

Proposed Alterations & Extension
51 London Road Kirton Boston PE20 1JE
Flood Risk Assessment



LPA Planning App Ref B/24/0014

PROPOSED WORKS

This report is prepared to support a Householder Planning application to Boston Borough Council for alterations and extension to an existing dwelling in the village of Kirton.

The application site is located within Flood Zone 3 as determined by The Environment Agency and this is the flood risk status for a radius of several kilometres from the site with the exception of Kirton village centre which is Flood Zone 2.

The proposed works involve removal of previous extensions to the property and the construction of a replacement two storey extension

The retained part of the dwelling has existing solid concrete floors and the intention is that the new extension will have solid floor construction incorporating damp proof membrane in accordance with Building Regulations.

The floor level of the extension will be at the same height as the existing dwelling and ground levels around the dwelling will not be altered.

All bedroom accommodation is to be provided at first floor level

Flood resilient measures will be incorporated to the proposed construction including materials up to 300mm above floor level to be resilient to moisture / water. Electrical sockets and switches to be supplied from high level. Solid floors to be finished with suitable hard flooring such as ceramic tiles

FLOOD MANAGEMENT

Warnings and Evacuation

The occupants of the dwelling will register for the EA's Floodline Warnings Direct service which is available at the location. Should a flood warning be received, or a flood event be otherwise predicted, occupants will evacuate in good time before any local flooding occurs to dry ground either at Swineshead, about 6.9km to the north west, or Donington at 10km to the west.

Should occupants choose not to, or fail to evacuate early, but then need to leave the site during flood conditions they would still be able to wade safely through floodwater with shallow depths to dry ground. As the site is located at the edge of any potential area of flooding, there would be low flow velocity and consequently a low level of danger assessed by Table 13.1 of FD2320/TR2.

Alternatively, residents might remain in their house and ascend to safe refuge on the upper floor so as to remain well clear of flooding outside the buildings or even of any floodwater entering at ground level.

In the event of a need for evacuation of any personnel, e.g., for medical reasons, attendance by the emergency services would not be precluded by the depths of the floodwater in the access roads.

In neither case would the occupants be exposed to any danger.

Alan J Finch
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