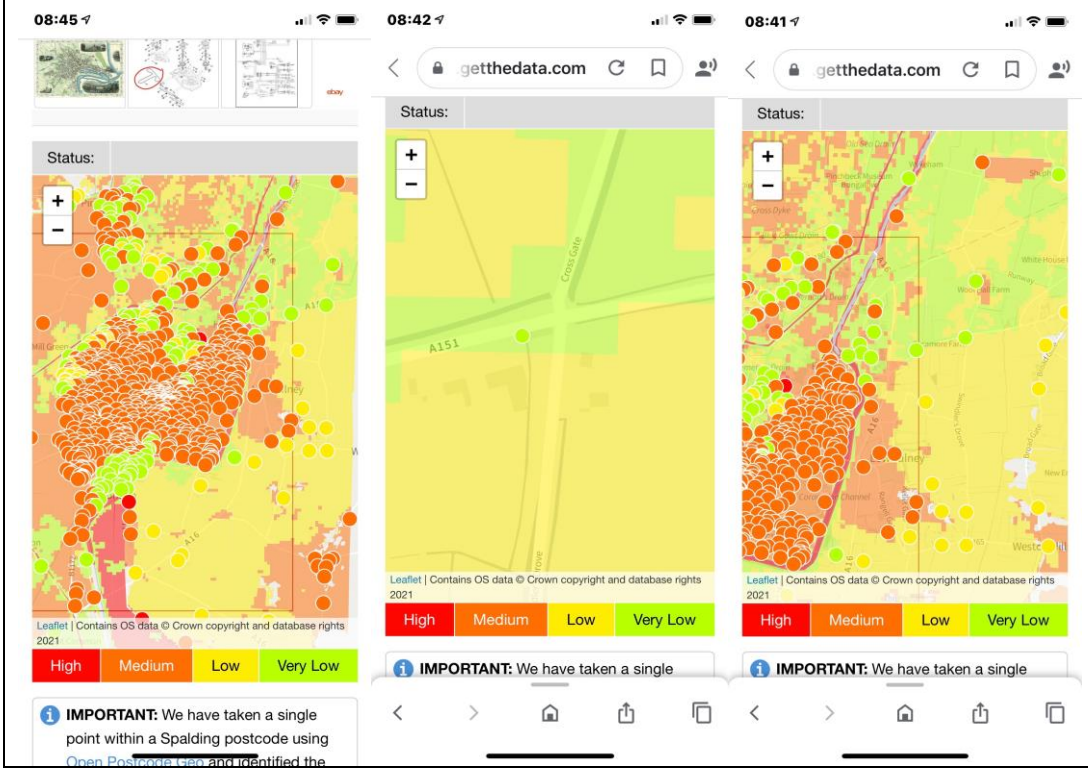
Site address: Gate Farm, Holbeach Road, Spalding, PE12 6JR.

Description of development: Replacement of existing dwelling for contemporary dwelling.

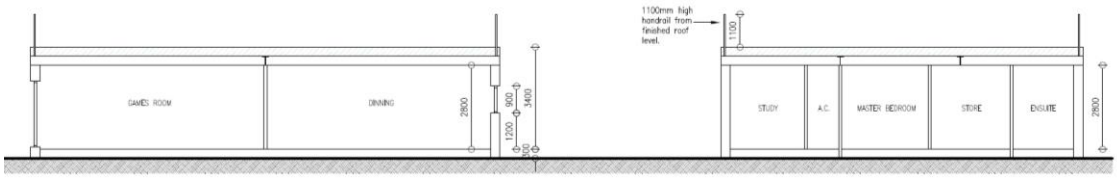
Flood Risk Assessment:

The applicant states that they have lived at Gate Farm for at least 30 years, and that a neighbour nearby has lived nearby for at least 80 years. Both testify that there has been no sign of flooding to either properties within their period of, and to the best of their, knowledge.

The applicant is keen to keep the floor level low as to keep the design low profiled and blending with the natural landscape, from this, they wish to provide evidence as below to support the proposed 300mm level above adjacent ground level.



Floor Levels:



It is understood that, the existing bunaglow is only 150mm above the existing adajacent ground level. Therefore, to improve upon the existing and provide for future flooding, the proposed finished floor level of the proposed new dwelling is to be 300mm above adajacent ground level. This increase of 150mm is double to the existing, which, the applicant states they have not expierenced a flood to be inexcess of the existing bungalow level. The applicatant is willing to install barriers to all doors and potential openings up to 1m in height to provide mitigation in any event of flooding. Should the site expierence a flood, the applicants can refuge on the first floor level.

Conclusion: It is considered that raising the finish floor level 300mm above existing ground level is suitable when considering the current bungalow level.

The applicant has supplied the above information. The applicant is keen to speak regarding the flooding matter, all conversations regarding this can be dealt with the applicant.