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Eaves Hall Eco Lodges, West Bradford.

FLOOD RISK and DRAINAGE ASSESSMENT

July 2020

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## 1.0 INTRODUCTION

The site area is 1.8ha so a flood risk and drainage assessment is required to accompany the application.

## 2.0 FLOOD RISK



Figure 1. Flood Risk Map (<https://flood-map-for-planning.service.gov.uk/confirm-location?eastings=373644&northings=445217&placeOrPostcode=BB7%203JG>)

The site is located within flood zone 1, an area with a low probability of flooding (see Fig. 1).

## 3.0 DRAINAGE

The site is currently a green field site, with falls North – South and a field ditch to the west boundary. There is no managed surface water collection.

#### 4.0 PROPOSAL

The works are for construction of 15 eco lodges to the rear field behind Eaves Hall. The proposal is for prefabricated eco lodges that sit lightly on the landscape using helical pile foundations. Access to the properties is via a permeable gravel road with parking within a similar gravel area to the south.

The surface water is not to be managed/collected as the field and road/car park will remain permeable. The eco lodges have sedum green roofs that act as control for run off and the water will drop into short French drains that will allow the water to drain away.

Foul drainage will be directed to and processed through a septic tank to the south of the site.

#### 4.0 CONCLUSION

The proposal will have no impact on the impact on the risk of flooding or drainage on this site or any other site.