

JANICE KENDRICK DESIGN SERVICES LTD.

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FLOOD RISK STATEMENT

The retrospective Planning Application is for a single storey garage. The garage sits within Flood Zone 3a and, as such, a statement has been requested; AOD is approx 2m above sea level.

The garage has a concrete trench fill substructure with blockwork to DPC level above which is a timber framed and faced superstructure. The ground bearing concrete floor incorporates a fall towards the garage doors allowing any water ingress to drain away and allow the garage to dry out slowly should an inundation occur. Any electrical components will be located above flood risk level.

It should be noted that CLG document 'Improving the Flood Performance of New Buildings' stipulates flood resilient construction however the aim of the guidance outlined in the Executive Summary clearly states that its application is primarily for housing.

The application site is situated within the defended area of the South Holland District Council Strategic Flood Risk Area Map and reference to this document identifies the site to be 'no hazard' at the present time or in 2115. No risk of surface water flooding at 1:30, 1:100 or 1:1000.

There is no habitable, or indeed sleeping component, to the building, the proposal does not constitute a flood risk to users of the building, and it is therefore considered that a formal Flood Risk Assessment is unnecessary in this case.

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