

FLOOD RISK ASSESSMENT – BRIEF STATEMENT

FOR THE

SINGLE STOREY SIDE AND REAR EXTENSION TO AN EXISTING DWELLING – AT – RIVENDELL – POOLSIDE – HAVERIGG – LA18 4HN

Rivendell is a detached dwelling located approx. 30-35m West of Haverigg Pool, and as such is located in Flood Zone 3 with a high probability of flooding.

The existing dwelling has a finished floor level which is raised approx. 600mm from the external ground level.



(Fig.01 - Image showing the main entrance – front elevation)

The existing building has been extended previously to the rear, the extension comprises of a single storey pitched structure with two rainwater outlets that discharges surface water into a soakaway. The finished floor level matches the existing dwelling with raised hardstanding and decking to form a level threshold for access.



(Fig.02 - Image showing the rear elevation – previous extension)

The existing external materials comprise of blockpaving, gravel, and turf, with the front driveway laid to falls so that surface water can drain away via road gullies which is consistent with all of the properties in the immediate location.



(Fig.03 – Google maps street view image of property access points)

Although the proposal to construct a single storey side and rear extension to the existing dwelling will increase the water run-off from the new roof structure, it is proposed to provide rainwater pipes to the front and rear elevations which will collect and discharge the rainwater into the existing (if permitted), or new soakaways which will be fully designed by a Civil Engineer subject to percolation testing.

The rear section of the extension will provide a games room with the finished floor level matching the raised level of the existing and extended portion of the dwelling. A stepped approach from the garage/workshop is provided for access from the garage into the games room.

The nominal gap to the boundary will receive a gravel drainage strip linked to the front threshold drain in order to discharge any rainwater that is not collected via the new rainwater gutters and downpipes.

The driveway that falls away will be retained as is the existing method of surface water discharge, and the client would consider installing an additional threshold drain closer to the main access point to prevent excess water from discharging onto the public highway.

The new structure will be constructed to ensure that all external walls are adequately waterproofed to ensure water does not enter the new structure.

Due to the provisions noted above, we believe that the new design proposal will not increase the risk of flooding and has taken the existing ground and finished floor levels into account, and therefore should be recommended for approval.