

FLOOD RISK ASSESSMENT

PROPOSED RESIDENTIAL BALCONY EXTENSION

AT

OLD SCHOOL HOUSE, WASHDYKE LANE,
OLD LEAKE COMMONSIDE, BOSTON,
LINCOLNSHIRE, PE22 9QH

FOR

Mr & Mrs T Fenton

DATE: June 2021
PROJECT NO. 12-443

1.0 Introduction

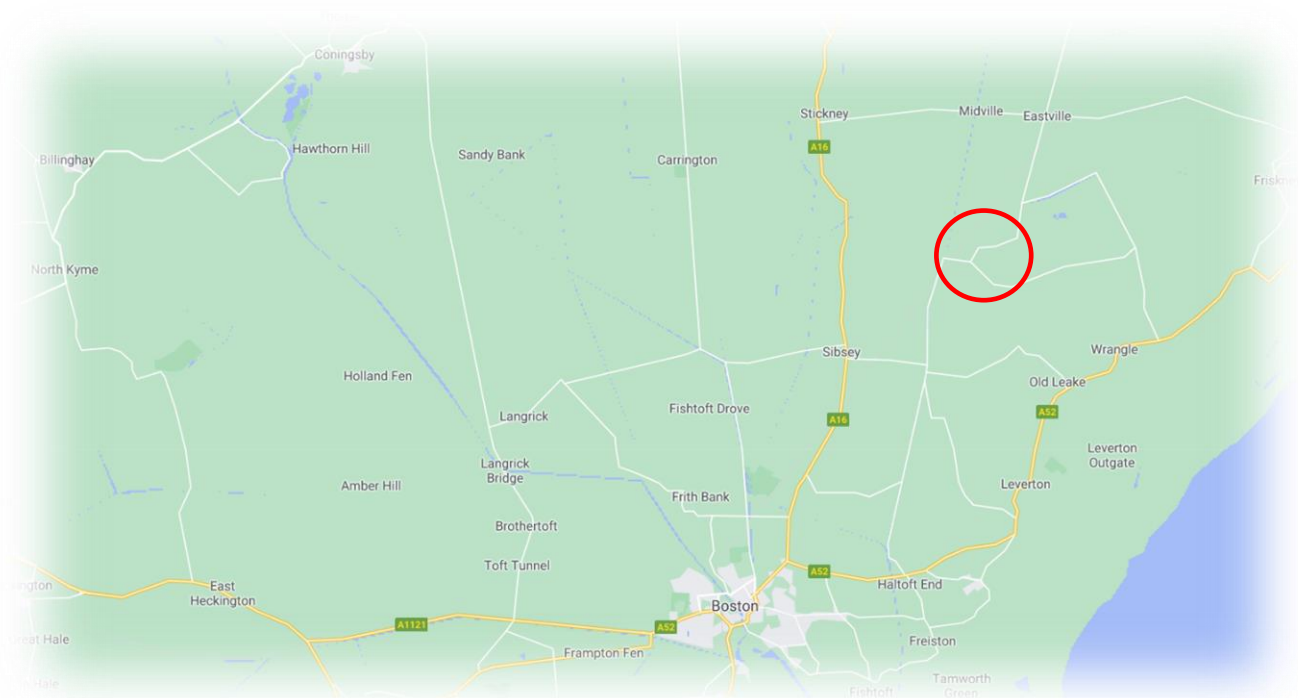
Studio 21 Design Ltd has been instructed by Mr & Mrs Fenton to prepare and submit an application to Boston Borough Council for full planning permission for a proposed extension to this existing dwelling to form an external balcony.

Because the property is in the Environment Agency's indicative flood plain, we are required to submit a flood risk assessment.

This Flood Risk Assessment has been written to support our application and should be read in conjunction with the accompanying drawings.

2.0 Site Appraisal

2.1 Site Location & Surroundings - The site is located off Washdyke Road in the village of Old Leake Commonsides to the north east of Boston town.



Location of site within the district.

