



Joanne Leigh

George Street, Longridge

Flood Risk Assessment

D4843-R-01

July 2026

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Document Control Sheet

George Street, Longridge

Flood Risk Assessment

Job	Date	Issue	Copy
D4843	July 2026	Original	

Originator.....G Sanderson.....

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Approver..... G Sanderson

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1. Introduction

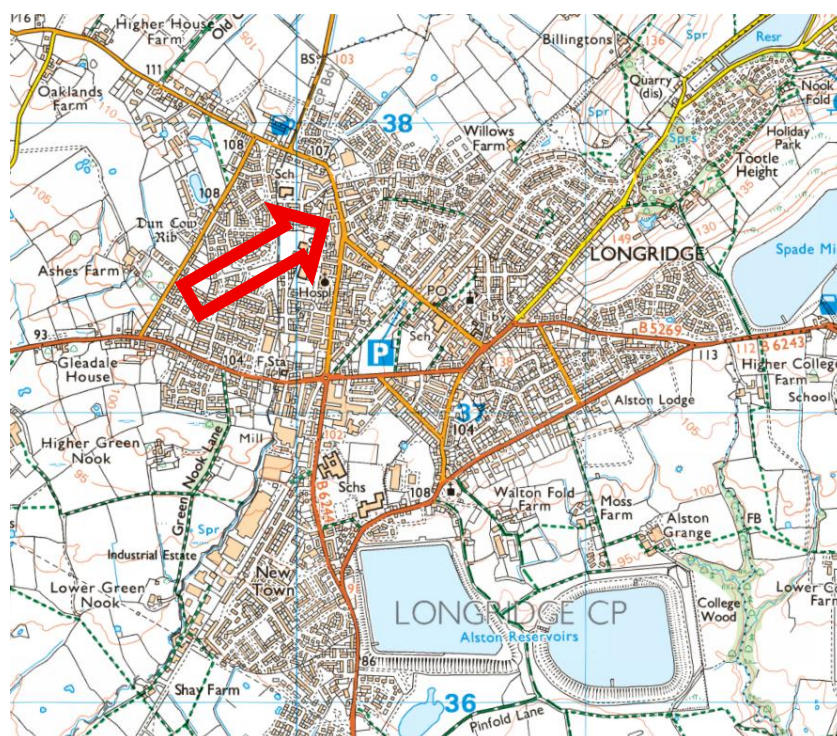
PSA Design have been commissioned by Joanne Leigh to undertake a Flood Risk Assessment (FRA) in support of an application for the conversion of a storage unit Class B8 to a dwelling on George Street, Longridge.

Location

The site is located at:

Former Joiners Workshop,
George Street,
Longridge, PR3 3JS

The general location of the site is shown below. It can also be seen on the Architects plans, included as **Appendix A**. NGR for the site is 360130E 437675N



Existing Site & Usage

The building was historically part of 27 Inglewhite Road, accessed from George. Whilst in the ownership of HT Forrest it was amalgamated into their group of buildings and mainly accessed via their Inglewhite Road entrance. This was in respect to residents on George Street to

minimise disruption to them. The joinery workshop closed in 2013. The building was let to a company who used it for storage purposes until late 2022. The application building was then separated off from the main unit. Whilst the subject building has been available for storage/small business use since 2022, it has remained unoccupied due to access issues.

The building is now separated from the complex of former joinery buildings with a cavity blockwork wall. The former joinery buildings now house a number of small retail shops, wellbeing practices and a café Class E. Further buildings in the complex to the southwest house a numbers or storage uses Class B8.

The area around the building, directly off George Street, has historically been used for parking and storage and is surfaced in concrete.

Opposite the site to the south are two storey terraced cottages. To the east of the site are the rear of houses 21-25 Inglewhite Road. To the west of the site is a red brick building which is used for storage purposes. Access to this unit is only available from the north via the yard associated with 27 Inglewhite Road. The large doors facing George Street are not used.

The existing site is 100% impermeable, being made of buildings and concrete hardstanding's.

Existing levels along George Street in front of the building are at circa 110.8mAOD. Road levels on Mary Street West to the south continue to fall to circa 110.6mAOD. Floor levels of the existing building are some 150mm above the corresponding road levels on George Street.

