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Proposed Extension and alterations to Elderberry House, Nyton Road, Westergate Flood Risk Assessment

This assessment has been prepared in support of the planning application for the extensions and alterations to the rear of the existing house at Elderberry House, Westergate, formerly known as The Fountains.

Application Site

The site is located to the north of Nyton Road, Westergate. Access to the property is via a private drive directly from Nyton Road, adjacent to the junction with Westergate Street. The existing property is a large detached two storey house.

The property is shown to lie within Flood Zone 2 on the environment agency's current flood map. This represents current flood zoning and does not allow for climate change or general sea level rise.

The proposal

The proposals for which we seek planning approval include a single storey extension to the rear of property, alterations to an existing two storey extension, a single storey garage extension to the south west corner of the house, along with internal alterations and total refurbishment of the building internally and externally.

The refurbishment works will include reducing the ground levels adjacent to the building to 150mm below DPC where they have been built up over time and the building has not been maintained. The large area of concrete hardstanding to the north east corner of the building is to be removed and all new surfaces will be formed with permeable materials.

Flood Risk

There is an existing water course within the site to the south of the building which also passes through neighbouring sites .

Although the proposals include an increase in floor area of the building the proposals will not intensify the use of the house, which is already a large family dwelling. The proposals will not increase any existing flood risk or create any additional flood risk to any adjacent buildings or the surrounding area.

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