

FLOOD RISK ASSESSMENT

PROPOSAL : Full application for alterations to outbuilding and change of use to form single dwelling
ADDRESS : The Boathouse, Rudyard, Leek, Staffordshire,
APPLICANT : Mr J Shaw
DATE : December 2021 **JOB No.** : 2020-2578

DESIGN **ASSESSMENT** **Assessment Proposal**

This is a full application which seeks consent for alterations and change of use of the first floor of the boathouse to a residential dwelling. The proposed dwelling would provide an open plan kitchen / lounge arrangement with a single bedroom and shower room at ground floor level whilst the existing docking level will be retained underneath.

The application building will be retained largely as existing. An existing but built up opening in the south west elevation will be reinstated to provide an additional window opening to the proposed bedroom. The timber studwork and cladding on the north east (lakeside) elevation is to be removed and replaced with a combination of aluminium patio doors and windows as shown on the submitted drawing 2020-2578-02A. A suspended timber floor will be provided to form a small balcony and a steel and glass balustrade fitted. The existing metal windows shall be replaced with aluminium windows. New half round cast aluminium guttering and circular downpipes shall be installed on the south western elevation. The decorative timber fascia and soffits are to be replaced like for like and existing purlins are to be treated with natural preservative.

The existing parking area which currently serves the building to the west of Windycote off Lake Road shall be retained and made available for the occupiers of the proposed dwelling. A pedestrian path which leads from the car parking area to the application building is already provided and again shall be maintained for the proposed development.

Assessment Area

The application site comprises of an irregular shaped plot of land which lies on the south western bank of Rudyard Lake. It contains a modest two storey boathouse which measures 8.4m long x 6.8m wide with an eaves height of 2.4m and an overall ridge height of 3.78m. It is constructed from coursed natural gritstone under a plain clay tile roof. The gable fronted building has a simple rectangular form although some interest is added with the oversailing eaves and detailed scalloped fascia boarding and double gated wet mooring.

The building which is currently used as a boat store with storage above is enclosed on three sides with the side fronting the lake open. The application building, lies within a short row of similar structures on this side of the lake with residential development to the west and south and a caravan park to the south west.

Assessment

The application building is located immediately adjacent to Rudyard Lake reservoir which is owned by the Canal and River Trust and provides a water supply for the nearby Caudon Canal. The reservoir is designated as a conservation area. The following are levels at the dam in mAoD. These can be used as a guide only, because levels further upstream will be increased by the hydraulic gradient, which is dependent upon the location of the property in relation to the dam: • Level at which water can legally be stored is 161.77 • Level at which water has been stored in recent times is generally approximately 160.70 (this may be perceived to be the level seen to be the normal high by those living next to the reservoir) • The predicted peak water level is a 10,000 year flood is 162.72 • The predicted peak water level (PMF) is 163.32

The applicant considers, having regard to the information available that there is no probability of flooding of the site as existing. Whilst it is accepted that the proposed use is more vulnerable than the existing storage use the use will be limited to the first floor of the existing building, which is located significantly above the waters edge. The proposed development will not increase the area of surface water run off as the building is existing and no new hardstanding or parking areas are to be provided. The Staffordshire Moorlands District Council website does not identify any additional risk from climate change.

Conclusion

This flood risk assessment document has looked at the implications of the development with respect to flooding and established that the application site lies within an area designated as Flood Zone 2.

As the surface water run off would not be increased and the volume of the floor plain is not reduced it is not considered that there will be any off site impacts of the development.