

**FLOOD RISK ASSESSMENT
2 WALKER STREET CLITHEROE**

020130385 P

The property 2 Walker Street lies within flood zone 3, however the property is an existing Victorian end terraced house with a vacant shop space, the property was used as a dwelling within the last 12 months.

It is the current owner's intention to convert the property into 2no duplex apartments with living accommodation at ground floor level and bedrooms and bathrooms at first floor level, therefore maintaining traditional living spaces as the existing dwellings in Walker Street.

Entrances to the apartments are from Taylor Street and from the existing yard area which again is accessed from Taylor Street; the floor level of the properties will be maintained at the existing level. The new services which are to be provided to the apartments are to be positioned above floor level. Central heating boilers and electrical distribution boards will be provided at 1200mm above FFL, electrical sockets will need to be positioned in accordance with Part M of the Building Regulations, but will be positioned at the upper limit of this.

Any external low level airbricks within the external walls will be removed and replaced with either brickwork or stonework dependant on the wall construction. All external walls are to be re-pointed (stonework) and brickwork walls are to be rendered with K Rend waterproof render.

Internally the external walls of the property are to be insulated with insulated plasterboard both at ground floor and first floor level.

Removable flood defense barriers are to be provided to both properties, these will be present for the occupier to install if the need arises, since the properties lie within a flood warning area both properties will be registered with the Environment Agency for early warning of flooding.