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Flood Risk Assessment

**Conversion of Former Telephone Exchange to Dwelling
at:**

**Telephone Exchange,
Common Road,
Whaplode Drove,
PE12 0UF**



As the site subject to this planning application falls within flood zone 3, as identified by the Environment Agency, it is a requirement that a flood risk assessment be submitted in support of the application and conversion works as specified in the Practice Guidance to the National Planning Policy Framework Development and Flood Risk. The site is shown within the defended area of the South Holland District Council's Strategic Flood Risk Assessment (SHDC SFRA) map and is located in the South Holland Internal Drainage Board district.

There are however a number of restrictions on assessing the flood risk on this specific proposal given that the building is existing and is also of only single storey construction. Naturally it would be recommended for any new dwelling, whether new build or conversion, that falls within a flood zone have any sleeping accommodation at first floor level. Given the existing building is single storey and there is no scope to create a first floor without altering the built form, this will not be achievable. It is also unachievable to suggest that the floor levels be raised due to the height of the existing building only allowing for a very minimal (150mm) increase in floor level.

It is possible instead to ensure certain measures are put in place in an attempt to lessen the risk of any residents of the property should the conversion be allowed. The occupiers are able to for example register with the Environment Agency's Floodline Warnings Direct service which will alert them in advance of any impending risk from flooding in the area, affording them time to escape if necessary. It is also achievable that the conversion works are carried out in an appropriate manner to attempt to alleviate as much risk from flooding as possible. The floor level can be raised approximately 150mm, this will allow for the whole floor area to be shielded by way of a damp proof membrane which will defend from any rising water levels to this height. The external landscaping can incorporate as many permeable materials as possible to ensure any surface water is allowed to soak in to the ground rather than raise up around the footprint of the building any surface water from the roofs of the existing and proposed structures can be stored on site as far as possible to achieve a level of attenuation, with excess from this going in to soakaways appropriately design to BRE digest 365.

The proposed garden structure will typically be constructed with these recommendations in mind, and will allow for improvements on this over the existing given that consideration can go into the design of the foundation

also. However, this structure is intended to form ancillary living space to the main building and therefore there will be no sleeping accommodation within resulting in very minimal risk to occupants. This is very much in line with any garden structure constructed within flood risk zones that act to serve the host property as ancillary accommodation only.