



Route to this page -->Step by Step-->non-res < 250m2-->No culvert/20m-->Flood Zone 2

Restart

Print Form

Householder and other minor extensions in Flood Zones 2 and 3

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a self contained annex. In this instance consult the Environment Agency.

We recommend that:

320120856

Planning Authorities:

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting Information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)	Yes
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum ¹	

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are opposed to these developments.

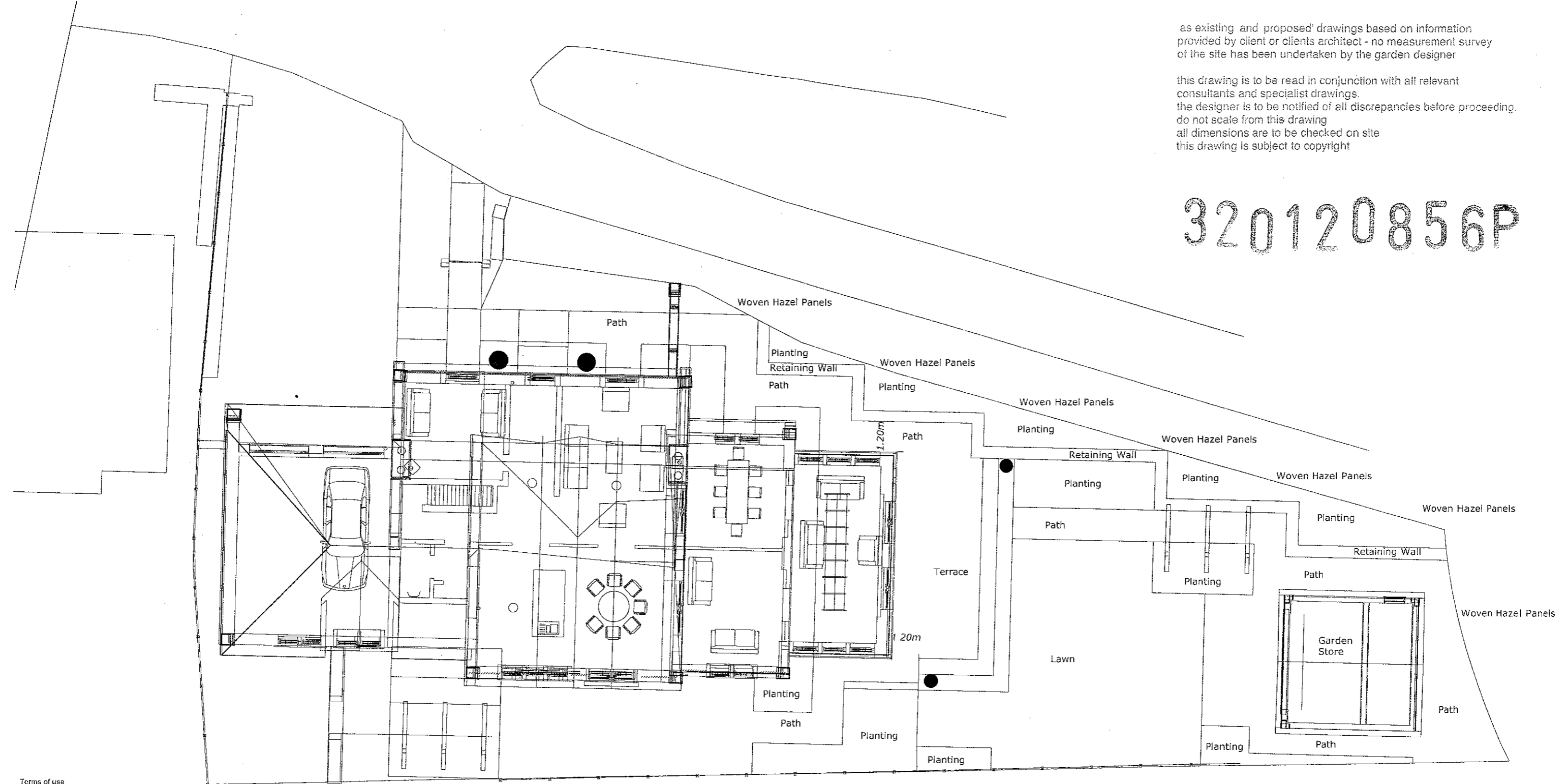
Continued...

