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Flood Risk Report, 1 Grand Sluice Lane Boston PE21 9HL

Existing:

One residence, 1 grand Sluice Lane, that has been extended to the rear to form a new kitchen & Lounge area & shower room & two additional bedrooms on the first floor.

Proposal:

Division of one already extended residence into two residences.

The first residence fronting Grand Sluice Lane will be returned to the original terraced cottage format of lounge & Kitchen area to the ground floor & two bedrooms & bathroom to the first floor.

The proposed second residence will be in the existing extended part of the building to the rear of 1 Grand Sluice Lane. The small garden to frontage of Grand Sluice lane will be in the ownership of the existing cottage, number 1. The garden to the rear will be sub divided into two amenity areas one for each of the new & proposed dwellings, as shown on drawing LGSL/21/2

Floor Levels....

Ground floor levels of the proposed Re-Development of the rear extension buildings are proposed to be set at 100mm above site level of which is approx 2.25m ODN at Boston above sea level. So as to strengthen its position if flooding were to occur.

Escape Routes....

In case of flooding there are proposed to be 2 x Window openings to the first floor.

One to each Bedroom (South) opening out onto Catslide Roof.

Electricity Supply....

The Electricity power sockets of the ground floor are to be positioned at a minimum of 500mm above the finished new ground floor level.

So as to safeguard the electricity supply in case of the building being flooded.

Surface Water....

Discharge of surface water from the new proposed extension will be into the existing surface water mains system.

Site Levels....

The property site level is approx 2.25 ODN above sea level and has a Flood Risk Catagory 3 High Risk probability.

The property lies approx 150m (West) of the Maud Foster drain its nearest water coarse.

If flooding were to occur from high water level conditions it is thought likely from the Maud Foster drain.

The 100yr flood levels for the Maud Foster drain is 2.25 ODN. model.. MF 2004.

Fluvial Defences....

*There are no formal flood defences protecting this site.
However the natural channel is maintained by the Environment Agency and is inspected regularly.
It provides a nominal protection against a flood event with a 1.33% chance of occurring in any year (1 in 75)
There are no records of flooding from the Maud Foster drain.*

Summing Up....

It is estimated that if any flood levels from this source were to occur that on reaching the site would be shallow given distance of travel and disbursement with low risk....