

Ref: Erect "Granny flat" annex + Garage
extension
Heron's Reach,
Green Road
The Green
Millom, Cumbria LA18 5JA

'Rockland'
Lady Hall
Millom
Cumbria LA18 5JR

11-05-2023

Flood risk assessment

Enclosed :- (showing main features mentioned later in the assessment)

• copy of O.S. map, scale 1:2500, showing :-

- A) Position of proposed extension/annex, + boundaries. ... identified RED
- B) O.S. levels, located on highway running parallel to Beck, " PINK
- C) Black Beck, adjacent " ORANGE
- D) Access to site, via bridge over Black Beck " YELLOW

• Copy of Gov. UK flood maps showing :-

A) Risk of flooding from surface water is VERY LOW.

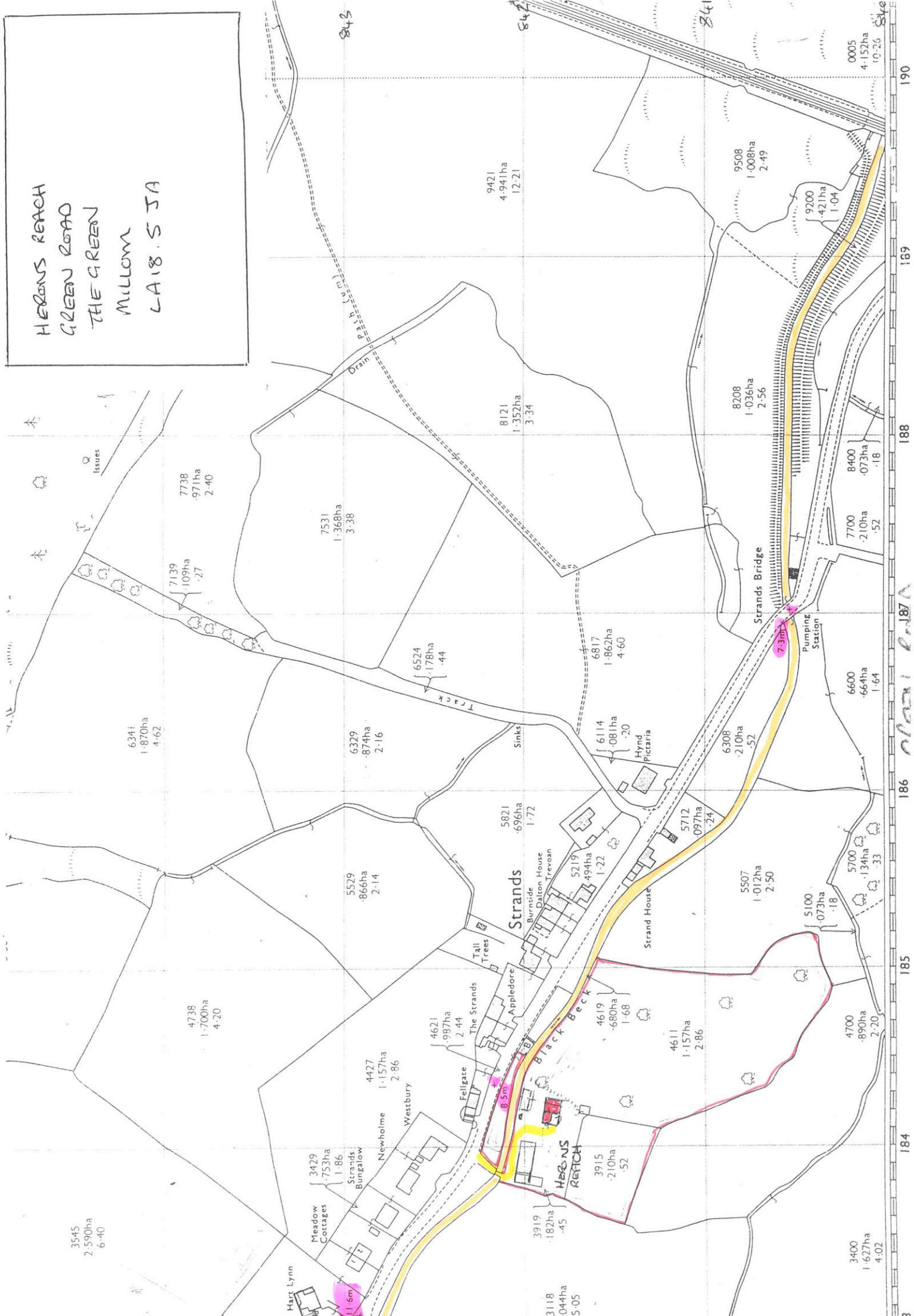
" " " " Rivers + Sea is MEDIUM.

• B) Block plan showing existing + proposed levels. Scale 1:100

- 1) As stated in Gov. UK flood map, the risk of flooding from surface water is very Low around the site in general.
- 2) There is a risk of flooding from the adjacent "Black Beck" (C) if it burst its banks, but no risk from tidal flooding as the O.S. map shows the 8.5m AOD on the highway to the north (B) which is well above the "1 in 200 year undefended modelled flat calm tidal flood level of 7.0 AOD for the year 2115" (EA. data).
Other readings of 11.6 + 7.3 show the general fall of the highway + "Black Beck".
- 3) Access to the site from the highway is up a ramp + over a bridge which spans the "Black Beck" + then a gradual slope down to the existing garage area.
- 4) The block plan (A) shows all the ground levels, + floor levels of the existing + proposed buildings, along with the base of "Black Beck". This shows the existing "Heron's Reach" floor is 1500 (1.5m) above the beck where shown, + with a low wall to the beck edge between.
The ground falls away to an existing garage which has a floor level of -710mm below the bungalow floor.
To the east of the proposed, the ground drops to -1140mm, where an old hedge line was located.
- 5) In order to provide drainage from the proposed annex to the existing septic tank, ground cover to same, + min 150mm to "damp proof course" the Annex' floor level will be identical to the existing bungalow.
The garage extension will be same floor level as the existing at -710mm.
- 6) Because the ground around "Heron's Reach" falls away to the south + east, any flood water from "Black Beck" would run in that direction to lower ground. It is highly unlikely there will be flood water actually entering the annex.