¹ Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example though these are not accurate enough for a flood risk assessment

as existing and proposed drawings based on information provided by client or clients architect - no measurement survey of the site has been undertaken by the garden designer

this drawing is to be read in conjunction with all relevant consultants and specialist drawings.
the designer is to be notified of all discrepancies before proceeding.
do not scale from this drawing
all dimensions are to be checked on site
this drawing is subject to copyright

320120856P



Terms of use

Upon receipt it is understood that the user will and must fully comply with the terms of purchase as stipulated in the Design & Consultancy Agreement Signed by the user or by an authorised representative of the user's organisation.

This document is protected by United Kingdom copyright laws and international treaties. The entire contents of this document are copyrighted by Teresa Potter Garden & Landscape Design, and may not be reproduced, stored in another retrieval system, posted on a Web site, or transmitted in any form or by any means, without prior written consent of the publisher. Unauthorised reproduction or distribution of this document or any portion of it, may result in severe civil and criminal penalties and will be prosecuted to the maximum extent necessary to protect the rights of the author.

All information contained in this document is current as of publication date. Information contained in this document has been obtained from sources that Teresa Potter Garden & Landscape Design believes to be reliable, but is not warranted by the author.

The following acts are strictly prohibited:

- Reproduction for sale or any other unauthorised distribution
- Unauthorised posting on a web site, electronic medium or any other medium
- Unauthorised transmittal via any electronic means, including the internet or intranet
- Copying for use by any other including any third party

Copyright Disclaimer
The trademark and registered trademarks of the companies mentioned in this publication are the property of their respective holders. All documents in this section which are not the expressed copyright of Teresa Potter Garden & Landscape Design are deemed to be the expressed copyright of their respective owners.

Copyright © Teresa Potter Garden & Landscape Design 2012. All rights reserved.

Design solutions for flood risk assessment

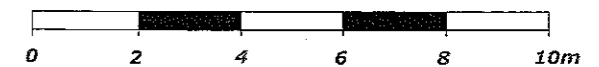
As part of the overall garden design the following features were incorporated to reduce the risk of the garden area flooding. Whilst every effort has been made to ensure the house does not flood it has been deemed more important from an overall design point of view to keep the completed height of the Garden Store structure as low as possible within the landscaping scheme. It's main purpose is for the storage of items that would not be affected by occasional flooding. The finished floor level within the building will be 25mm higher than the path. It may be necessary to raise the finished floor level in one of the rear storage sections more than this so that mechanical or electrical items such as a lawn mower can be stored at floor level and remain above the flood risk zone. However this provision will be reviewed following the completion of the project and incorporated only if required.

Retaining wall and Hazel panels

A retaining wall 450mm from path level has been positioned within the boundary of the property. A line of woven hazel panels is positioned along the boundary line. The area between these structures will be filled with soil. The hazel panels will allow the soil level to be raised next to the hedge whilst causing no damage to the root zone. Woven hazel or willow panels backed with earth are a proven way of re-enforcing stream bankings to protect from flood waters. The soil will provide room for planting which once established will also help hold the soil in position. It is intended that this structure will divert any excess water from the adjacent driveway, therefore reducing the risk of flooding to the garden area.

Drainage

Drainage to the garden area has also been specified to help water escape as quickly as possible. Whilst this will work during brief down pours and periods of prolonged light rain it has been recognised that during periods of extensive flooding in the area this should not be relied upon.



<p>Victory House, The Sidings, Whalley, Lancashire, BB7 9SE 07966 030448 01254 271070 0871 251 9267 www.teresapottergardens.co.uk info@teresapottergardens.co.uk</p>	<p>Client: Mrs Ann Ashworth</p>	<p>Job Title: Waddow Villa, Waddington</p>	<p>Drawing Title: Layout Plan - Flood Risk Assessment Scale: 1:100 PAPER SIZE A2 Date: 06/11/2012 Drawn: TP</p>	<p>Drawing Number: 12-151-12</p>	<table border="1"> <thead> <tr> <th>REVISIONS</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISIONS	REMARKS											
REVISIONS	REMARKS																	