

FLOOD RISK ASSESSMENT

44 FERNDALE ROAD, FALMOUTH, TR11 4HU
Proposed first floor extension



Location:

44 Ferndale Road, Falmouth, TR11 4HU
Grid reference SW 80143 31896

Type of development:

'Less' vulnerable use in flood zone 1.

Surface water:

Disposal by existing combined system (no increase to footprint).

Floor level:

The ground floor level of the proposal site is approximately 22m above Ordnance Datum.

Flood risk:

There is no flood risk in the immediate area from rivers / sea, surface water or reservoirs. The existing property is served by a combined drainage system, as are most of the buildings in the immediate area. There is no increase to the building footprint proposed as the extension is on the first floor and the existing downpipes and gullies from the existing ground floor accommodation will be reused. The development is therefore not deemed to have any impact on the Critical Drainage Area or increase the flood risk elsewhere.