

Flood Risk Assessment

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**Refurbishment And Extension Of Ghyll Farm,
Egremont**

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The Existing Dwelling and surrounding site:

The property is a grade II listed building, located south west of Egremont, set back from the B5345 road to St Bees. The former farm house with Bothy is adjacent to other original farm buildings which have previously been converted into dwellings.

Historic Highways works see the Ellergill beck running in a culvert below the vehicle access/hard landscaping, directly in front of the dwelling, and re-emerging as an open beck approximately 9.5m from the south corner of the property.

The external ground level in front of the property falls in excess of 700mm across its length, down to the South. The ground beyond this southern corner continues to fall towards where the beck emerges from the culvert. The ground levels to the rear and ground are banked up against the external walls.

The internal floor levels of the existing house step down in line with the fall of the external ground to the front elevation; the internal floor level of the main house is 1100mm+ higher than the external ground level at the southern corner of the front elevation. The existing internal floor level steps 150mm down from the main house into a link and down again 150mm into the bothy. The external store steps down further, approximately 800mm lower than the existing bothy floor level.

The Proposal:

The building will remain a dwelling, with the bothy and external store being refurbished and the store brought into habitable use. It is proposed that the:-

- Internal layout of the bothy and external store will be altered and refurbished. The floor level in these areas will be raised, between 200 and 1050mm higher than existing levels.
- The external ground level, will generally remain unaltered. A ramp will be formed to provide level access into the former store. The existing store door will be raised, to suit the increased internal floor level being 750mm (and rising) higher than the external ground level and approximately 1000mm higher than the existing internal ground level.
- The footprint of the building will remain unaltered.

Flood Risk:

The site is identified as being a Flood Zone 3 risk of flooding on the Environment Agency's Flood Maps for Planning.

Conclusion:

The proposed works do not alter the overall footprint of the existing building nor the area of roofing and the proposed ramp is formed over existing hard landscaping. The area of surface water runoff from the scheme remains unaltered.

The raised floor level of the proposal will reduce the potential for water ingress into the existing property.