

FLOOD RISK ASSESSMENT FOR DOMESTIC EXTENSION AT 110 WEST END ROAD WYBERTON, BOSTON – NOV 2020

Proposal is to provide a single storey rear extension comprising kitchen/dining area, utility & wc . New extension amounts to 41 m². Work to be carried out is shown upon planning submission Drawing 2026 / 2D. Finished floor level will be as existing. Existing dwelling is single storey.

Foul Water Drainage

Proposed to connect to existing foul sewer system.

Surface Water

It is proposed to dispose of surface water by use of soakaways subject to satisfactory percolation tests.

Site Location

Site location is shown upon Location Plan submitted with planning application and the road level is at around 2.40 m ODN.

Flood Risk Assessment

The site lies within Zone 3 of Environment Agency's indicative flood plain maps with annual probability of flooding 1% or greater from rivers and 0.5% or greater from the sea. The site has the South Forty Foot drain some 1 Km to the north which is a controlled watercourse and has 1 in 100 year level with climate change of 2.04m ODN. The Boston Haven is some 3 Km east of the site which has earth bank defences at around 6.50 m ODN. These earth bank defences are maintained by the Environment Agency . Also, the site will benefit from the Boston Barrier which will be giving additional protection later this year. The finished floor of the proposed extension will be as existing FFL at around 2.50 m ODN. Proposed extension will replace some existing outbuildings, thus will not contribute to any significant additional surface water run off.

Proposed extension is for domestic use forming kitchen/dining, utility & wc. Electrical sockets will be minimum of 450 above ground floor level. Construction will be in masonry with concrete floor slab making in reasonably flood recoverable. The floor level of the proposed extension will be no less than existing buildings around the site. As proposed floor levels will be as existing it is not considered that the proposal will increase flood risk to existing surrounding buildings.

D W Bradley F.R.I.C.S
Chartered Surveyor
Hawthorn Lodge
Church Lane
Algarkrk
Boston, Lincs PE20 2HH.