- 7) to mitigate damage to electrical works, all sockets & switches in the annex are to be located between 450 & 1200 above floor level, as per building reg's requirements, & all same to be located at 1200mm high within the garages. (As per Note 4 on plan N° 1770 sheet 1) & wired top down.
- 8) The storage of oils, paints, pesticides & other contaminants to be stored on shelves above bench height in the garages.
- 9) Flood boards to be made, & stored for use in the event of flooding for the 2 garage door openings.

HERONS REACH
 GREEN ROAD
 THE GREEN
 MILLOW
 LA18 5JA





Extent of flooding from surface water

High

Medium

Low

Very low

Location you selected

[View the flood risk information for the location you originally searched for \(/risk\)](#)

[View the flood risk information for another location \(/postcode\)](#)



Extent of flooding from rivers or the sea

High

Medium

Low

Very low

Location you selected

[View the flood risk information for the location you originally searched for \(/risk\)](#)

[View the flood risk information for another location \(/postcode\)](#)

1500 BLACK BECK WALL

TO ACCESS BRIDGE

I.C. COVER - 270 INVERT - 570

FLOOR LEVEL DATUM

HERONS REACH (4 BEDROOMS)

5.5 (81)

8.54 (28'6")

13.72 (45'6")

11.42 (37'6")

EXISTING HARDWARE ACCESS TO GARAGE

360

WALL

S.T. COVER - 510 INLET INVERT - 760

EXISTING 400 LIT CAPACITY SEPTIC TANK

NEW I.C. NEW LINE FALL 1:80

EXISTING DRAIN LINE TO SOAKAWAY ARE DIRECTED TO NEW SOAKAWAY FIELD MIN 15M (50ft) FROM BUILDING

NEW I.C.

840

Slope DOWN

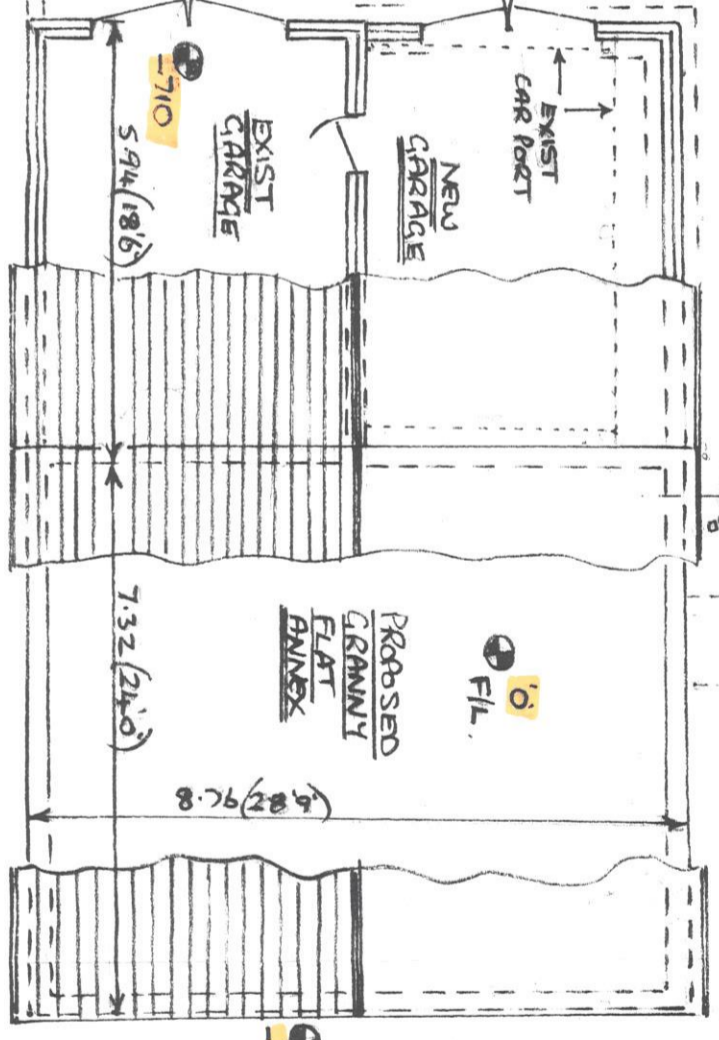
SEE SHIT 1

BLOCK PLAN / DRAIN PLAN / LEVELS.

SCALE 1:100

LOW WALL

EXIST 1.25 (4'11") NEW 4.26 (14'0") NEW EXIST 2.0 (6'6") EXIST 3.3 (10'0") CAR PORT EXIST 4.5 (14'8")



PROPOSED GRANNY FLAT ANNEX

8.76 (28'9")

7.32 (24'0")

5.94 (18'6")

710

1140