FLOOD RISK STATEMENT

FOR THE

PROPOSED ALTERATIONS AND EXTENSIONS

AT

95 KING STREET

WHALLEY

BB7 9SW

Job ref: 6842 Doc Ref: 1.00 Date: 03.04.2023

SUNDERLAND PEACOCK ARCHITECTS SURVEYORS

Flood map for planning

Your reference	Location (easting/northing)	Created
95 King St	**373315/436329**	**3 Apr 2023 9:11**

Your selected location is in flood zone 2, an area with a medium probability of flooding.

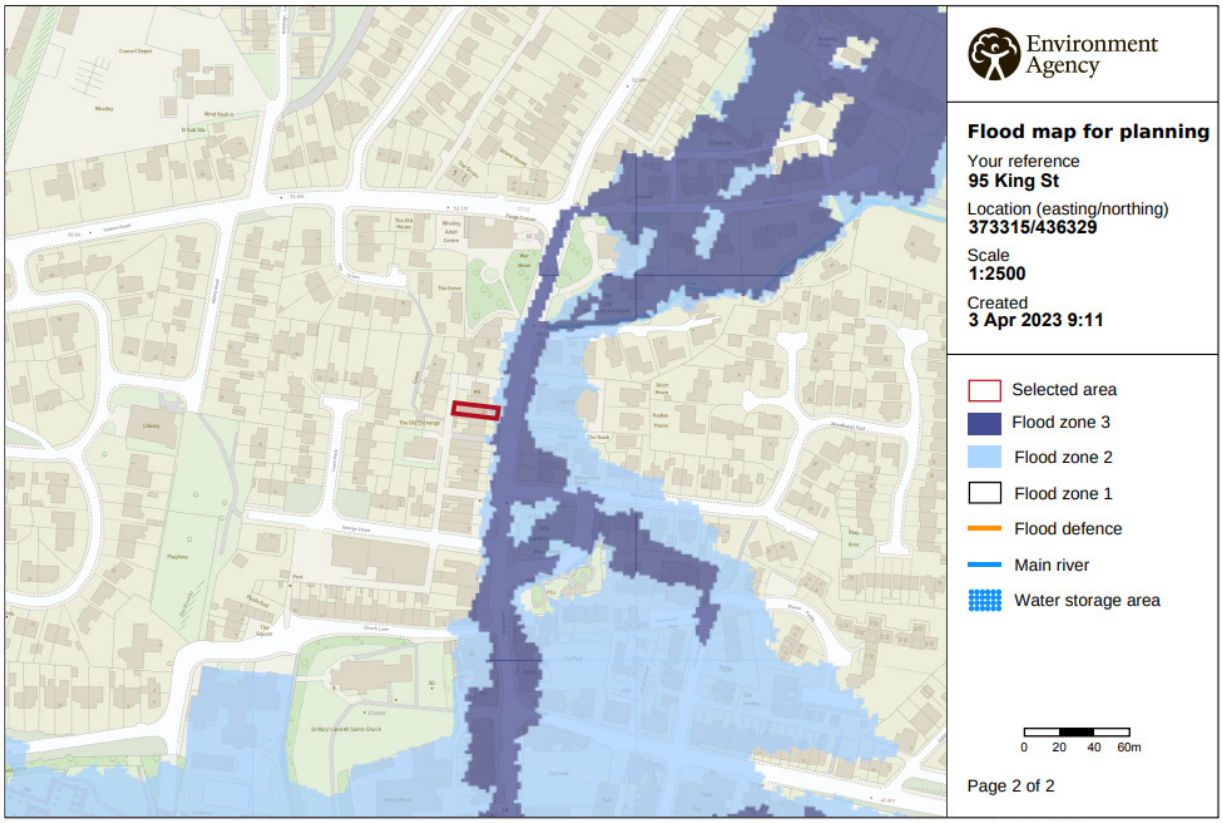
This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.



Flood Zone Map

Flood risk summary for the area around:

95, KING STREET, WHALLEY, CLITHEROE, BB7 9SW

Surface water

High risk

▼ What this information means

This flood risk summary reports the highest risk from surface water within a 15 metre radius of this property.

High risk means that this area has a chance of flooding of greater than 3.3% **each year**.

This information is suitable for identifying:

- which parts of counties or towns are at risk, or have the most risk
- the approximate extent and depth of flooding

It's unlikely to be reliable for a local area and very unlikely to be reliable for identifying individual properties at risk.