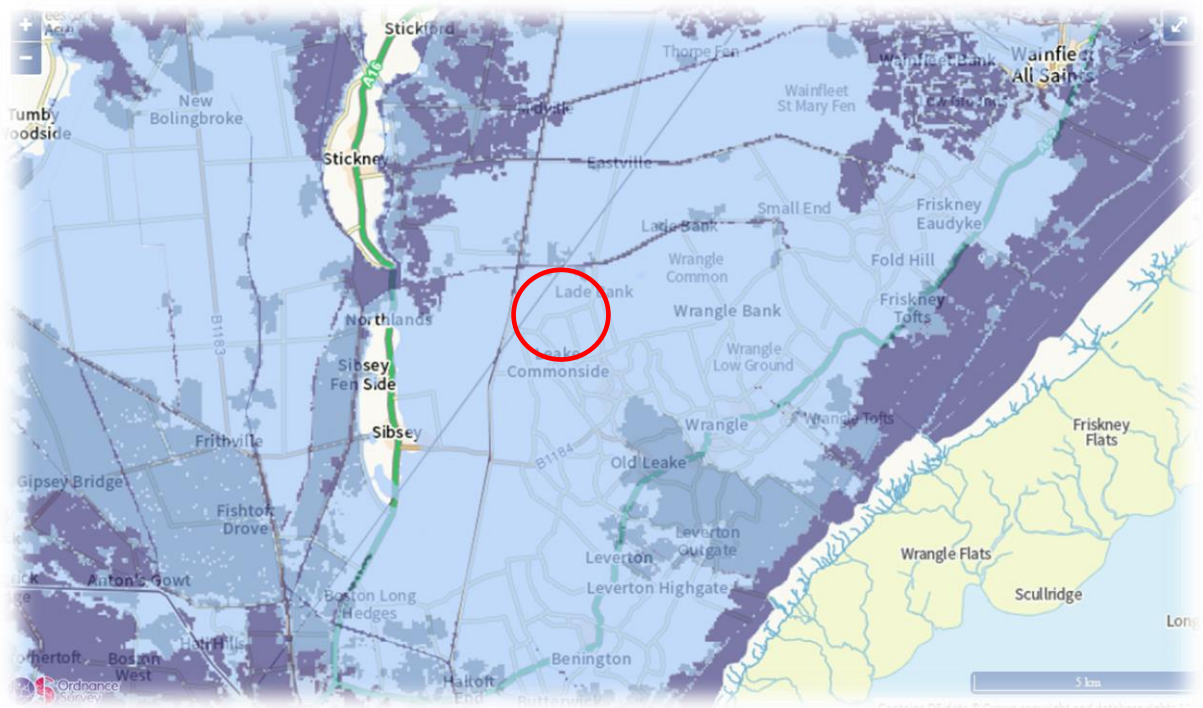
Source: Google.com

3.0 The Proposal

- 3.1 This application seeks planning approval to create an extension to the existing residential dwelling to form a 1st floor balcony to the rear of the property.

4.0 Flood Sources & Existing Defences

- 4.1 The proposed site is potentially at risk, to a greater or lesser degree, from failure of any of the existing flood alleviation measures in the area.
- 4.2 The Environment Agency's Flood Zone Map shows the whole of the area to be in Flood Zone 3 and the Relative Probability of Flooding shows parts of the surrounding area to be at a high probability of flooding.
- 4.3 However the maps below indicate that the site is at a medium risk of flooding. This means that each year this area has a chance of flooding of between 1% and 3.3%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.



5.0 Discussion




- 5.1 The proposed balcony extension results in an addition to the outside recreational space associated with the property.
- 5.2 The finished 1st floor level of the accommodation within this property is approximately 2670mm above external ground level.
- 5.3 There will be no changes to the level of sleeping or living accommodation as a result of the proposal.
- 5.4 The finished floor level of the proposed balcony will match existing levels and as such flood risk will not be affected or more importantly worsened by them.
- 5.5 Given the location and potential for flooding, the attached Flood Warning and Evacuation Plan is drawn to the attention of the applicant.

6.0 Conclusion

- 6.1 Although the site has been classified as being a high flood risk area, it actually has a relatively low risk of flooding from tidal and fluvial sources due to the location, topography and standards of defence. The site is not within a functional flood plain of the coast or a main river.
- 6.2 We are reassured by the fact that the appropriate organisations will continue to monitor, maintain and improve the existing drainage network in the prevention of flooding in response to the predicted effects of climate change. Such organisations have a responsibility to inform the public if these circumstances change.
- 6.3 Given the above factors we feel that the proposal is suitable.
- 6.4 However, the location is to be acknowledged and, although of very remote probability, it must never be ruled out that flooding, even of a scale greater than envisaged by this FRA, could occur.

Flood Warning & Evacuation Plan (FWEP)

- The occupants are encouraged to sign up to the Environment Agency's free Warnings Direct System (contact 01522 – 785877). Flooding from tidal events is predictable and if a flooding event is imminent the EA would advise the owner accordingly.
- Upon the designated telephone number receiving the warning that the site is at risk of flooding, the assigned person will inform occupants of the situation within the shortest time possible.
- Visitors and occupants should familiarise themselves with the site and surroundings and take note of the proposed evacuation plan. Ensure that the owner has a contact mobile number for emergency contact.
- There are four stages of warning which will be issued by the Environment Agency:

	Status
	Severe Flood Warning Severe flooding. Danger to life.
	Flood Warning Flooding is expected. Immediate action required
	Flood Alert Flooding is possible. Be prepared.
	Warning no longer in force Flood warnings and flood alerts that have been removed in the last 24 hours

- **Flood Alert** – flooding is possible, be prepared. The owner should be prepared to act on their flood plan by preparing a flood kit of essential items.
- **Flood Warning** – Flooding is expected. Immediate action required. People, pets and valuables will be moved to a safe place of refuge at first floor level. Gas, electricity and water supplies will be turned off and flood protection equipment (demountable barriers, sandbags etc.) put in place as required.
- If the '**Severe Flood Warning**' is issued the site should not be occupied as there is likely to be threat to life. If for any reason, the site is occupied during a severe flood warning it will be evacuated to safe ground as recommended by the appropriate authority who will direct the evacuation towards Council operated centres outside the floodplain.

When evacuation has taken place regular contact will be made with the Environment Agency flood control centre to ensure that all current information is available to those affected. (EA Floodline – 0845 988 1188)

- **Warning No Longer In Force** – No further flooding is expected in the area. Upon receipt of the all clear message from the Environment Agency or the Police, the local area may re-open and a visual inspection of the site conditions carried out to determine whether it safe to return to the site.

General advice given by the EA is that property owners should still be careful as flood water may still be around for several days. If flooding has occurred on site the appropriate measures should be taken to make the site safe to return.