

Flood Risk Assessment

Project; WOODEND MILL WOODEND CLEATOR CUMBRIA CA22 2TB

FOR Mr PHILIP TWOMEY.

Description

- Flood risk assessment in support of a Full Plans Planning application to Cumberland Council for the renovation and extension of a house with attached building.
- The property sits in its own grounds adjacent to the River Ehen overlooking the Longlands Pond and the West Cumberland fells.
- The site is adjacent to the river hence its previous use as a mill.
- The old mill race is long gone and there is a levee between the dwelling and the river.
- The Longlands Pond mean level is approximately 54 Metres AOD
- The river level varies across the east boundary of the site from 55 metres AOD to 53 Metres OAD where the pond enters the river. The dwelling floor level is approximately 57.5 Metres above OAD with the ground rising from the house to the access from the road at approximately 62 metres OAD
- The existing dwelling and outbuildings are in flood zone one.
- Part of the eastern boundary of the site is in flood 2 and 3 because of the proximity to the river.
- The steep rise, levee and fast flow of the river in the area protect the flood zone one elements from any flooding in flood zone 2 and 3
- The applicant has owned the property over 20 years (it was originally surveyed in 2002) and at no time has the house been flooded.
- That period included two 1000 year flood events, one in 2009 and one in 2025 neither of which impacted the dwelling.
- The existing ground floors are being replaced with new insulated concrete floors at the same level as the previous floors and the attached building will have a floor level 100 mm approximately above the mean level of the existing floor.
- The extension does not have a ground floor and the first floor extension will not be impacted by any risk of flooding.
- Overall, there is no serious risk to the existing building from flooding any more than already exists.
- The extensions to the dwelling and conversion create no greater risk of flooding to the surrounding areas.