ERECTION OF A GARDEN ROOM

Flood Mitigation Statement

129 Exeter Street
Salisbury
Wiltshire
SP1 2SG

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Introduction

This statement has been prepared in relation to the planning application This statement has been prepared in relation to the planning application for the erection of a garden room at the site 129 Exeter Street, Salisbury, Wiltshire, SP1 2SG.

According to the EA Flood Risk Mapping System the site is within Flood Zone 2/3, which has a medium/high probability of flooding, see below.

Environment Agency Flood Risk Dataset Extract



Flood Mitigation

The finished floor level (FFL) will stand 167mm above ground level, fortified by comprehensive flood-resistant and resilient measures. These include:

- Less vulnerable use (non-habitable garden room)
- Surface water from the roof will be collected within a water butt through the inbuilt guttering and will be re-used within the garden when required.
- Building materials that are suitable for a ‘water entry strategy’ will be used when appropriate which include: ground screw foundations raises building off the ground allow for flow of water, sacrificial or easily removable external finishes or internal linings.
- Water based internal plaster, elevated electrical equipment etc to limit damage and make swift recovery should the property experience flooding.
- Occupants are strongly encouraged to leverage the Environment Agency's Flood Warnings Direct, a free flood warning service known as Floodline Warnings Direct (FWD). This service provides advanced notice of potential flooding events, allowing ample time for preparation.

In the unfortunate event of a flood, the deliberate elevation of the FFL to 167mm above ground level significantly diminishes the likelihood of the garden room being affected.

Similar developments in the vicinity have received approval, considering the evidence that the application site falls within the 1 in 1000-year flood event area. It is confidently asserted that proposals for minor extensions, alterations, and outbuildings will not exert an adverse impact on the flood-prone area.