2. Development Proposals

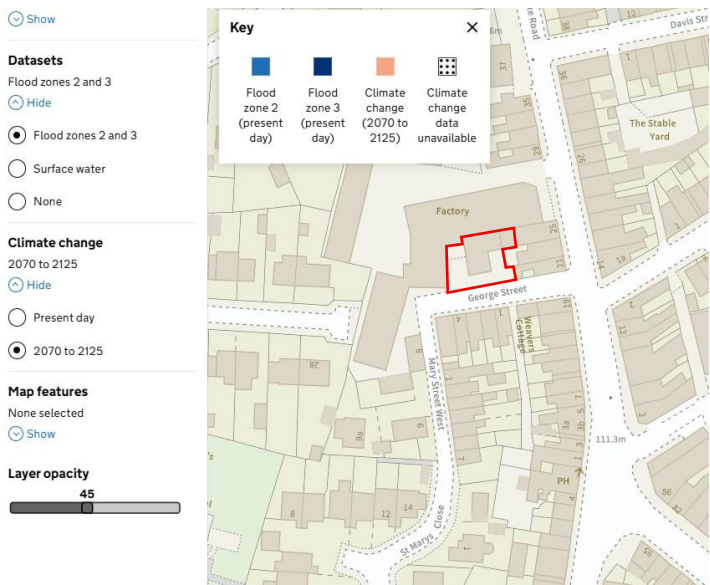
The application seeks permission to convert this vacant storage unit into a single storey dwelling with two bedrooms, off-street parking, a garage, and an enclosed garden and amenity area.

The building footprint will remain identical to that of the existing except for a small (1.4m x 1.8m) lobby being added on the west elevation.

The Architects' proposed plans are included in **Appendix A**.

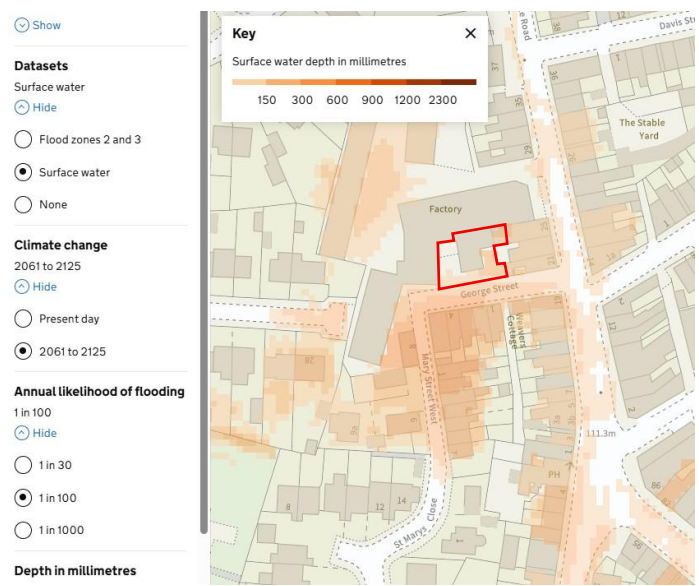
3. Flood Risk

The site lies within Flood Zone 1 and thus outwith an area at risk of flooding from fluvial and coastal sources. An extract of the flood map is shown below with the property bound in red. The flood map for planning is included as **Appendix B**.

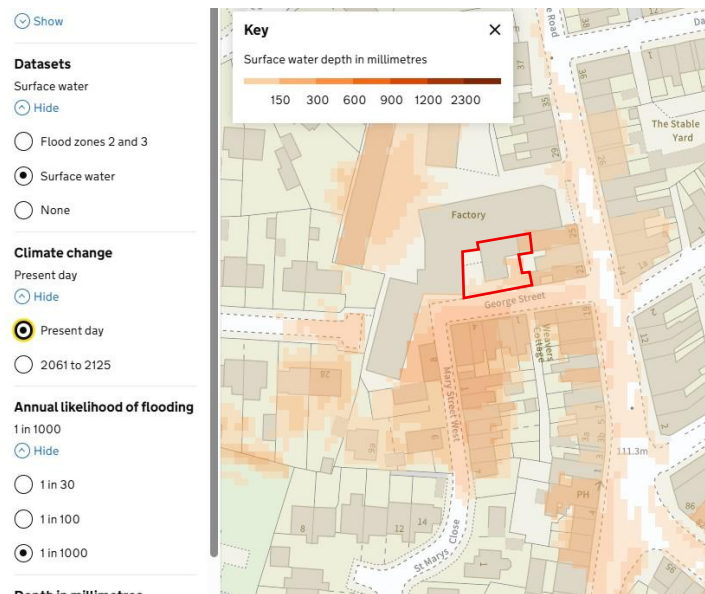


Surface Water (SW) Flood Risk

Reference to online surface water flood risk mapping shows the site is at risk of surface water flooding. Extracts of the SW flood risk maps are reproduced below.



SW Flood Risk 1 in 100yr + Climate Change



Reference to the 1 in 100yr + cc (design flood event) surface water flood map shows the pixelated flood extent marginally impinging on the east and south facade of the building. As noted above, levels within the site are circa 200mm above levels on George Street which suggests it would be very unlikely flooding would occur here at any significant depth.

