FLOOD RISK ASSESSMENT

Park View Guest House 15 Mill Rd Cheadle ST10 1NG

The above property is situated part way down a sloping road, but is set above the level of the road and therefore will not be susceptible to surface water run off from the road onto the site.

Proposed areas to be extended are all over existing hard surfaces – no increase in surface water run-off.

The intended change of use will reduce the amount of bathroom/shower rooms as follows
Existing 2 Bathrooms and 6 shower rooms and 1 cloakroom
Proposed 2 Bathrooms and 4 shower rooms and 3 cloakrooms

The existing arrangement provides 16 bedrooms all but two of which would be mainly used by adults for bathing facility use.
The proposal allows for 10 single children and 2night staff for bathing facility use.
Proposed water use would therefore be no more than existing

Existing G/f bedrooms are being converted to daytime only classrooms with no ground floor sleeping accommodation throughout.

Proposed GF extension is for daytime use only.
All electric sockets in ground floor classrooms and office will be a minimum of 450mm above floor level.
Floor will be concrete.
Walls will be coated with waterproof plaster and skirtings will be of non-absorbent material.
Proposed 1st floor link/extension has no risk of flood