

Flooding Statement

The property falls within flood zone 3, but given the existing lawful residential use of the property, which has a bedroom on the ground floor, it is considered that the proposed conversion to a C4 HMO would not place any persons in greater risk than the existing situation. Further to this a flood refuge room and large landing area is available as a safe place for refuge. As a result, it is considered that a flood consequences assessment is not required.

Flood refuge area and landing for safe means of refuge

