

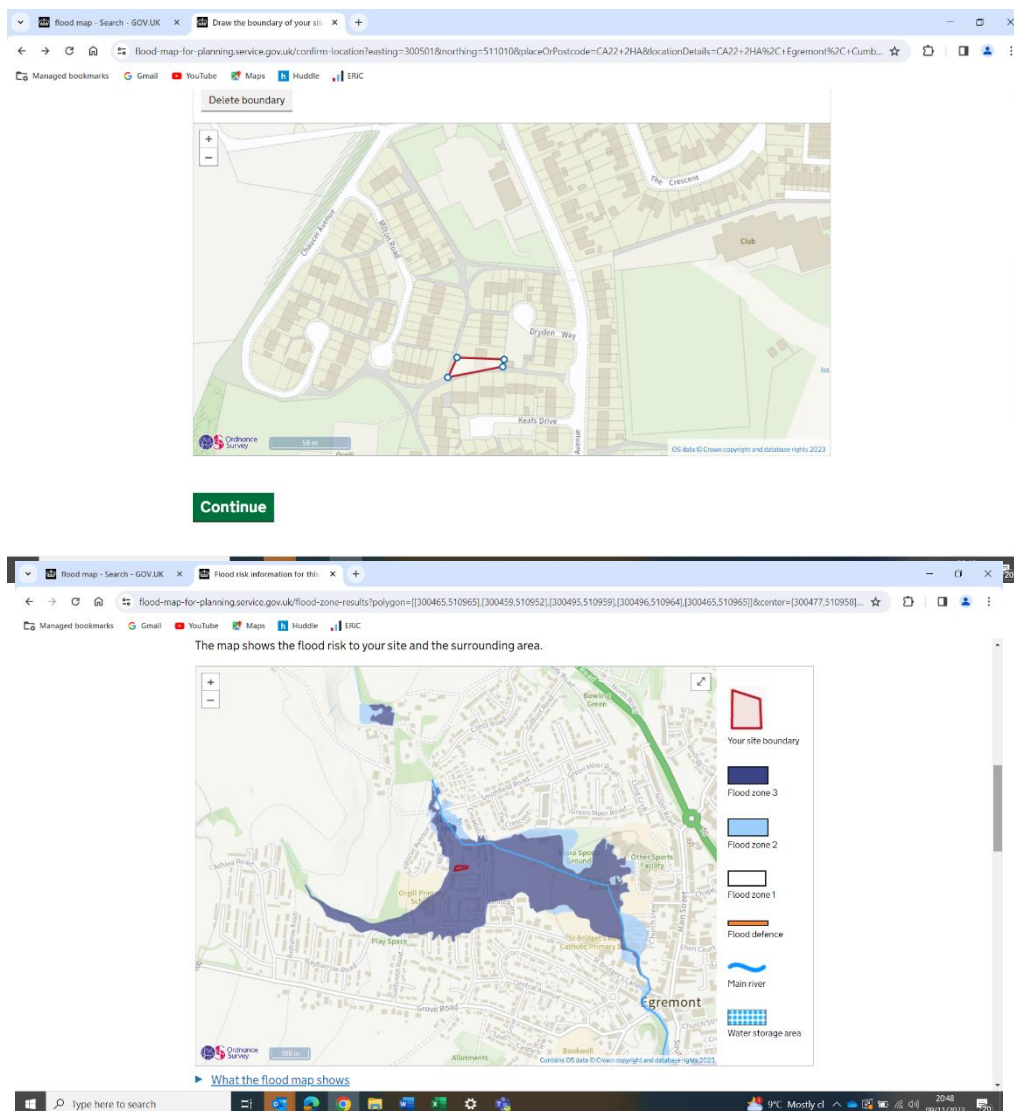
12th December 2023

Flood Risk Assessment – 4 Dryden Way, Egremont, CA22 2HA

As part of our change of use application, we have been asked to provide a flood risk assessment.

Please see the below which has been taken from the Environment Agency website.

In the Orgill area, the most recent flood was in 2012. Since then, the Egremont Flood Risk Management Scheme has been put in which is improving the areas flood defences.



Background:

4 Dryden Way was originally a residential house, along with number 5 and was made into a Youth Club (2003) which was used as a commercial property.

Earlier in 2023, these properties were back up for sale as residential properties (via Lillington's) in which we bought number 4 to carry out a refurbishment.

I believe the houses were build in 1970/80's and since then, no amendments to floor levels have been touched.

The only works which have been carried out on the property are new electrics, plumbing, new boiler etc.

Flood Resilience Measures:

There is a Egremont Flood Risk Management Scheme in place to support the surrounding areas which are looking to improve the areas flood resilience in case of a flood. These include sustainable drainage systems which include:

Raising kerbs, Installing of dwarf walls, Installing of swales, Installing of permeable paving, Installing drainage ponds, Ensuring surface water drains work to their capacity.

All electrical sockets are fitted 450mm from ground level. All light switches are 1200mm from ground level which complies with part p of regulations.

We have not added any extensions, we have left the shell as is.

There will be no changes made to the garden apart from maintenance (removing overgrown weeds etc).

None of the changes we will make will impact the flood risk to the property or surrounding areas.

As the house is classed in a zone 2/3 area, we will register for the flood warnings etc.

As the property is in a zone 2/3 area, we will purchase door barriers for additional resilience in the case of a flood.

Please see picture of house below:

