

SJF Planning & Design Service

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Flood Risk Assessment

Issue 1

For Two Storey Rear Extension

At Braybrook The Green Marston SN10 5SW



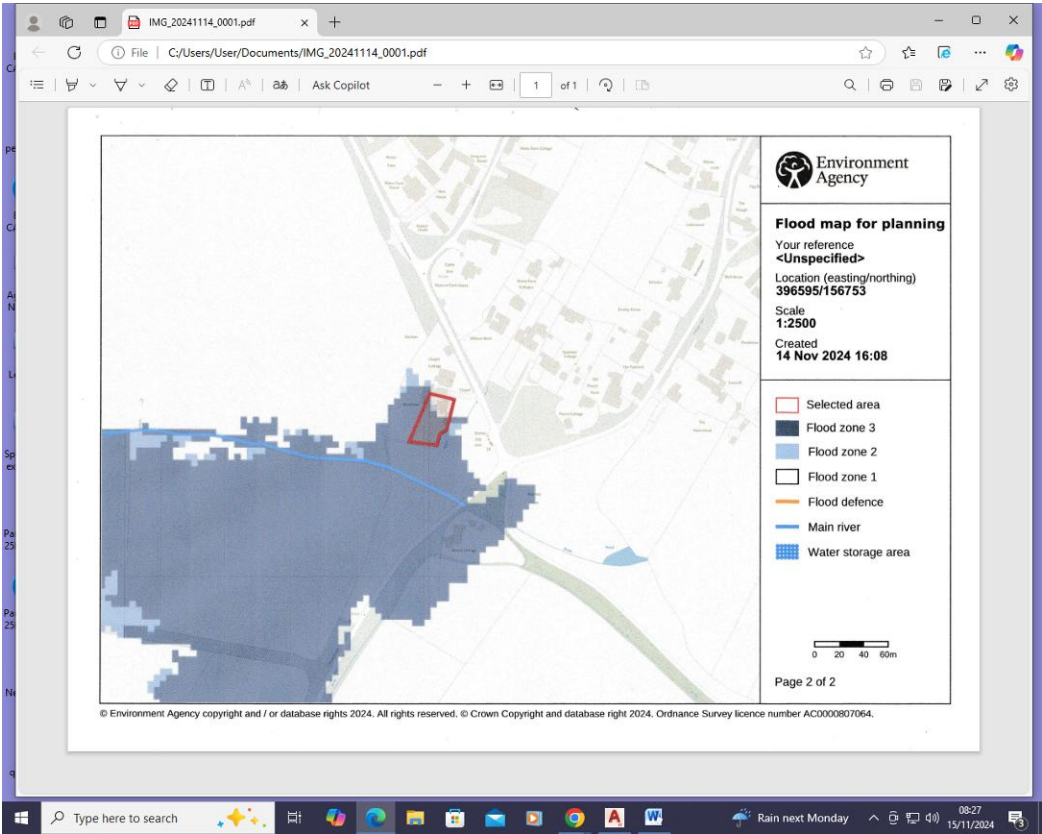
Proposal

To add a two storey extension to the rear of the house.

