

FLOOD RISK ASSESSMENT

**Erection of a rear elevation
timber framed orangery**

**The Old Coach House,
West Dereham, PE33 9RL**

Applicants – Annalisa Riches & Simon Gooderham

May 2026

SITE ASSESSMENT

The application property is remoted located remotley to the north of the River Avon within a large garden area as shown on the OS extract below:



Proposal

As noted above, the proposed works comprise the erection of a timber framed orangery to the rear elevation.

FLOOD ZONE

The property and site area have been confirmed as located in a flood risk area as per the Environment Agency mapping extract within this submission.

FLOOD PREVENTION MEASURES

As noted on the Floor Risk Assessment form within his submission, the floor levels for the development will be set no lower than the existing floor level of the property. This ensuring a lessened risk of flooding to the dwelling.

The whole development will be subject to a full building regulations submission, thereby ensuring compliance with the current (and relevant) building regulations

for this type of development. Points to be confirmed within the building regulation approval:

1. Oversite and insulation to be compliant with current building regulations.
2. Waterproofing in wall where appropriate to current building regulations.
3. Electrical sockets and wiring to be installed levels compliant with current building regulations.
4. DPC level to be compliant with building regulations.
5. The rainwater drainage from the garden room will be confirmed within the application process to ensure conformity with current building regulations.

CONCLUSION

The points noted above and confirmed on the application demonstrating in the unlikely event of any flooding to the application property, due and proper consideration with appropriate measures implemented during the development ensuring the replacement structure will not be to the detriment of the host property in respect of flood risk.