

FLOOD RISK ASSESSMENT

1. Introduction

- 1.1 This Flood Risk Assessment has been produced on behalf of Shilton Property Development Ltd in respect of a Planning Application for a residential development at 11 Fydell Crescent, Boston, PE21 8SS.

The site is located at grid reference TF 32616 43806



Figure 1 Site Location

2. Proposed Development

- 2.1 The existing floor level to the building is 3.990 ODN with footpath level at 3.791 ODN and average site levels indicate 3.575 ODN.

It is proposed that the floor levels will remain as existing and there is no history of flooding to the site.

The nearest open water course is that of the River Witham which is approximately 120m from the site.

Proposed Development - Continued

- 2.2 In scenario year 2115 and annual chance of 1 in 200, the site is within the greater than 2m maximum hazard likely to flood between 1 – 1.6m with a maximum velocity of 1.5 – 2.5m per second.

In scenario year 2115 and annual chance of 1 in 1000, the site is within maximum hazard greater than 2m danger for all, likely to flood between 1 – 1.6m with a maximum velocity of 0.3 – 1m per second.

Given that the proposal is to convert an existing dwelling as opposed to create a new building, the building should retain its current floor levels which in turn ensures continuity of the street scene and avoid abnormal window/door heights when reading against adjacent dwellings.

The two storey nature of the proposal would provide safe refuge on first floor level along with ensuring sleeping accommodation is restricted to the first floor only at approximately 2.8m above floor level or 6.850 AOD. It is proposed to install flood defence barriers of 0.6m high at door entrances and that electrical sockets, etc. will be place 600mm above floor level