Existing (and proposed) floor levels at the garage entrance and the residential access to the west are currently measured 200mm and 150mm above the existing external ground level accordingly. Both the areas immediately in front of the proposed garage and residential access are shown outwith an area at risk of flooding. Logic would therefore suggest that the FFLs (and hence proposed building) are also outwith and area at risk of flooding.

George Street and Mary Street West are also served by adopted highway gullies which would typically drain any surface water flooding within the vicinity of the site. So only due to blockage or severe inundation would there be any reasonable chance of flooding in the area. Adopted highway gullies are of course maintained and cleaned periodically by the highway authority.

It can therefore be argued that the risk of the property being affected by surface water flooding would be very low.

The 1 in 1000yr surface water flood map paints a very similar picture to that assessed above with minor (pixelated) impingement shown on the east and south facade of the building.

4. Flood Mitigation

The Architect has indicated that proposed finished floor levels (FFLs) will be set at or above the existing FFLs. It has been established that these are a minimum of 150mm above external levels which are shown outwith an area at risk of flooding.

Notwithstanding the above, given the opportunity arises, it would make sense to include some reasonable flood mitigation measures during the refurbishment. The following elements (or similar) should be built into the design and/or established prior to completion:

- All electrical sockets, boilers and meter units should be raised a minimum of 450mm above ground level.
- Cement based or magnesium oxide plaster boards fitted horizontally at ground floor.
- Lime render to be used on walls rather than traditional plaster
- Ground floors should be solid construction.
- Insulation should be closed-cell type
- Non return flap-valves fitted on external MH's to prevent surcharge.

5. Conclusion

The site is located in Flood Zone 1 and thus, in flood risk terms, is at no risk from coastal / fluvial flooding.

Surface water flood risk has been analysed and assessed on a site-specific basis. The site is shown to be at "low" risk of SW flooding. Notwithstanding this, flood resilient measures have been recommended for inclusion within the proposed building.

The results of this assessment indicate there is no reason planning permission can not be granted as the proposals comply with relevant NPPF flood risk policies.

Appendix A

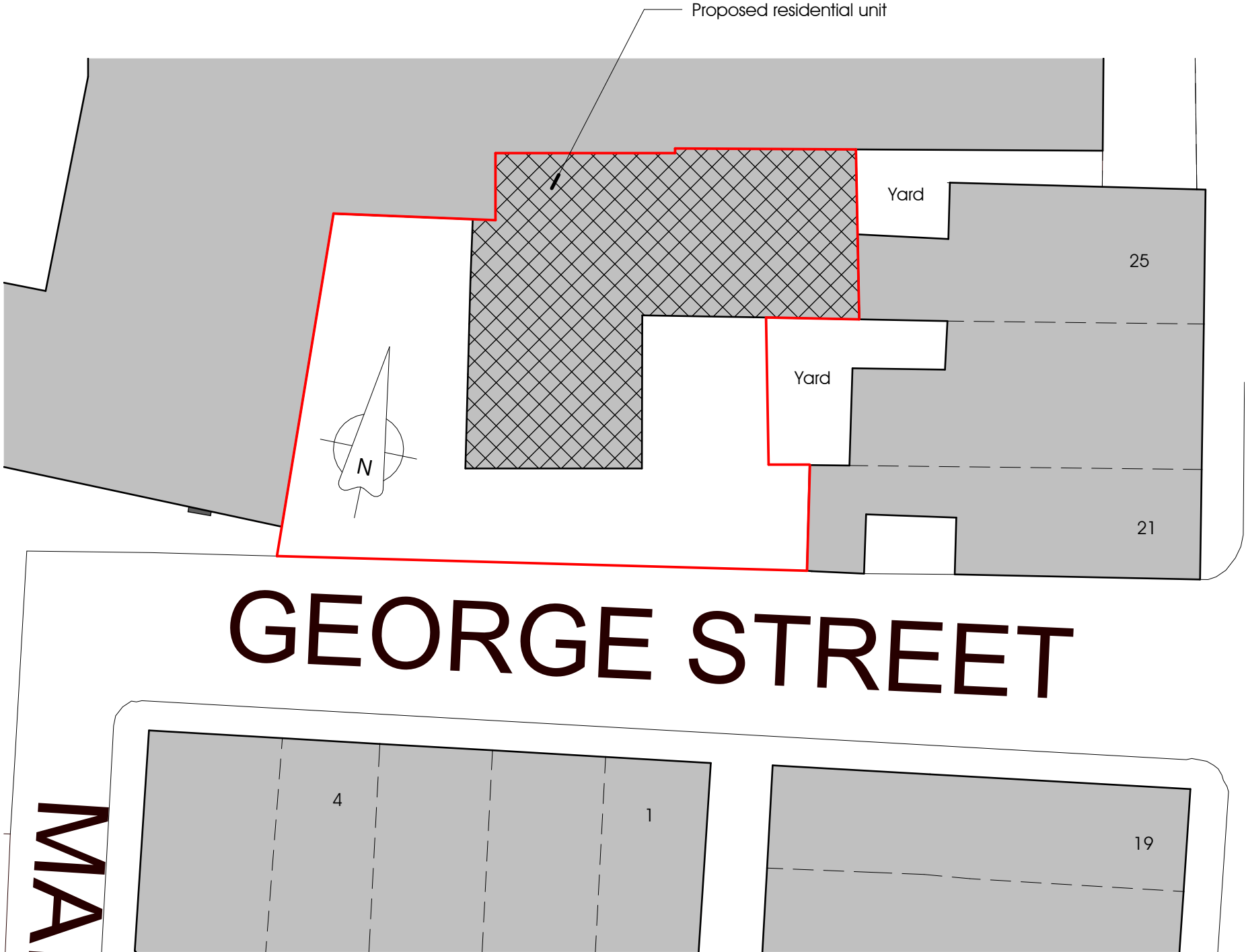
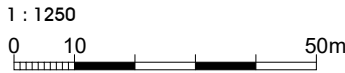
Architects Plans