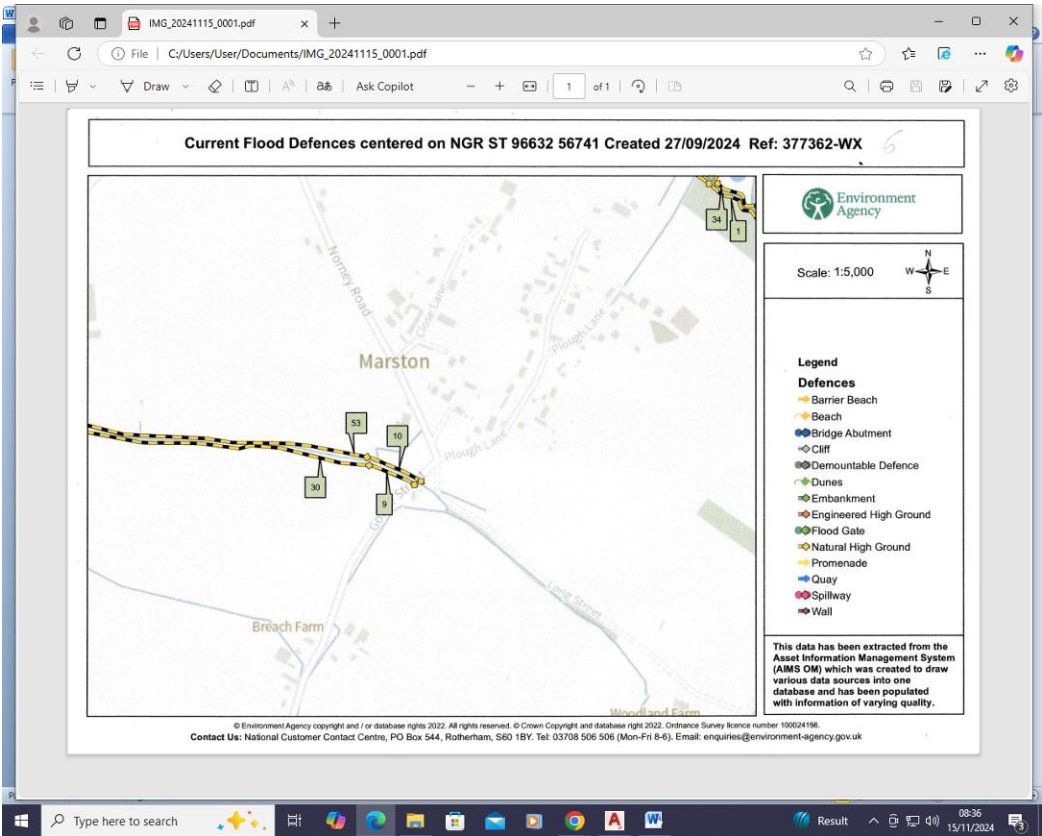
The Site

The site is flat to gently inclining towards the south at 55.5m above average sea level.
The site is shown to be in a Flood Zone 2 & Flood Zone 3.

Environment Agency Flood Map



Current Local Flood Defences.



Defence Information

277362-WX - ARPS data

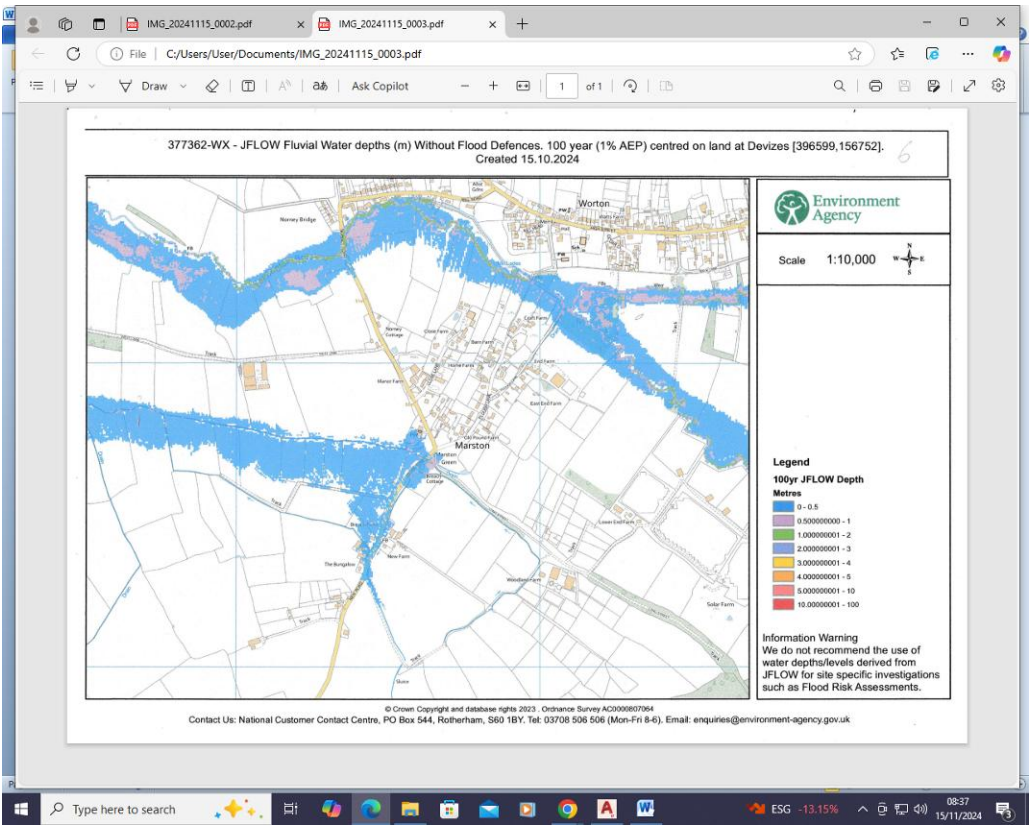
Product 4 - ARPS Information 277362-WX Date: 27/09/2024

