

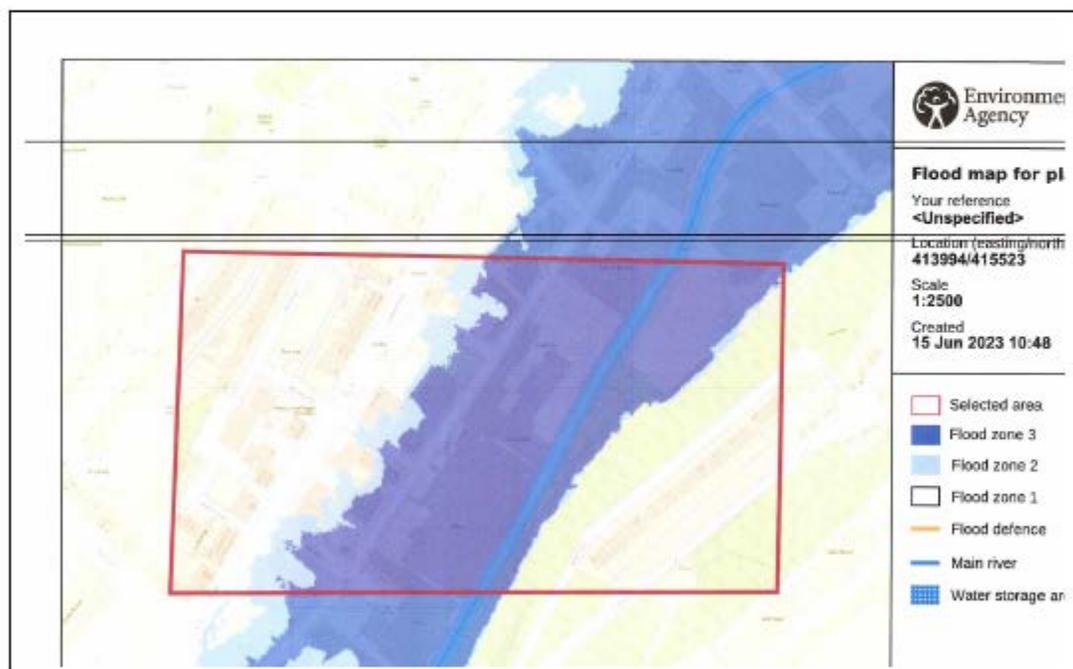
Proposed Dormer Extension at 164 Lockwood Road, Lockwood, Huddersfield HD1 3QR for Mr D Sardar

FLOOD RISK ASSESSMENT

The Existing Site and Building

The site of the house is on the North side of Lockwood Road some 50metres before the junction with Albert Street.

The area is generally terraced housing along this part of Lockwood and is in Flood Zone 3 as can be seen on the following map.



An assessment of the flood risk indicates that this area is in an area with a high probability of flooding. Local information does suggest that this has never happened but the Flood Map for planning purposes is attached and clearly indicates that the existing terraced housing is on the periphery of the zone although all the industrial units on the other side of Lockwood Road are within the zone 3 albeit they are slightly lower down. In my own experience, having lived in Huddersfield for nearly 60 years I have never known the road flooded.

The refurbishment works will have no risk as the house and existing ground floor accommodation is well elevated above road level by some 900mm.

However the refurbishment/conversion of the basement will have a floor level below the zone 3 threshold and although no reports of its' flooding have been reported some precautionary measures are proposed to reduce the risk to the accommodation and its' occupants.

The basement will have a well insulated concrete floor. Walls will be insulated and finished with a moisture resistant plaster and finish.

Services to the house will be established at the ground floor level and the basement services easily isolated from the main house should water ingress be an issue. Separate isolation of services for the lower apartment is to be provided at the highest level possible.

Access and escape (in the event of a hazard) from the basement accommodation is provided by the new steps down to the new front door and although there is only one living room, one bedroom, a bathroom and kitchen recess the egress is also possible via the rear bedroom window.

The existing basement floor is some 2 metres below centre road level and would in the event of flooding be subject to water ingress. Measures to protect the existing equipment and materials in the basement are the new door and windows which will be of a design to ensure no water ingress.

Any further measures to exclude water ingress in the event of a flood are not proposed as the risk is considered low for these properties.