NOTES:
1: The Contractor, Sub Contractor or specialist supplier are responsible for confirming site dimensions prior to fabrication 2: Any dimensional discrepancies are to be reported to the Architect immediately

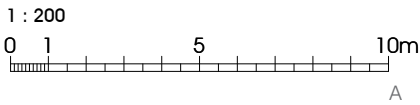


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Location Plan



Block Plan



A 01-07-2026 Revised Scheme

Conversion of Workshop to
1No. dwelling
Mr T Forrest

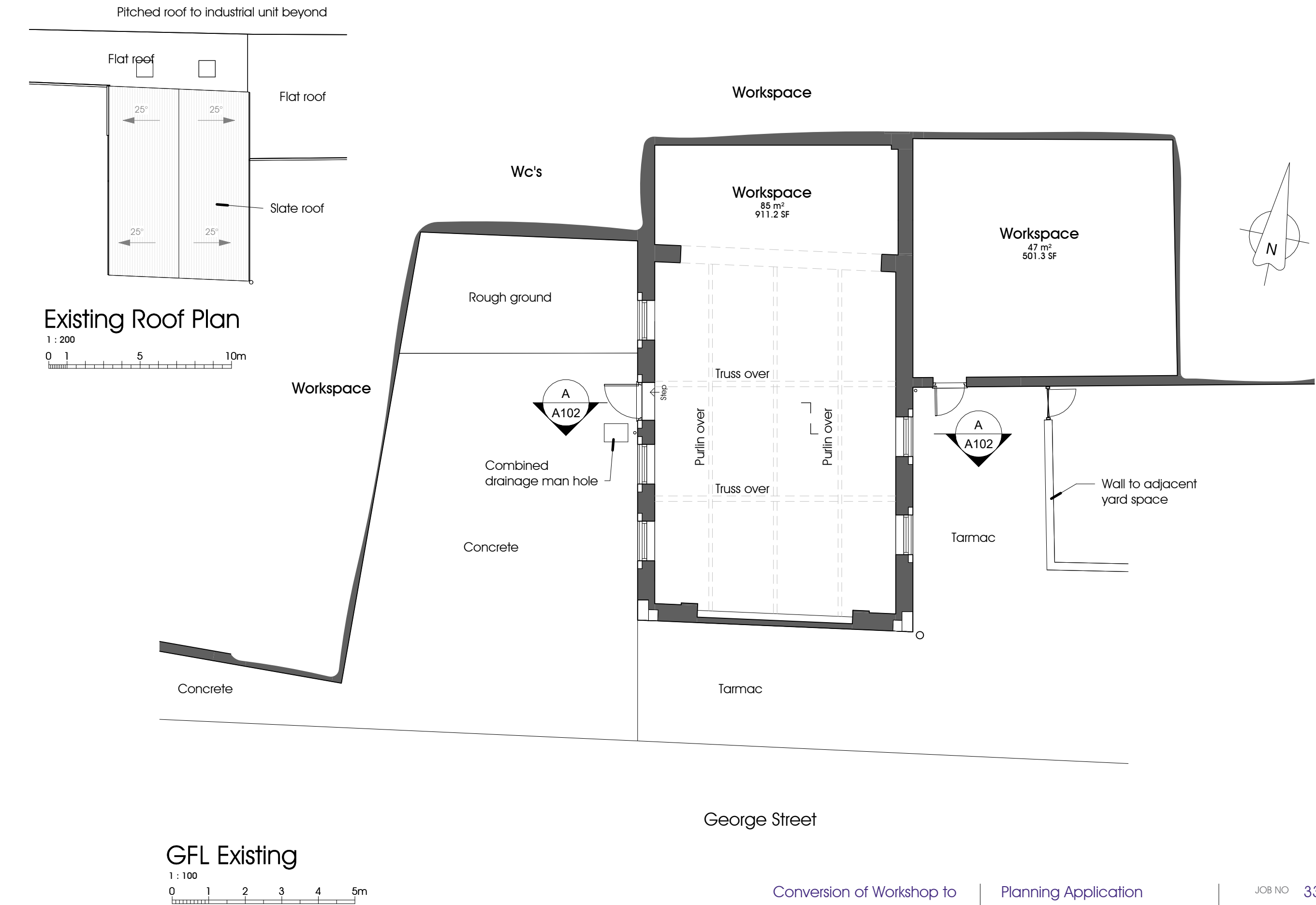
Building and land accessed off George Street

