

Flood Risk Assessment to accompany a planning application for the erection of a single storey extension to the rear of, Brown Cow Public House, Bridge Road, Chatburn, BB8

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 flood zones 2 and 3

Proposal

The property is a detached 2 storey Public House located on Bridge Road, Chatburn. The proposal is to erect a single storey rear extension to the existing kitchen (floor area approx. 24m²) along with the erection of a glazed canopy over the rear door area.

There is a watercourse known as Chatburn Brook which runs from Downham through the village alongside the car park to the western side of the Brown Cow to the River Ribble on the outskirts of the village.

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 extension

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 kitchen extension will be no lower than the existing floor levels of the Public House. The ground floor has numerous levels, the floor level of the extension will be the same as the existing kitchen which is 600mm above the existing floor level of the dining room.

The floor level to the kitchen extension is approximately 1.8m above the external ground level (car park level). The car park adjacent to the kitchen extension falls away from the Public House to the watercourse.

As the floor level of the new extension is approximately 1.8m above the external ground level a void will be created under the floor which will be used to store garden furniture in the winter months

Materials

The new extension will be constructed out of the following materials

The ground floor to the void area 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 floor to the kitchen will be constructed out of floor screed on insulation on a suspended concrete beam and block floor

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.

There will be no new external doors into the kitchen extension. The new external access hatch to the underfloor ground floor void will have a sealed framed door with threshold as per item 6.9 of the guidance.

No low-level air bricks / vents will be incorporated in the extension

The services into the extension will be extended from the existing public house and 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 in the kitchen extension.

There will be no electrical socket outlets to the under-floor storage void.

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