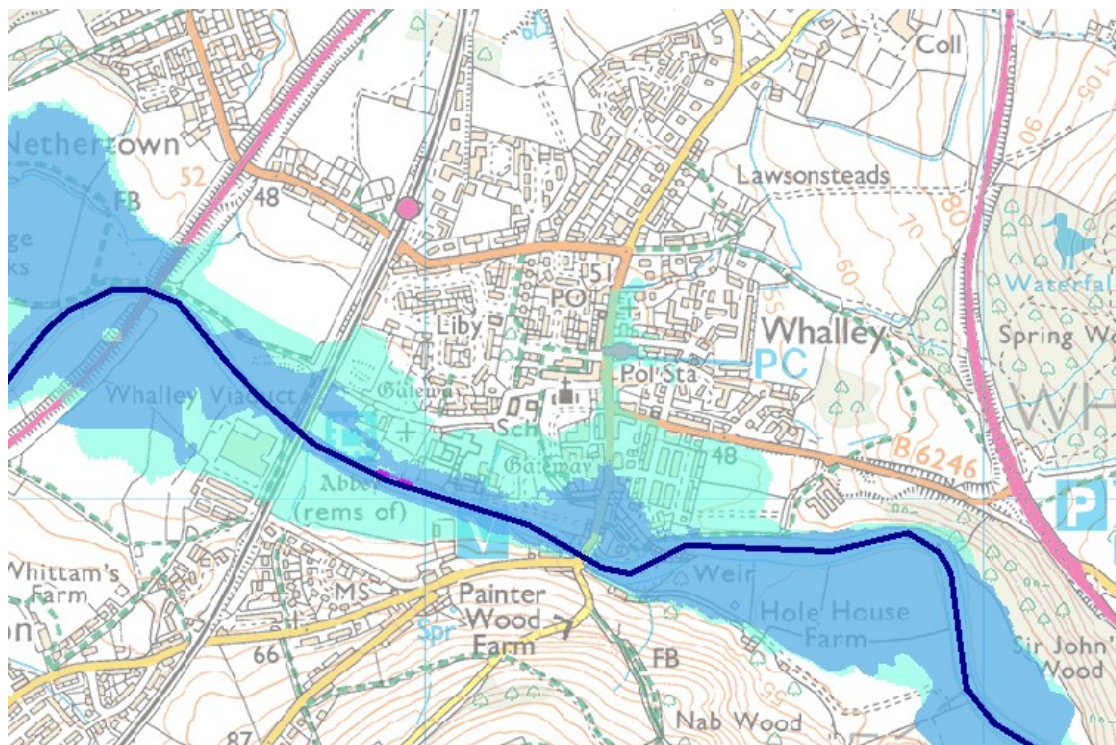


**Peter Hitchen Design Ltd**  
Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE

21 April 2016

**FLOOD RISK ASSESSMENT (MORE VULNERABLE , FLOOD ZONE 2)  
FIRST FLOOR STUDIO FLAT AT 3 ACCRINGTON ROAD , WHALLEY**



The above shows the property (application site) within flood risk zone 2

**General Summary in accordance with the Environment Agency standing advice sheet first published on 1<sup>st</sup> April 2012.**

**Site address**

3 Accrington Road  
Whalley  
Lancashire  
BB7 9TD

**Description**

Proposed change of use from external store area to ground floor retail and first floor s flat

**Assessment of flood risk**

The property lies just within the a flood zone 2 area in the cat first floor entre of Whalley. The application site is an open yard area.  
The flood risk is extremely low as this does not directly affect the application site due to the small footprint area.

**Flood Resistance and resilience**

This is not applicable for this application due to the position of the application site at first floor level.

**Surface water management**

Not applicable to this application (first floor site)

**Access and evacuation**

At ground floor there is an external rear door and at first floor there is an escape window to the flat and there is an open terrace at first floor level where a holding place can be located for an evacuation

**Floor level**

The first floor level is 3.2m from the ground level