Planning Application
Location and Block Plans

DATE 05/09/24

JOB NO 3393
DRAWING NO A100
REVISION A
SCALE As indicated @ A3

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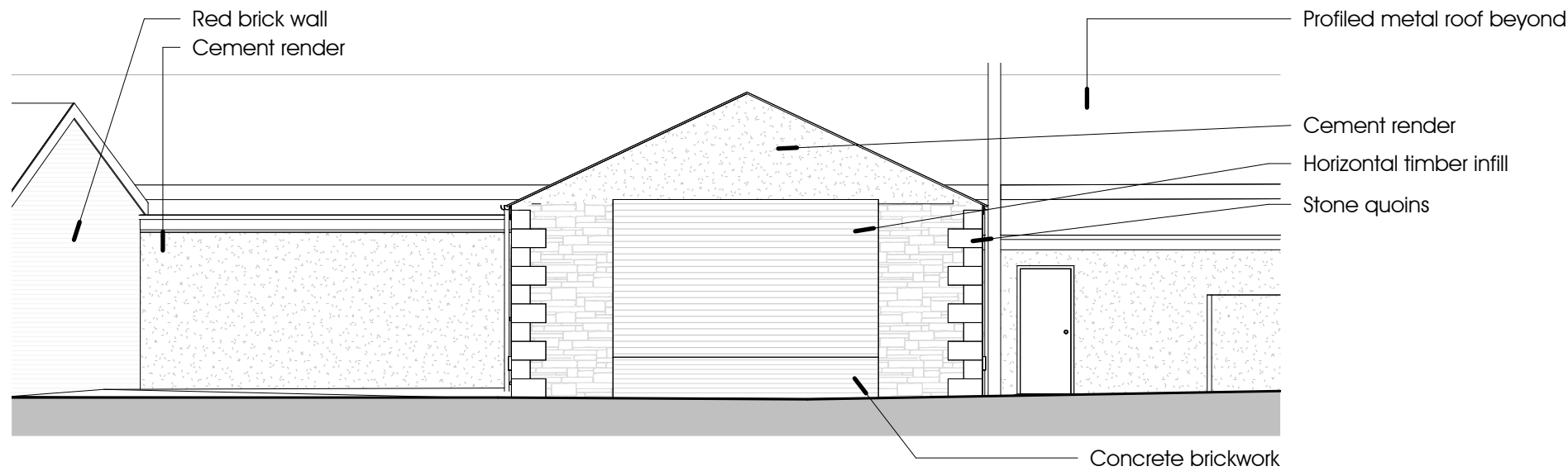
West Existing

