Flood Risk Appraisal

For

Proposed Single Storey Garden Outbuilding

At

44 Magdale,

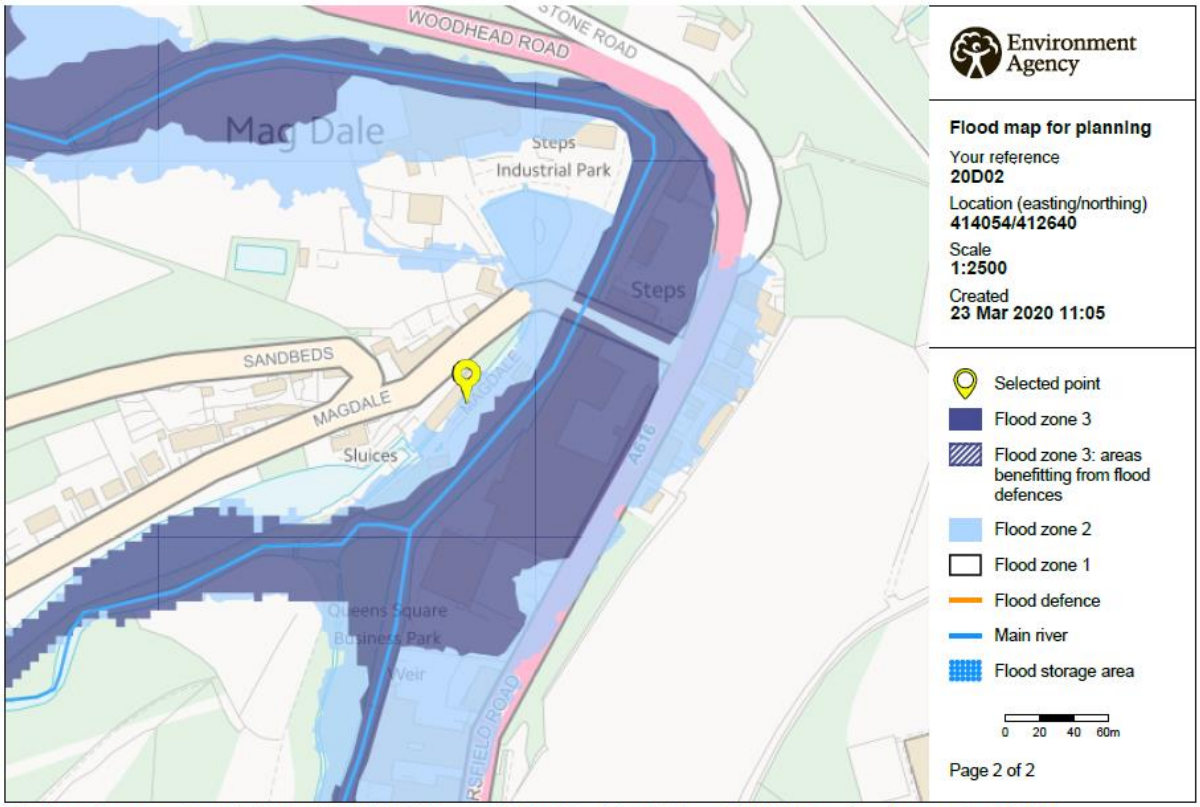
Honley,

Holmfirth,

HD9 6LU

This flood risk appraisal has been produced to support a householder planning application for the erection of a single storey 4m x 4m garden outbuilding at 44 Magdale, Honley, Holmfirth which is located in flood zone 2 as per the below EA map.

The proposed outbuilding is considered to be a small area in comparison to the overall garden and site area. The proposals are of domestic nature and there is minimal additional footprint created by the proposals therefore it should be classed as a minor development.



The proposal is to make use of the large garden area situated to the East of the existing dwelling by constructing an area of parking and erecting a small 4m x 4m single storey outbuilding in materials to match the existing dwelling.

The design and construction of the outbuilding has been developed using the advice provided within the Communities and Local Government document 'Improving the Flood Performance for New Building' with respect to the techniques and materials for construction, and given the size and nature of the extension, the approach is to construct it in a flood resilient manner. (*page 71 for General advice for resilient design*). This appraisal has also been created following the guidance provided online at; https://www.gov.uk/guidance/flood-risk-and-coastal-change#minor-development-to-flood-risk

The foundations will be traditional concrete strip footings which will be subject to confirmation of the structural engineer. Construction up to damp proof course (DPC) will be in engineering brickwork / concrete blockwork (foundation blocks) and the cavity to be filled with concrete.

The floor structure will be min. 150mm thick concrete slab (Preferred option within the guidance documentation) sat on top of a 1200-gauge damp proof membrane which will lap up and tie in to the DPC within the walls to fully protect against moisture. The ground floor has been designed this way to prevent any requirements for ground floor sub-voids for ventilation purposes.

And although not considered a flood defence mechanism, the surrounding garden area can be considered in its majority a permeable surface, further reducing the potential for flooding.

The walls will be stone faced to match the existing adjacent dwelling, with either an internal leaf of blockwork or timber-frame with the necessary levels of insulation to meet current standards. The internal face will be lined with insulated and moisture resistant plasterboard and there won't be any electrical sockets or wiring below 450mm above the finished floor level.

The new external aluminium door will be fully weather sealed with double glazing units which will also be toughened.