Flood Risk Assessment

PROJECT –Planning Approval for 5 New Road

JOB NO – 2333

DATE – November 2023

PURPOSE –Planning Submission

REF – 5 New Road/ Planning/Flood Risk Assessment

REV –

Concept Drawing and Design Architects Ltd
Registered Office: 30 Buzzard Road, Calne, Wiltshire, SN11 9RW
Mob: 07557505990 Email: concept@drawinganddesign.co.uk Website: www.drawinganddesign.co.uk
Concept Drawing and Design Architects is the trading name of Concept Drawing and Design Architects Ltd. Registered in England No: 9302254
Director: Stuart Kendrick MA(Arch) BA(Hons) Dip.Arch

Contact Details:

Applicants:
Mr and Mrs Woodman
5 New Road
Calne
Wiltshire
SN11 0JJ

Site:
5 New Road
Calne
Wiltshire
SN11 0JJ

Agents:
Concept Drawing & Design Services
30 Buzzard Road
Calne
Wiltshire
SN11 9RW

Telephone: 07557505990
Email: concept@drawinganddesign.co.uk



Photograph 1 - View of 5 New Road from the main road

Project:

To obtain planning for the installation of a new drive and entrance to 5 New Road along with new dropped kerb. Work also includes the removal of the existing wall and planting.

Flood Risk Assessment:

Information has been obtained from the Environment agency to identify the possible flooding levels up to 1000 year intervals for the site. The anticipated flood levels can be found in Appendix A, B, C and D. This information shows that the nearby area remains below the proposed site level of 5 New Road front garden at 68.13 (refer to Appendix E) for surveyed site levels that are related back to the Ordance Datum. The environment agency indicates that the most relevant Nodes to the site are 9605 and 9599d. From the information none of the nodes will achieve the site level. The most node 9605 will achieve in the 1000 year level is 67.46 and node 9599d is 67.45. Based on this information the front garden of 5 New Road is unlikely to flood in the future.

It is also worth noting that the site is located on the very edge of the flood zone 2 area. Although in the zone it will only be the front garden boundary wall that will be affected refer to Appendix C for the flood map. The remainder of the site is in flood zone 1, which is not affected by flooding and the flood plane.

Appendix D confirms that the river associated to flooding has a series of high ground areas, but there does not appear to be any flood barriers in place apart from the nearby culverts.

Based on the above information and the proposed drawings, it is confirmed that the proposed floor levels of the drive area will be set as per the existing ground levels, and is not expected to change.

Surface Water Management and Floor Levels:

The site has been assessed and in accordance with this document and associated appendix, it appears that the existing front garden can be converted into a drive area, especially as the existing floor level is already above the existing flood levels of the nearby river. It is also worth noting that only the front garden boundary wall is in a flood zone 2 area with the rest of the site in a flood zone 1. This includes means of escape areas.

As the existing surface water appears to connect into an existing mains system it is anticipated that the proposed surface water will also connect into the mains .

All surface drainage from the proposed works will be designed and constructed in accordance with Building Control Document H – Drainage and Waste Disposal. This will include the following:

Drainage Layout

- The layout of the drainage system should be kept simple. Changes of direction and gradient should be minimised and as easy as practicable. Access points should be provided only of blockages could not be cleared without them.
- Pipes should be laid to even gradients and any change of gradient should be combined with an access point.
- Pipes where possible should also be laid in straight lines, but if required can have slight curves providing that they can be cleared of blockages. Any bends should be located close to inspection chambers.
- Drains should have enough capacity to carry the flow required.
- Drains should have a minimum of 100mm diameter with a gradient of 1:100.
- Material of pipes to be UPVC in accordance with BS EN 1401.

Access and Evacuation

Although part of the site is within a flood zone 2 area, the remainder of the site is in a flood zone 1 area. In the flood zone 1 area there is at least two means of escape from the associated building that provides direct access to higher land.