1 : 100



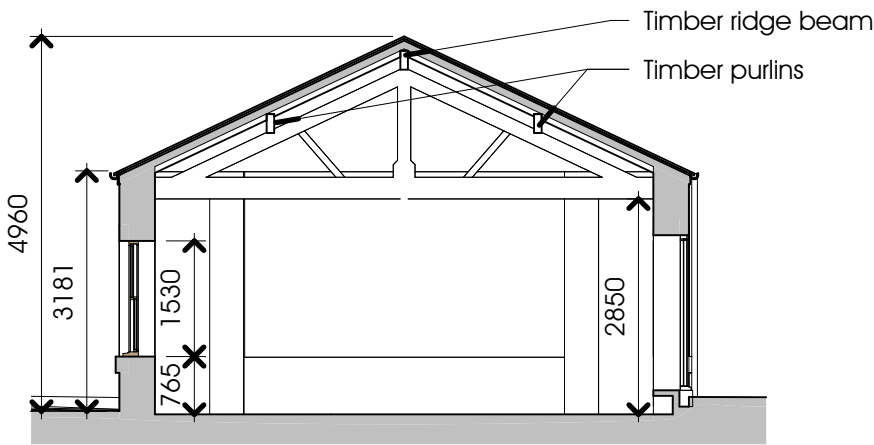
East Existing

1 : 100



South Existing

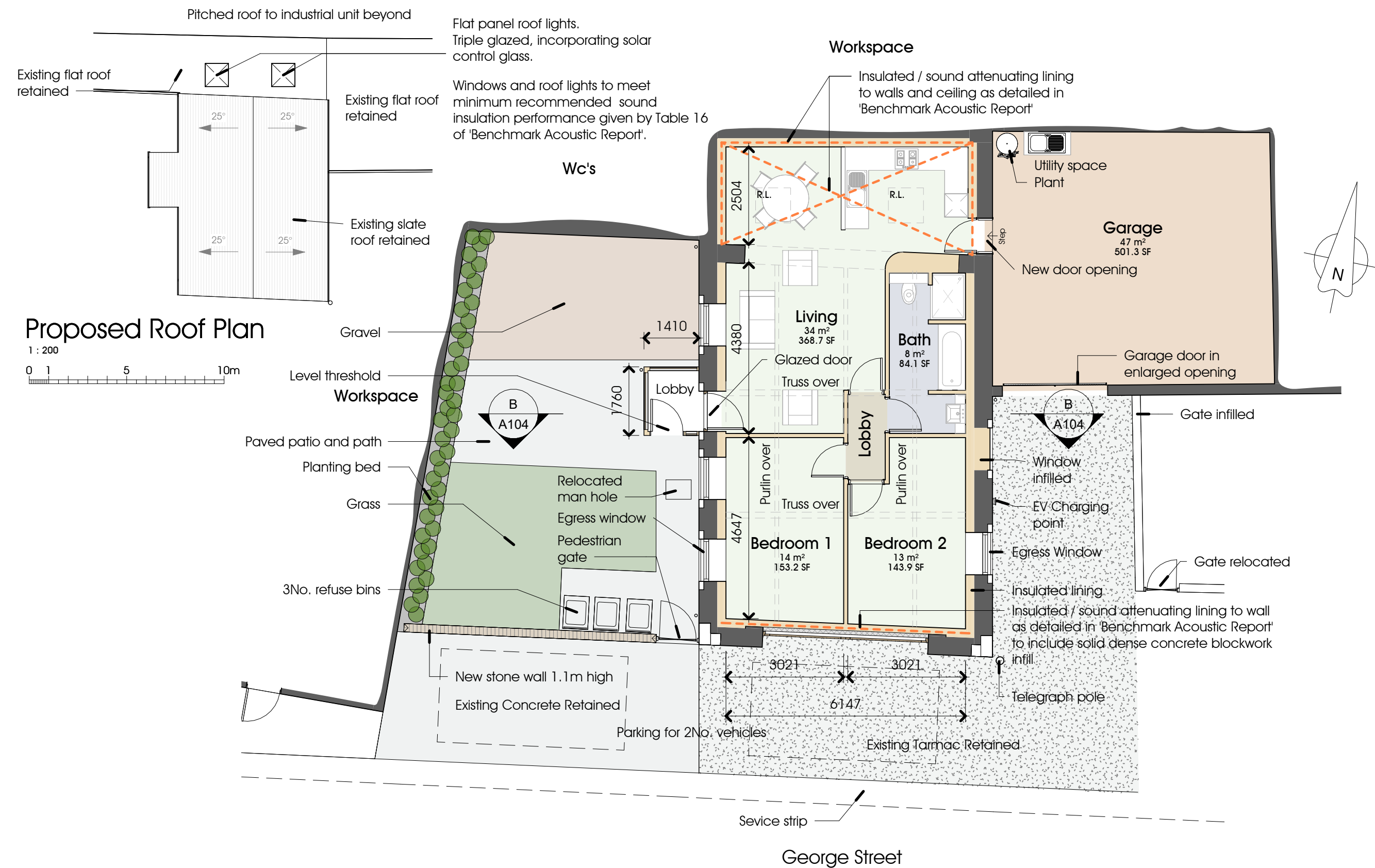
1 : 100



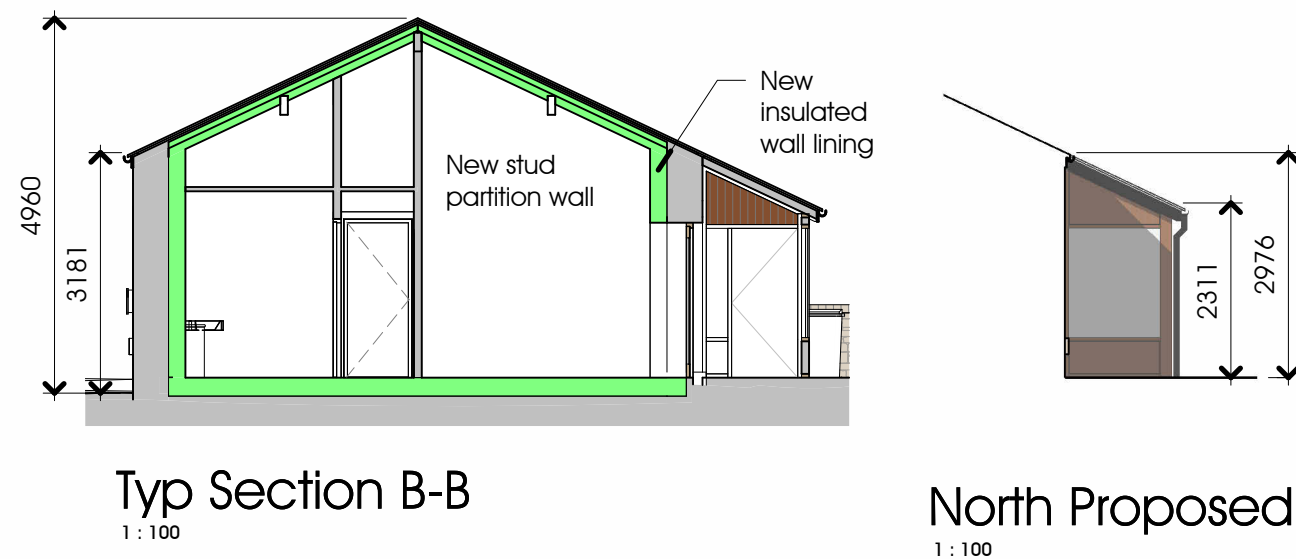
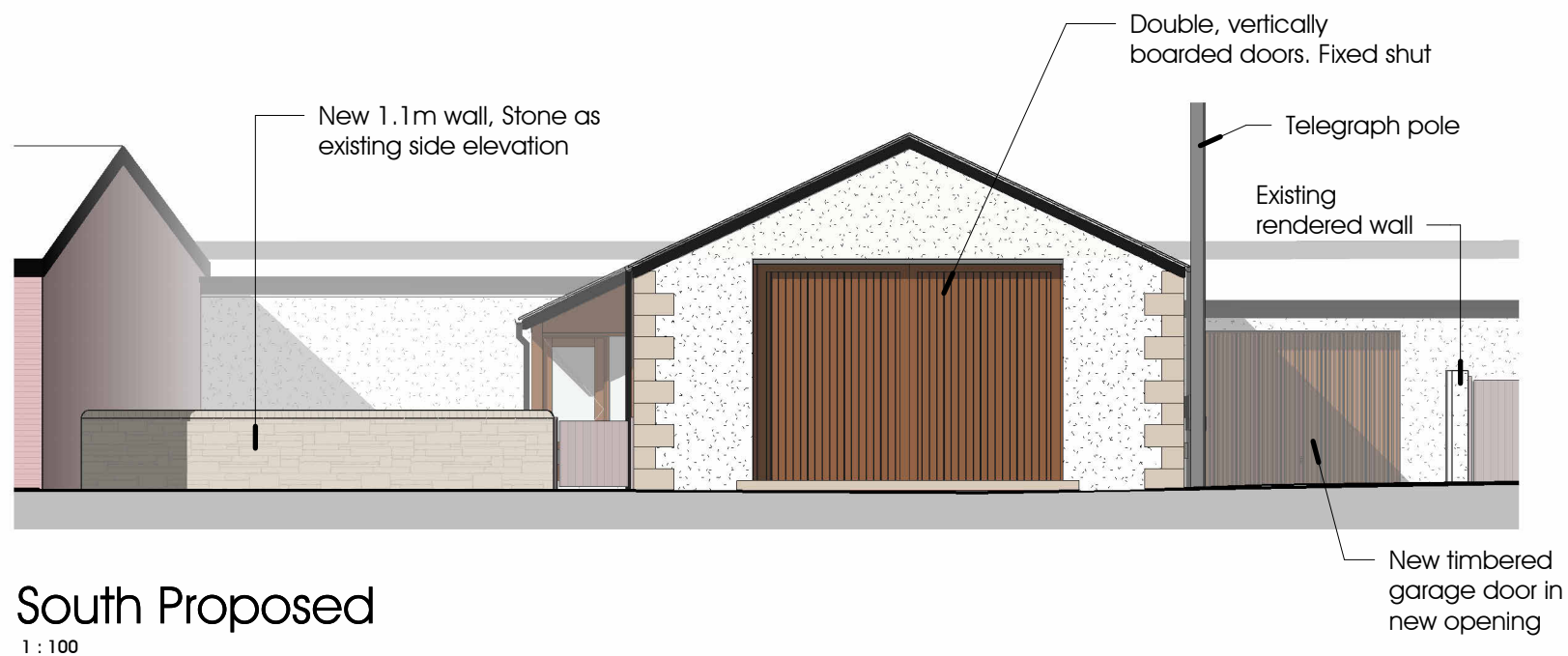
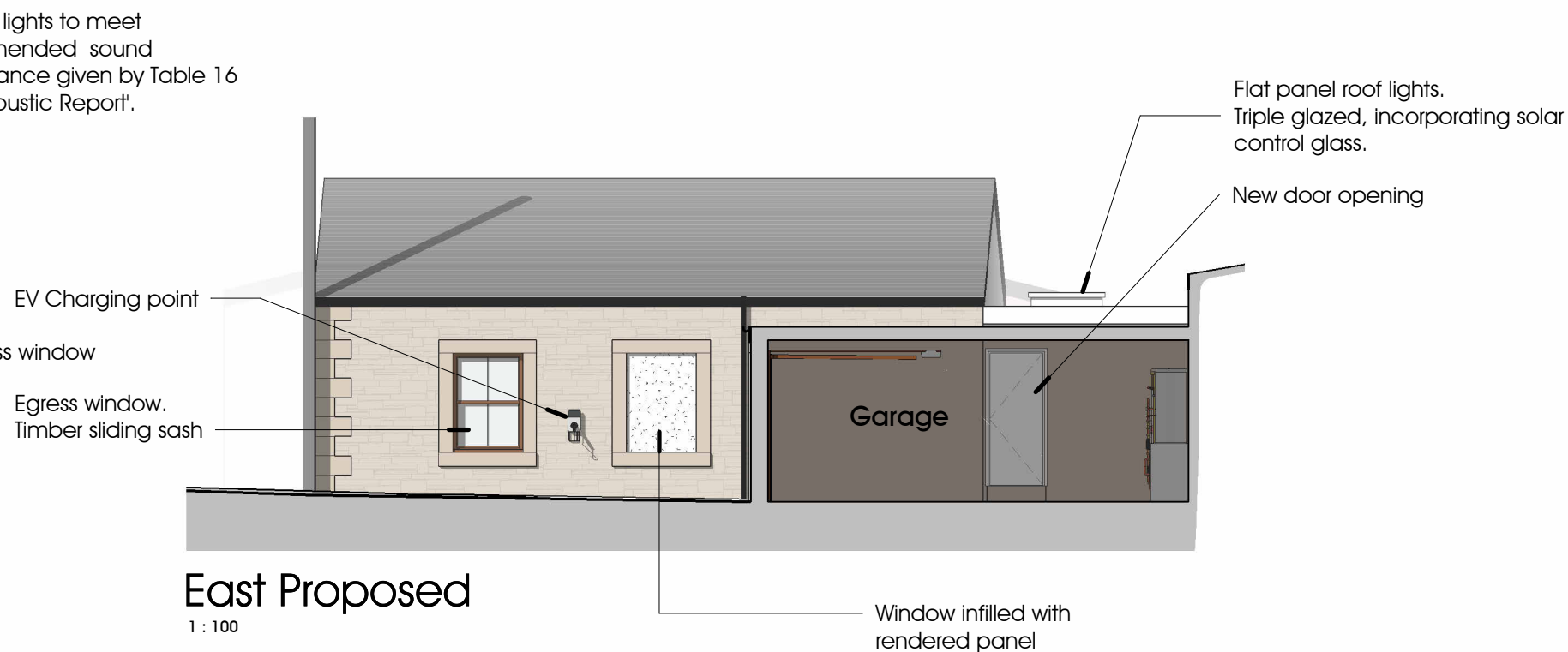
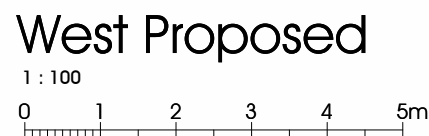
Typ Section A-A

1 : 100

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Appendix B

Flood Map for Planning

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
360127/437673

Created
31 July 2026 15:39

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

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.

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Flood map for planning

Your reference

Unspecified

Location (easting/northing)

360127/437673

Scale

1:2,500

Created

31 Jul 2026 15:39

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m

