

**Flood Risk Assessment to accompany a planning application for the
demolition of a garage, car port, store and rebuilding to form new
garage,
10 Blackburn Road, Ribchester, PR3 3ZP**

This document is to accompany a planning application for the above and is to address any possible flood risk to the proposal as the site is located within a flood zone 2.

Proposal

The property is a garden fronted 2 storey end-terraced house located on Blackburn Road, Ribchester. The proposal is to demolish the existing garages and car port across the side street from the house and replace them with a new single storey garage on the same footprint as the existing garage and car port floor area approx. 100m²

Guidance

Guidance has been obtained from the Environment Agency website for flood risk assessment standing advice for householder and other minor extensions in flood zones 2 and 3. The proposal can be classed as 'minor development' in relation to flood risk for non-residential extensions as the proposal is less than 250m²

This document will form the Flood Risk Assessment (FRA) and will act as an assurance to Ribble Valley Borough Council planning section that flood risk issues have been adequately addressed.

Supporting Evidence

The supporting evidence includes details of any flood proofing / resilience and resilience techniques in accordance with 'improving the flood performance of new buildings' CLG guide 2007.

The guide states the meaning of:-

Flood resistance - 'Constructing a building in such a way to prevent floodwater entering the building and damaging its fabric.

Flood resilience - 'Constructing a building in such a way that although flood water may enter the building its impact is reduced (i.e. no permanent damage is caused, structural integrity is maintained and drying and cleaning are facilitated)'.
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Design of the garage

The resistance / resilience design of the extension and the proposed materials to be used to construct the extension are in accordance with the CLG guide and are designed to attempt to keep water out, in full or in part.

The Materials used and the construction of the extension will have low permeability / flood resilient materials but also creates access to all spaces to permit drying and cleaning.

The floor level of the proposed garage will be no lower than the existing floor levels of the existing garages and car port to be demolished.

The new garage will be constructed out of the following materials

The ground floor will be constructed as per figure 6.4 of the CLG guide which is their preferred option. (Concrete ground supported floor). The construction will comprise of 150mm concrete slab on 1200 gauge visqueen damp proof membrane on 150mm compacted hardcore.

The external walls will be constructed as per figure 6.9 of the CLG guide which is one of their preferred options. The construction will be a part filled cavity wall comprising of external leaf of either stone or engineering brick, 110mm cavity with 60mm rigid insulation, stainless steel wall ties, dense concrete block inner leaf with fair faced finish.

The new external door will be sealed uPVC framed door with threshold as per item 6.9 of the guidance. The new up and over garage door will be sealed all the way round.

No low level air bricks / vents will be incorporated in the garage.

The services will be in accordance of paragraph 6.8 of the guidance and will include new electrical sockets fixed at a height of no less than 450mm above finished floor level.

The only mains service into the building will be electric and this will not be affected by the rebuilding as this will continue to enter the building at high level.

Ref CW / 317

28th February 2016