

# FLOOD RISK APPRAISAL

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Location	3 Lockwood Scar, Lockwood, Huddersfield, HD4 6BL.
application	Change of use of Dwelling (Listed Building) to form HMO & 2 Self Contained Flats.
client/applicant	G&N Land & Property
job number	24/1023
date	September 2024

Ltd

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This flood risk appraisal has been produced to support a full/listed building planning application for the Change of use of Dwelling (Listed Building) to form HMO & 2 Self Contained Flats at 3 Lockwood Scar, Lockwood, Huddersfield, HD4 6BL which is located in flood zone 3 as per the below EA map.



The proposed works are all internal with no new floor area/extension being created.

The property is a private dwelling, currently unoccupied, vacant and falling into a state of disrepair.

Whilst flood zone 3 is high risk we are advised that there is no historical data of the property suffering from flooding.

The property has a lower ground floor habitable area (existing). This floor level is not being reduced but will be enhanced with the provision of a DPM and tanking to the external walls. The tanking system (cavity drain membrane) will incorporate a sump pump system to deal with any possible damp although this is going to be more likely resulting from the solid rubble fill walls and the lack of existing appropriate tanking as opposed to flood risk.

The proposals are of domestic nature and there is no additional footprint created by the proposals therefore it can be classed as a minor development.

The existing mid terrace dwelling is of stone-faced rubble fill wall construction with openings to the front side and rear (windows and doors). The front, side and rear elevations have doors openings providing direct access into the rear garden areas and drive through area to the side of the property.

The proposal is to convert the dwelling 2 flats and 3 HMO's via internal alterations only. The property is a listed building.

The permeable front and rear garden areas are being retained.

Numerous other residential properties can be found adjoining the subject property. There are also commercial and industrial premises in the immediate locality.

The proposals have the exact same finished floor levels as the existing single dwelling unit. The property maintains the same access to the external areas therefore it is no worse than what already exists.

The design of the proposals has been arrived at following guidance and advice from KMC PSH, the conservation dept and Kirklees Building Control.

The proposals also follow 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. Given the nature and extent of the proposals, 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>

No groundworks are required bar the nominal foul drainage connection within the covered drive through to the side of the property.

The floor levels will be no lower than existing. The new LGF floor slab 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 into the cavity drain tanking to the perimeter external walls of the property up to the LGF ceiling level.

Although not considered a flood defence mechanism, the surrounding garden area(s) can be considered, in its majority, a permeable surface therefore further reducing the potential for flooding.

There will be no new low level electrical sockets or wiring below 450mm above the finished floor levels of the property.

Given the proposals (all internal), the fact that no floors will be lower than existing and lack of historical flooding record we trust this FRA is acceptable.

## Flood Risk Assessment Tick Sheet

### Flood Risk Assessments for Householder and other minor extensions in Flood Zones 2 & 3

Applications for planning permission within either Flood Zones 2 & 3 should be accompanied by a flood risk assessment. This guidance is for domestic applications and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres (minor development<sup>1</sup>). It does NOT apply if an additional dwelling is being created e.g. a self-contained annex. This Tick Sheet is consistent with the Environment Agency's Standing Advice. It is a pragmatic and proportionate response to low risk developments in order to reduce the burden on applicants, the LPA and consultees.

Make sure that **floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level**. If your floor levels aren't going to be 300mm above existing flood levels, you will need to consider appropriate flood resistance and resilience measures. If floor levels are proposed to be set lower than existing floor levels they should be above the known or modelled<sup>1</sup> in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year.

Further information and guidance on flood resistance and resilience measures is available at [www.gov.uk](https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions) regarding flood risk assessment standing advice. <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions>

State in your Flood Risk Assessment all levels in relation to Ordnance Datum (the height above average sea level). You may be able to get this information from the Ordnance Survey<sup>2</sup>. If not, you'll need to get a land survey carried out by a qualified surveyor.

**Applicants/Agents: Please complete the table overleaf and include it with the planning application submission. The table, together with a plan showing the finished floor levels and estimated flood levels, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority that flood risk issues have been adequately addressed.**

You may be able to get the estimated flood level from the Environment Agency. Please contact [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk). If not, you'll need a flood risk specialist to calculate this for you.

You can use the Tick Sheet over page or provide your written flood risk assessment in another format but it must include the relevant plans, surveys and assessments.

Any proposed works or structures, in, under, over or within 8m of the top of the bank of a main river, or 16m of a tidal main river, may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency. This was formerly called a Flood Defence Consent. Some activities<sup>3</sup> are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted.

Further details and guidance are available at: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. Or by contacting: [floodriskpermit@environment-agency.gov.uk](mailto:floodriskpermit@environment-agency.gov.uk)

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<sup>1</sup> Minor development in relation to flood risk: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/what-is-meant-by-minor-development-in-relation-to-flood-risk/>

<sup>2</sup> OS MAPS <https://www.ordnancesurvey.co.uk/>

<sup>3</sup> Flood risk activities: environmental permits <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits#check-if-what-you-are-doing-is-an-excluded-activity>

## Flood Risk Assessment

### Flood Risk Assessments for Householder and other minor extensions in Flood Zones 2 & 3

Applicant to choose one or other of the flood mitigation measures below	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
<p><b>Either;</b>            Floor levels within the proposed development will be set no lower than existing levels AND, flood resilient and/or flood resistant measures have been incorporated in the proposed development where appropriate</p>	<p><b>YES</b></p>
<p><b>Or;</b>            Floor levels within the proposed development will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones. Please remember to include a plan showing the finished floor levels and the estimated flood levels.</p>	<p><b>NO</b></p>

<p><b>Site Address</b></p>	<p>3 Lockwood Scar, Lockwood, Huddersfield, HD4 6BL.</p>
<p><b>Proposal Description</b></p>	<p>Change of use of Dwelling (Listed Building) to form HMO &amp; 2 Self Contained Flats.</p>
<p><b>Estimated flood level (i.e. The 1 in 100 year flood level)</b></p>	<p>-</p>
<p><b>Details of flood resilience and resistance measures</b></p>	<p>Proposed floor levels no lower than existing floor levels. Refer to flood risk appraisal.</p>