

AF Planning & Design

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Proportionate Flood Risk Assessment 19 Queen Street, Whalley

Introduction:

- This statement is written in support of a Planning Application, for works at 19 Queen Street, Whalley.
- A flood risk assessment is provided due to the location of the property within a flood risk area / zone.

Proposal & Context:

- The applications seeks consent to replace existing windows / doors the property, and provide new solar panels to the roof slopes.
- The replacement doors / windows will be within the existing reveals of the building. No new structural alterations are proposed in addition to this.
- The proposed solar panels will be affixed to the roof slope using manufactures approved techniques,

Flood Zone Risk Assessment.

- The proposed works not change the characteristics of the property, therefore will not enhance the risk of flooding.
- The new windows and doors would be sealed externally, and mechanically fixed to the masonry; providing a secure and watertight finish.
- The solar panels will incorporate a proprietary weatherproofing seal detail to prevent water ingress into the roof.
- It is therefore deemed that whilst the site is within a flood zone, it will pose no impact or enhanced risk.