Surface water flooding, sometimes known as flash flooding:

- happens when heavy rain cannot drain away
- is difficult to predict as it depends on rainfall volume and location
- can happen up hills and away from rivers and other bodies of water
- is more widespread in areas with harder surfaces like concrete

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

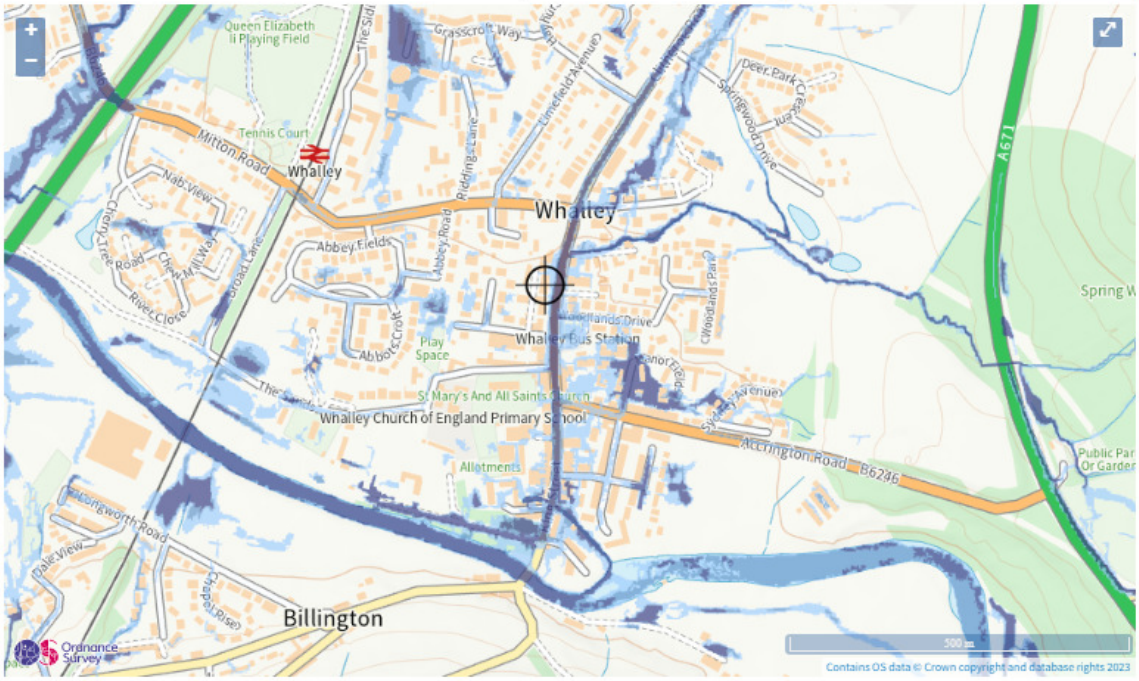
Your LLFA is **Lancashire council**.