Map Ref	Asset ID	Asset Type	Right or left bank	Asset Description	Approx length (m)	Actual fluvial downstream crest level (mAOD)	Actual fluvial downstream crest level accuracy	Actual fluvial upstream crest level (mAOD)	Actual fluvial upstream crest level accuracy	Actual fluvial coastal crest level (mAOD)	Actual fluvial coastal crest level accuracy	RGR	Most recent inspection	Overall condition
1	114511	Natural High Ground	Left	Natural Bank	2334.75	DNR	DNR	DNR	DNR	DNR	DNR	\$7076730666	21/01/2009	2 - Good
9	161114	Natural High Ground	Left	Natural channel	81.92	DNR	DNR	DNR	DNR	DNR	DNR	\$7065730667	26/02/2009	2 - Good
10	161269	Natural High Ground	Right	Natural channel	96.81	DNR	DNR	DNR	DNR	DNR	DNR	\$7065730668	27/02/2009	2 - Good
30	5115	Natural High Ground	Left	Natural Bank	2645.44	DNR	DNR	DNR	DNR	DNR	DNR	\$70655226645	26/02/2009	3 - Fair
34	73996	Natural High Ground	Right	Natural Bank	2203.56	DNR	DNR	DNR	DNR	DNR	DNR	\$7076675666	21/05/2009	2 - Good
53	68747	Natural High Ground	Right	Natural Bank	2627.71	DNR	DNR	DNR	DNR	DNR	DNR	\$70641456650	26/02/2009	3 - Fair

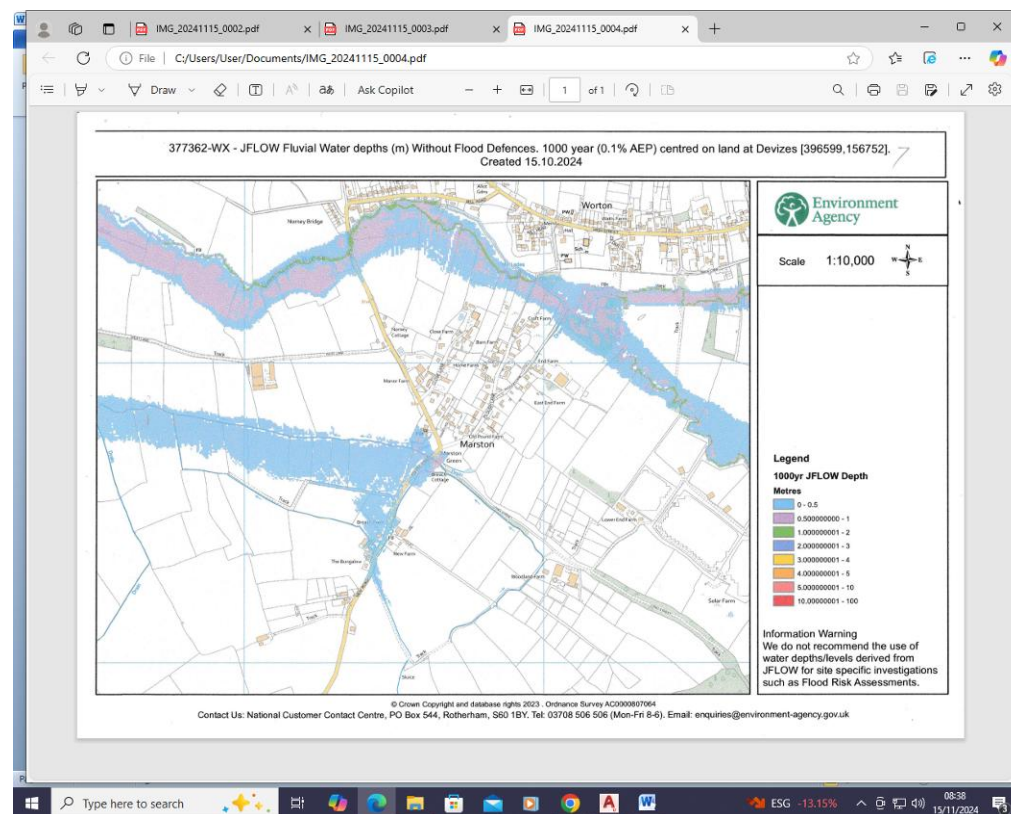
Notes

- Overall Condition has been taken from the most recent inspection
- Inspections are of a purely visual nature and do not necessarily reflect the true condition of the asset
- Condition: 1=very good, Condition 2=good, Condition 3=fair, Condition 4=poor, Condition 5=very poor
- Crest level accuracy: 1 = +0.01 to 0.05m, 2 = +0.05 to 0.10m, 3 = +0.15 to 0.75m, 4 = +0.75 or greater
- DNR = data not recorded

100 year JFLOW fluvial water depths.



1000 year JFLOW fluvial water depths.



Long term flooding risk to the development

From data received from the Environment Agency, both the 100 year & 1000 year prediction shows potential flooding to the west & south of the house but further down the garden. The risk of flooding is low at 1% or less for 100 years and 0.1% or less for 1000 years. The applicant is not aware of the property having a history of flooding.

Design against flood.

As part of the build it is intended to incorporate flood protection with the new floor being the same level as the existing or possibly higher. All ground floor floors will be of concrete. Doors to incorporate flood board guides.

Similar precautions were accepted with nearby application 13/01656/FUL

