GledhillArchitectureStudio

Flood Risk Assessment 05.04.2023

6 Thorn Road

The proposed development consists of the removal of an existing unoriginal bay window and the reinstatement of the original shopfront style window.

The proposal contains 1.7square meters of existing sheltered external space which will become internal space. The existing external tiles are non-permeable and thereby building into this space will have no negative effect on local flood risk.



Photograph, 6 Thorn Road, Source – www.onthemarket.co.uk original fascia board still in good condition.



Image - Perspective visualization to show layout of proposed, reinstated shopfront window frontage in timber.

The site is in flood zone 2/3 – an area with a higher probability of flooding which is indicated on the Environment Agency website.

Considering the probability of a flood occurring is higher, we have proposed the following flood resistance techniques to minimise risk to the property and its surroundings.

These are in accordance with the guidance provided in `*Improving the flood performance of new buildings' CLG (2007)*

• The proposed internal floor level be consistent with the existing external (covered area) floor level.

• The proposed door will be sealed to a reasonable degree to minimise internal damage.

• The construction detailing of the walls and floor will include stainless steel ties, lime-based plaster, rigid insulation, lapped DPC/DPM where applicable and appropriate according to current building regulations.

• Electrical services will run through the ceiling and the walls rather than the floors

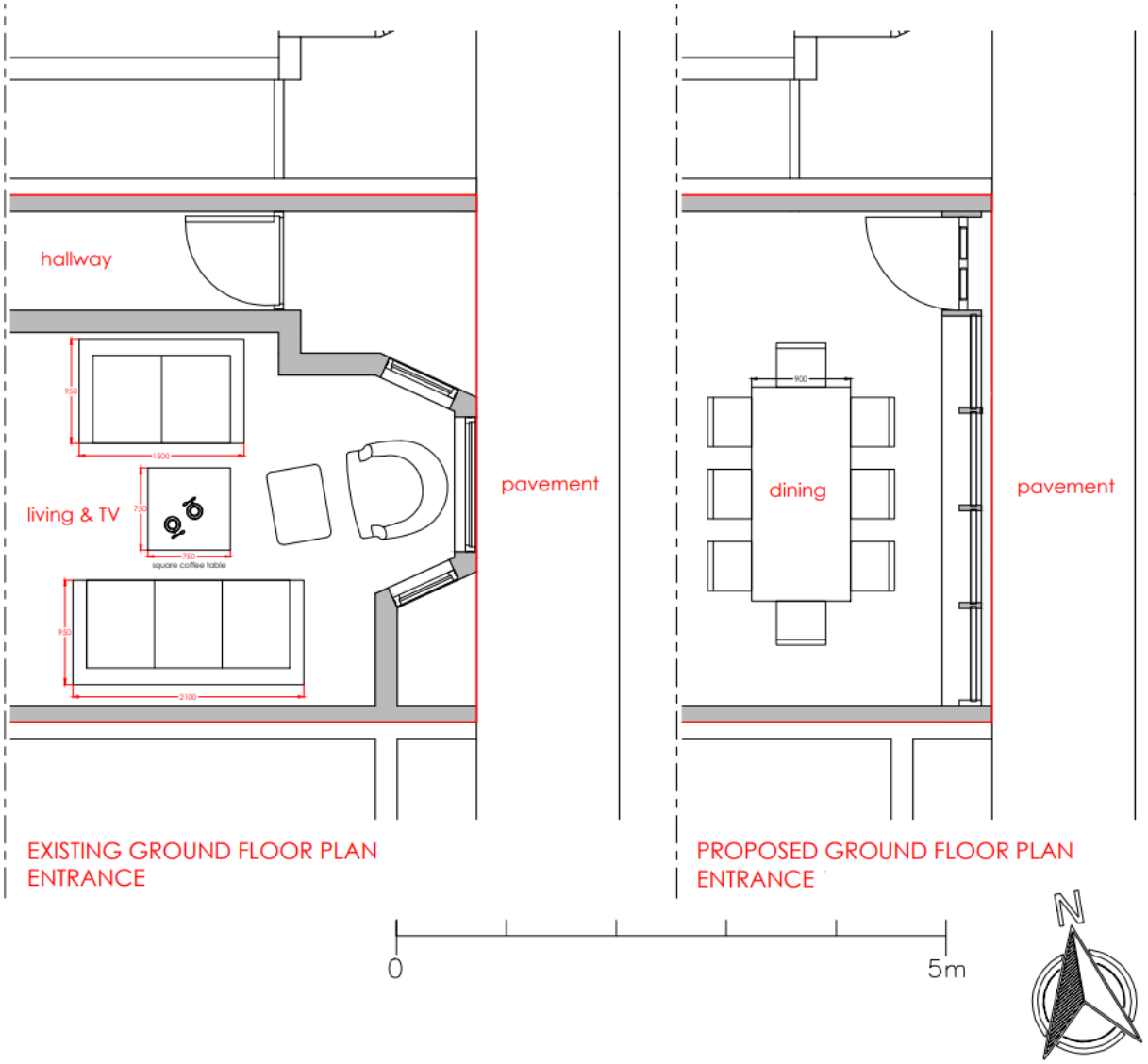

Image – existing & proposed entrance layout (NTS)

Please read this document alongside the completed FRA form.

Thank you for considering this proposal.

Best regards,

Samuel Gledhill ARB, Gledhill Architecture Studio