Flood risk

Extent of flooding

Location

95 King St, BB7 9SW



Extent of flooding from surface water

High Medium Low Very low Location you selected

Surface Water Flooding Map

Rivers and the sea

Very low risk

▼ What this information means

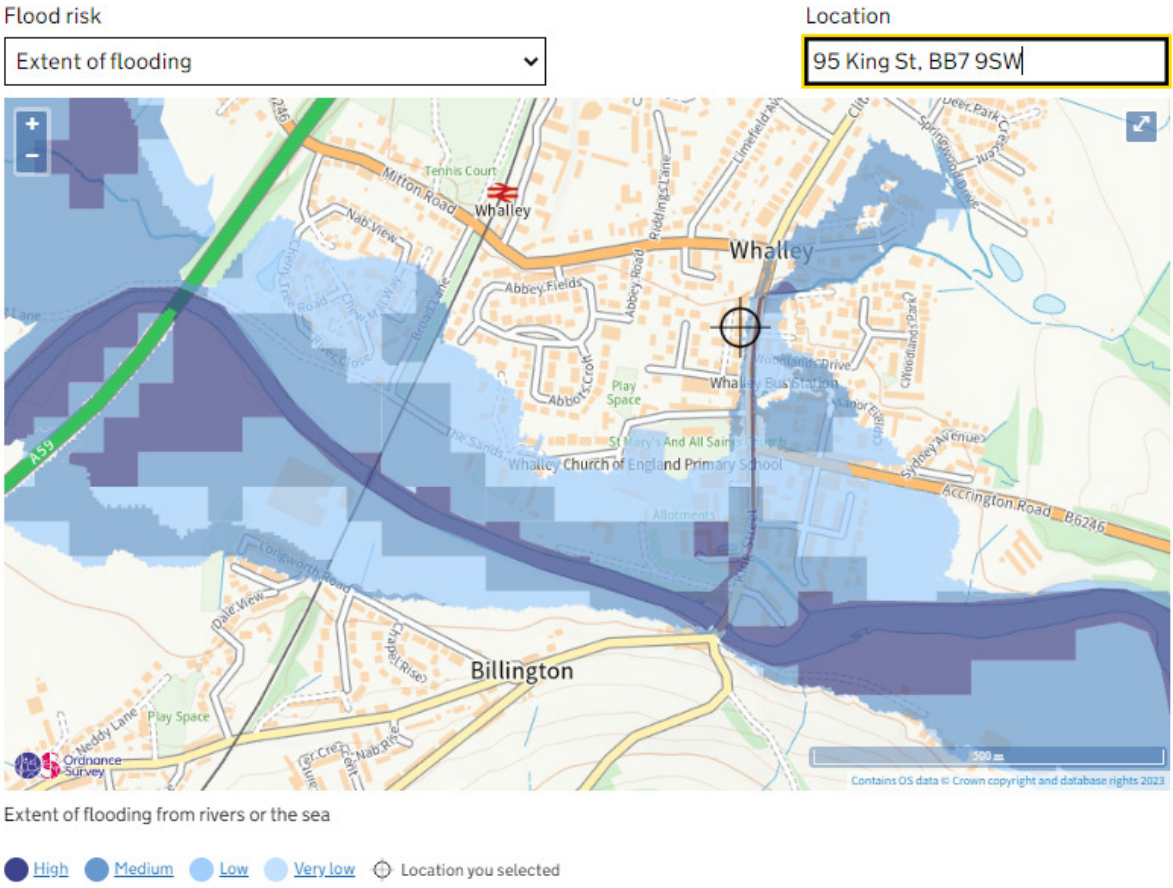
This flood risk summary is not property specific.

Very low risk means that this area has a chance of flooding of less than 0.1% **each year**.

This service takes into account any flood defences.

