

# Flood Risk Assessment

## Proposed 3 Flats – Rear Extension

### 512 Doncaster Road, Stairfoot, Barnsley S70 3PE

#### 1. Introduction

This Flood Risk Assessment (FRA) supports a planning application for a three-storey rear extension to create three residential flats at 512 Doncaster Road, Stairfoot, Barnsley S70 3PE. The report assesses flood risk affecting the site and demonstrates that the development will be safe for its lifetime and will not increase flood risk elsewhere.

#### 2. Site Description

The property is located on Doncaster Road in the Stairfoot area of Barnsley. The site currently contains an existing building with a rear yard area accessed from Waterfield Place. The surrounding area consists of mixed commercial and residential buildings and established drainage infrastructure. The development is proposed within the existing rear curtilage of the site.

#### 3. Proposed Development

The proposal involves the construction of a three-storey rear extension forming three self-contained residential flats. The existing building fronting Doncaster Road will remain and the extension will be built within the existing yard area to the rear of the property.

#### 4. Flood Zone

Environment Agency flood mapping indicates that the site lies within Flood Zone 1, defined as land having less than 0.1% annual probability of river or sea flooding. Residential development is appropriate in this zone under national planning policy.

#### 5. Sources of Flood Risk

**River flooding:** No main rivers are located adjacent to the site. The nearest watercourse is associated with the River Dearne catchment, located some distance away.

**Surface water:** Surface water flooding risk is considered low due to existing urban drainage infrastructure.

**Groundwater:** Groundwater flood risk is considered low within this urban area.

**Sewer flooding:** The development will connect to the existing public sewer network serving Doncaster Road.

#### 6. Drainage Strategy

Surface water from the development will be directed to the existing drainage system serving the property. The proposal does not significantly increase impermeable surfaces and therefore runoff rates will remain similar to existing conditions.

#### 7. Mitigation Measures

- Finished floor levels will be set above surrounding ground levels where practicable.
- Existing drainage infrastructure will be retained and maintained.
- The development footprint remains within previously developed land.
- Drainage connections will ensure effective removal of surface water.

#### 8. Conclusion

The site lies within Flood Zone 1 and is considered at low risk of flooding. The proposed development will be safe for its lifetime and will not increase flood risk elsewhere. The development is therefore acceptable in flood risk terms and compliant with national planning policy.

## Planning Drawing



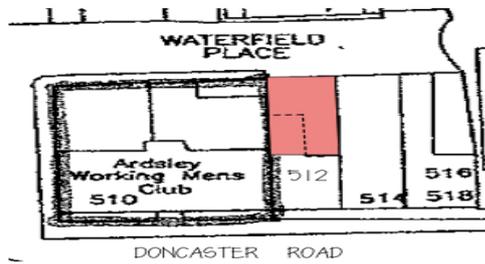
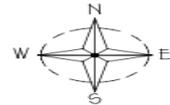
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### Peter Thompson M.B.I.A.T.

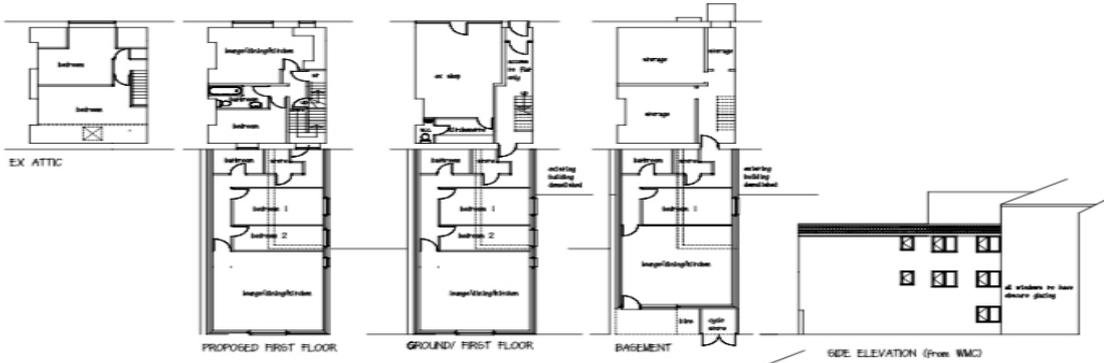
512 DONCASTER RD.  
STAIRFOOT  
BARNLEY  
SITE PLAN 1:500@A4



Linwood  
Barnsley Road  
Dodworth  
Barnsley S75 3JR



## Planning Drawing



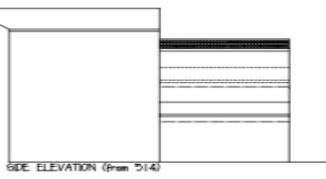
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PROPOSED FIRST FLOOR

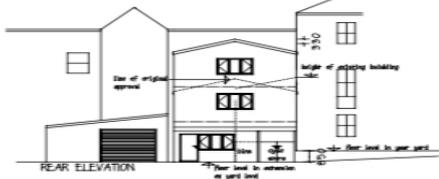
GROUND/ FIRST FLOOR

BASEMENT

SIDE ELEVATION (From NWC)



SIDE ELEVATION (From 514)



REAR ELEVATION

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 PROPOSED 3 No FLATS  
 EXTENSION  
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 STARFOOT  
 PROPOSED PLANS & ELEVATIONS  
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