# Flood Risk Assessment for Retrospective Planning Application at 2 Lugg Green Cottages, Kingsland, HR6 9SW

<u>Site Address</u> 2 Lugg Green Cottages, Kingsland, HR6 9SW

<u>Introduction:</u> This paper has been prepared to assess the likelihood of flood risk and any mitigating measures required in connection with the reinstatement of a porch at the above address.

## **Background & Discussion:**

The applicant owns the property outlined in red.





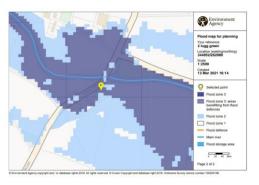
## Site location is identified below



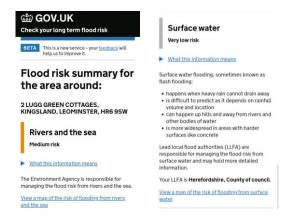


# A flood map zone showing the property location





## Summary of the flood risk from Government website



Prior to Storm Dennis in February 2020, 2 Lugg Green had a porch erected in 1997 (floor dimensions 2700cm x 1900cm) this was built of brick base on a concrete pad, with UPV wall and pent roof with no flood defence or provisions.







Reinstated porch works have started (floor dimensions 2100cm x 2400cm) Block work base on raised concrete pad with oak framing and pitch roof to bring the porch more in keeping with the original property.



### Flood control measures and management:

- The concrete base has been raised to above ground level and had a waterproofing compound put into it
- The block brick work has had tanking slurry externally and internally
- The raised base and door into the house have been moved 50cm closer to the boundary to prevent water ingress from lower lying land to the east.
- Between the boundary wall and the porch wall a waterproof cement compound has been put to stop water access from lower lying land.
- Applicant is signed up to the Environmental Agency's Flood Warning Service
- A new exterior flood wall has been built to the front of the property with outlet drain with lock vale and at the main gate in to the property will house a substantial floodgate which can therefore be shut to keep water out in the event of a similar storm / flood.
- A drainage chamber has been moved to a lower lying point and eliminates a weak spot at the east of original porch which was noted from the recent floods.
- The chamber houses a sump pump to remove any surface water quickly and preventing flooding.
- The porch entrance door will be a flood safe composite door
- The door from the porch to the main house will also have a flood safe composite door.

### **Conclusion**:

- Ground area of porch has decreased
- There is no adverse effect to the watercourse
- Flood defences are improved through gates, compounds and tanking
- The property is in Flood Zone 3 but described by WtFR Ltd as being at very low risk of surface water flooding.
- The property will have 3 substantial flood defences at the entrance.
- The development is at low risk of flooding from groundwater.
- The development is not at risk from reservoir failure.
- Based on the likely flooding risk, it is considered that the reinstatement of the porch can be operated safely in flood risk terms, without increasing.