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

View a map of the risk of flooding from rivers and the sea



Extent of Flooding from Rivers Map

Other flood risks

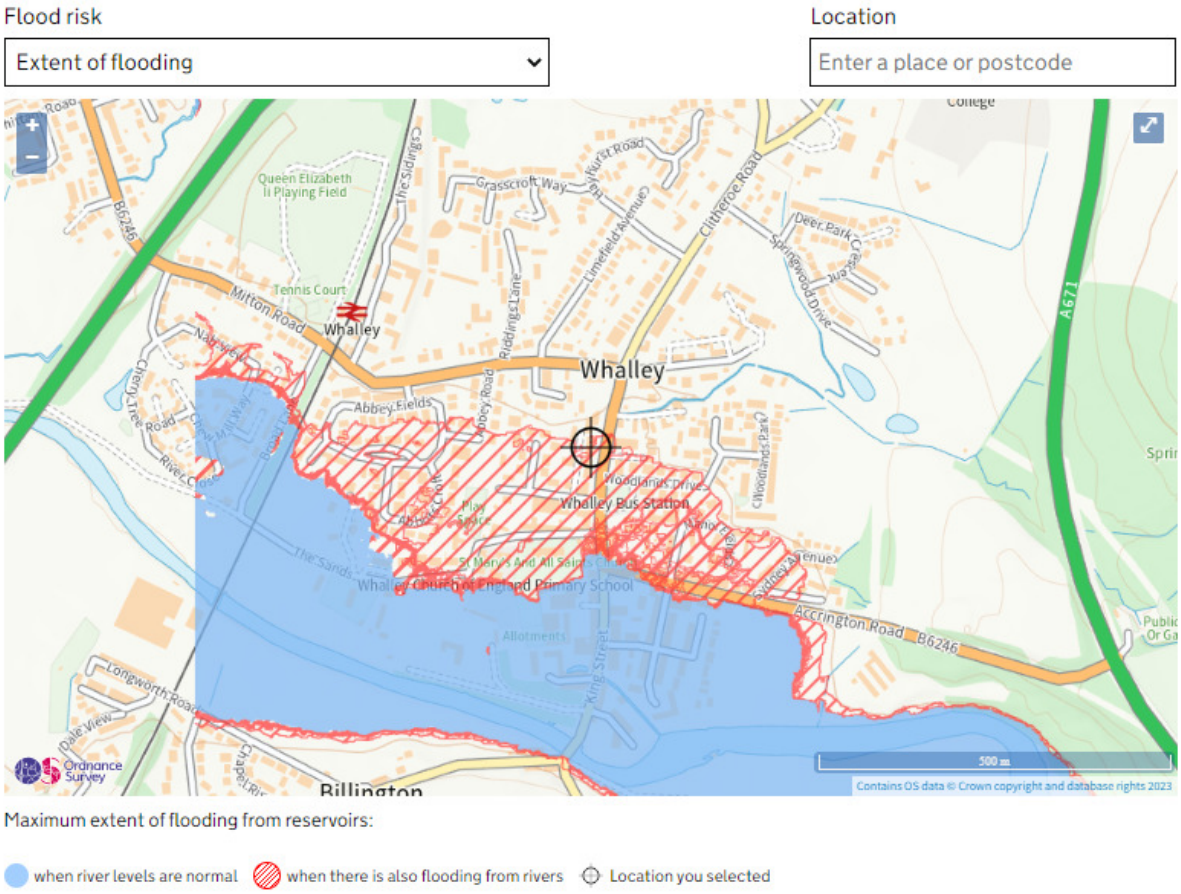
Reservoirs

There is a risk of flooding from reservoirs in this area

Flooding from reservoirs is extremely unlikely. An area is considered at risk if peoples' lives could be threatened in the event of a dam or reservoir failure.

View a map of the risk of flooding from reservoirs

▶ Reservoirs that could affect this area



Risk of Flooding from Reservoirs Map

Flood Risk
The dwelling is located within Flood Zone 2 and is close to Flood Zone 3.

Planning Policy Guidance (PPG) has been reviewed and assessed as below.
With reference to Table 2 from PPG, a development consisting of "dwelling house" falls within the "More Vulnerable" category. Such development within Flood Zone 2 is deemed appropriate. However, within Flood Zone 3 the development must be able to satisfy the sequential and exception test.

Notwithstanding the above, given this is an extension to an existing property, PPG also states that "The Sequential Test does not need to be applied for applications for minor development".
"Minor Development" is described as:-
householder development: *for example sheds, garages, games room etc. within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself.*
The proposals seek permission for a small rear extension to the existing
Property which replaces an existing extension. It is therefore concluded that the Sequential test is not required.
The Exception test requires that it can be demonstrated that the development will be safe for its lifetime. For minor developments such as this it is generally accepted that this policy will be met by ensuring that Finished Floor Levels (FFLs) are set (as a minimum) at the same as the existing property. In particularly vulnerable locations it may be necessary to incorporate flood proofing measures in to the build, however, given the scale and nature of the development these are not considered necessary.

FFLs will therefore be set at (or above) the existing associated FFL.

At detailed design stage we will consider implementing flood preventative measures such as a suspended concrete slab with the insulation above to prevent water ingress from below ground as opposed to traditional strip foundations. Consideration will be given as to whether the foundations need to be specially designed by Structural Engineer including ground investigation.

We will also look to use a hard floor finish such as tiles in the Kitchen / Utility Extension, which will allow for ease of cleaning in case of flooding.

New sockets and electrical wiring equipment and socket outlets will be mounted above the minimum levels to avoid damage from a flood. Cables supplying lower floor power should be routed through an upper floor to prevent possible damage from a lower floor flood. Cables likely to be damaged by flooding should be drawn into plastic conduit. Drain holes are required in such conduits to prevent water collecting at the conduit low points, thereby reducing the risk of long term water damage to cables and associated equipment. The provision of such conduits might reduce the amount of rewiring work required following a flood (depending on the amount of water and mud entering such conduits and associated equipment).

In conclusion the rear extension measures approximately 28m2 in Gross external floor area (the existing extension to be replaced is 19m2) and the other works are all within the same building footprint, it's therefore safe to say that any impacts on flood associated with its construction will be negligible. Flood risk to the property itself will remain constant and in no way be exacerbated by the proposals.

It is therefore concluded, that in relation to Flood Risk, there appears to be no reason the dwelling cannot be safely extended and meet the requirements of PPG.