

From: Demi Crawford
Sent: 04 December 2023 10:13
To: Development Control
Subject: FW: 4/23/2341/0F1 14 CROASDALE AV

Follow Up Flag: Follow up
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Hi

Can you please add the below info to the website – I have sent to the LLFA already and asked them to review the info and provide an updated response.

Kind regards,

Demi Crawford
Planning Enforcement Officer | Development Management
Thriving Place & Investment | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG
T: [REDACTED]
cumberland.gov.uk



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From: Geoff Wallace <[REDACTED]>
Sent: Friday, December 1, 2023 5:29 PM
To: Demi Crawford [REDACTED]; Ben Storey [REDACTED]
Subject: Re: 4/23/2341/0F1

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Hello Demi
Further Flood Risk assessment advice.

- The property is in Flood zone 2
- The property already exists and does not have any flood resilience measures.
- The new extension will not make the risk of flooding to the parent dwelling or the residential neighbourhood any worse or indeed any better
- We cannot raise the floor level as this would prejudice the use of the extension by its intended occupier
- The following procedures could be carried out to the extension works to reduce the risk of localised flooding to the extension and by extension the existing house measuring the potential risk against the practicalities and the economic burden
- Raise electrical and plumbing services to enter the extension top down through the roof spaces with all power and lighting service point as high up from the floor level as possible while at the same time not defeating the object of the extension which is full accessibility for the disabled occupant. (This measure could be implemented at relatively low cost).
- The new drainage connections to the sewer could be fitted with one way drain valves to prevent the sewers backing up through the shower room floor gully and the toilet.
- New rear and front door water tight demountable flood gates could be installed and fitted when flood warnings are issued.
- The householder should be signed up to the Environment Agency/Local authority early flood warning scheme/phone app
- The extension is already designed with solid concrete floors. The shower room will be fitted with non slip vinyl flooring with integral skirtings upturned around the perimeter walls. This in itself will be relatively flood resistant; it is after all designed to be an effective water tray.
- The extension walls can be hard wall rendered and plastered with water resistant high density plaster finish to make them resistant to flood damage.
- Alternatively UPVC demountable wall panels can be fixed in the shower room, these could be sacrificial finishes in the case of flood damage. Simply taken down and replaced with new or be reconditioned.
- In the Bedroom high density waterproof boards such as 12.5 mm thick Knaf Aquapanel exterior quality cement board could be used to line the bedroom walls reducing the collateral cost of any flood event but increasing the build cost
- All the above are practical and feasible measures to reduce the risk from flooding and the impact of flooding in the extension but they would not protect the rest of the home.
- In the event of flooding it would be highly likely that the family would have to be evacuated from the home and high cost spending on flood protection measures would prove futile as the extension could not be used independently even if it were to survive the flood event unscathed.
- The extension is being commissioned for use by a severely mentally and physically disabled young man who requires twenty four hour a day support and care and he would therefore have to be evacuated with his supporting family.
- Unless there is statutory legislation enforcing flood defence measures then I would suggest in this case the risk versus cost evaluation it would not be worth carrying out all the simplest less cost heavy measures as there would be little or no benefit to the family and no benefit to the flood support services as they would have to evacuate the family whether or not the extension was protected.

Regards

[REDACTED]

Geoffrey Wallace Limited FCSD MCIAT.

[REDACTED]
mobile. [REDACTED]

[Redacted]

On Fri, 1 Dec 2023 at 16:02, Demi Crawford <[Redacted]> wrote:

Hi Geoff,

Please see attached consultation response from the LLFA. Can you please provide the requested information to support the application.

Kind regards,

Demi Crawford

Planning Enforcement Officer | Development Management

Thriving Place & Investment | Cumberland Council

The Market Hall | Market Place | Whitehaven | CA28 7JG

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