

FLOOD RISK ASSESSMENT

for

Ms T GILLIAT

REFURBISHMENT OF FORMER BARN CONVERSION

at

THE BARN

PRESTON ROAD, ALSTON, PR3 3BL

APRIL 2025

REFORD

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1. INTRODUCTION

- 1.1 This flood risk assessment has been produced on behalf of Ms T Gilliat in support of a planning application for the refurbishment of a former barn conversion to residential that was approved and constructed in the early 1990s, at The Barn, Preston Road, Alston, PR3 3BL.

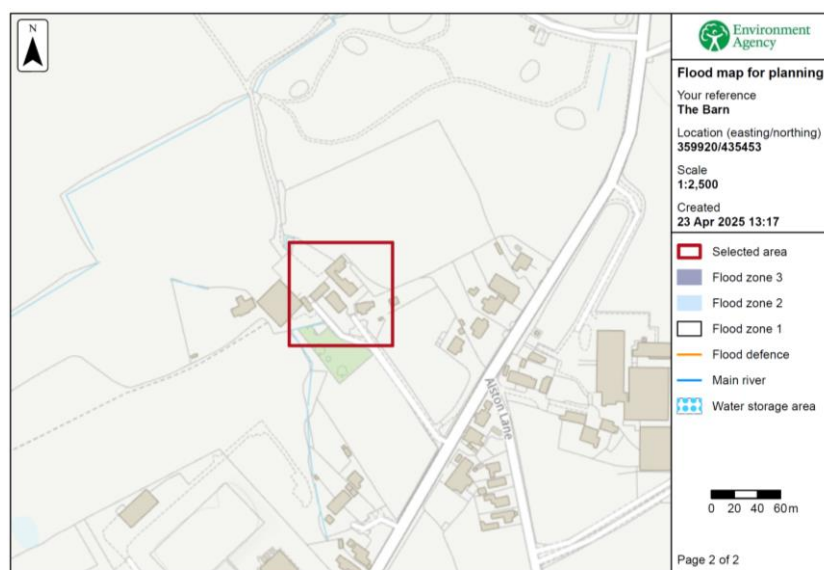
2. SITE DETAILS

- 2.1 As part of a major refurbishment and internal improvement works including improved insulation the applicant is looking to replace windows, amend window openings, provide a link to the former garage to be converted to an art studio and clad the same building in boarding to match the dormobile garage.
- 2.2 This flood risk assessment has been produced to address the flood risk to the proposed glazed link that is to provide a weather protected access between the remaining dormobile garage and to the new studio. The link is a maximum 6m long by 2m wide.

3. SOURCES OF FLOODING AND FLOOD RISK TO THE DEVELOPMENT

Tidal and Fluvial

- 3.1 The site lies within Flood Zone 1 as identified on the Environment Agency's Flood Map for Planning. An extract from the Environment Agency's flood map for planning is below.



- 3.2 The Environment Agency historical flood mapping has identified that the site has not previously been subjected to flooding.

Canals, reservoirs and other artificial sources

- 3.3 There are no canals or other artificial sources within the vicinity of the site. The Alston reservoirs lie approx. 1km to the northeast of the site.
- 3.4 The Flood Risk from Reservoirs mapping shows there is a risk to the site of flooding from reservoirs should an event happen when river levels are normal. Reservoirs are inspected and maintained in accordance with the Reservoirs Act, with necessary works undertaken when needed to resolve defects. The probability of reservoir failure is therefore very low.
- 3.5 The risk from canals, reservoirs and other artificial sources is therefore very low.

Groundwater

- 3.6 Flooding from groundwater is unlikely in this area.

Pluvial

- 3.7 The Environment Agency Risk of Flooding from Surface Water map indicates the area where the proposed glazed link is to be located is at a very low risk of surface water flooding. A very low risk means that this area has a chance of flooding of less than 0.1% each year.
- 3.8 It is noted that flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

4. CONCLUSIONS

- 4.1 The site lies within Flood Zone 1 as identified on the Environment Agency's Flood Map for Planning.
- 4.2 The Environment Agency historical flood mapping has identified that the site has not previously been subjected to flooding.

- 4.3 The risk from canals, reservoirs and other artificial sources is very low.
- 4.4 Flooding from groundwater is unlikely in this area.
- 4.5 The Environment Agency Risk of Flooding from Surface Water map indicates the area where the proposed glazed link is to be located is at a very low risk of surface water flooding.
- 4.6 There will be no change to the flood risk upstream or downstream of this location.