

FLOOD RISK ASSESSMENT

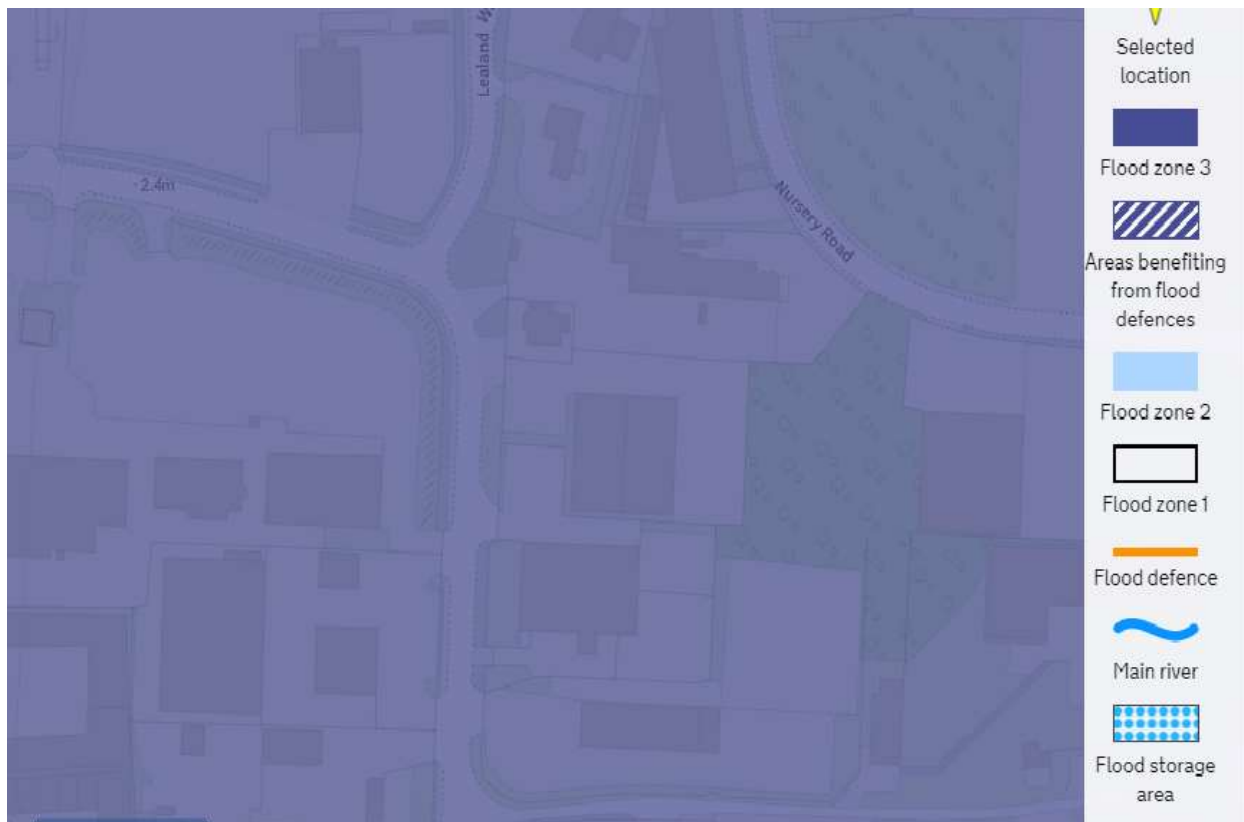
LORD GREY HOTEL BOSTON

Introduction

Application submitted for first floor extension to existing hotel

Location

The site is an existing hotel, no flood risk assessment was requested for the change of use or extension, the works are to first floor levels so no risk of flooding, increase of roof area and rainwater discharge would be negligible.



Existing Flood alleviation measures

Maintenance standards of the Environment Agency's fluvial defenses are good and their asset condition regularly inspected.

Potential Sources of flooding

Potential sources of flooding have been identified as a result of this assessment:

- a) local blockages to existing IDB main drain systems
- b) storm return period of 1 in 50 years being exceeded

Extent of known Flooding

During the preparation of this assessment, no evidence was discovered of the site being flooded within the last 100 years.

Probabilities and trends of flooding

The probability of this development flooding from localised drainage systems is very low.

The probability of the site flooding with water from any Environment Agency flood defences failure and the Middle Level river system is less than 1% because of the standards of the existing flood defence systems, storage within existing drainage channels and the location of the site.

If under very extreme events, levels of floodwater from the Environment Agency flood defences or the river system rose to such an extent that the site was affected, the situation would not be sudden. It is very probable that sufficient time would be available to take precautionary actions to limit the extent and potential impact of flooding.

No change to ground conditions are being undertaken, the storm water from the building will go to a soakaway, a method is being currently used for the bungalow and out buildings on site,

Impacts of flooding

No significant impacts of flooding are anticipated.

The general location of the site within the catchment is such that if flooding occurred from the Environment Agency defences then probably 2 to 3 days warning time would be available.

Displacement of water from the site will not affect any adjoining land and properties. No raising of general ground levels will occur for access road development, only the floor level of the new dwelling will be raised above existing ground levels.

Extreme Events

In the extreme event of a serious blockage occurring to the arterial drainage system, protection will be afforded by the proposed raising of floor levels above existing ground level.

Conclusions

As a result of the assessment, the following conclusions have been reached:- .

On site surface water drainage will be discharged to soak ways designed to BRE365 requirements and building regulations approval and consultation with local drainage officers if required.