

Flood Risk Assessment

Location - No. 1 The Square, Akeld, Wooler, Northumberland. NE71 6TA

Proposal - Demolition of existing dilapidated store building and erection of new garage/store/greenhouse

No. 1 The Square, Akeld, is situated within Flood Zone 3. As shown on existing and proposed drawings, the proposed floor level of the garage/store/greenhouse sits some 260 mm above the existing property floor level.

The floor level of the existing store, is approximately 0.78 metres above the cottage floor level. At the guidance of the Conservation Officer, it was advised to drop the new build floor level, to allow this to be cut into the hillside, to avoid the new build exceeding heights. The new construction is water tight, with drainage incorporated to feed into the existing rainwater system.

In the event of flooding, it is the intention to provide protection by means of flood defence barriers to the door openings (see enclosed trade literature/information). Again, at the advice of the Conservation Officer, we have used Grasscrete to restore the existing driveway and proposed turning area. As with all materials within the surrounding areas being gravel and stone, storm water will disperse into the ground.

The Square at Akeld, is not situated adjacent to the river Glen, but there is a minor stream which passes through the grounds of cottage No. 2.

Local residents, who have lived at the Square for many decades, have never experienced this small stream flooding.

Dobsons Design Ltd.

Flood map for planning

Your reference
NE71 6TA

Location (easting/northing)
395646/629677

Created
24 Jun 2020 8:35

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference

NE71 6TA

Location (easting/northing)

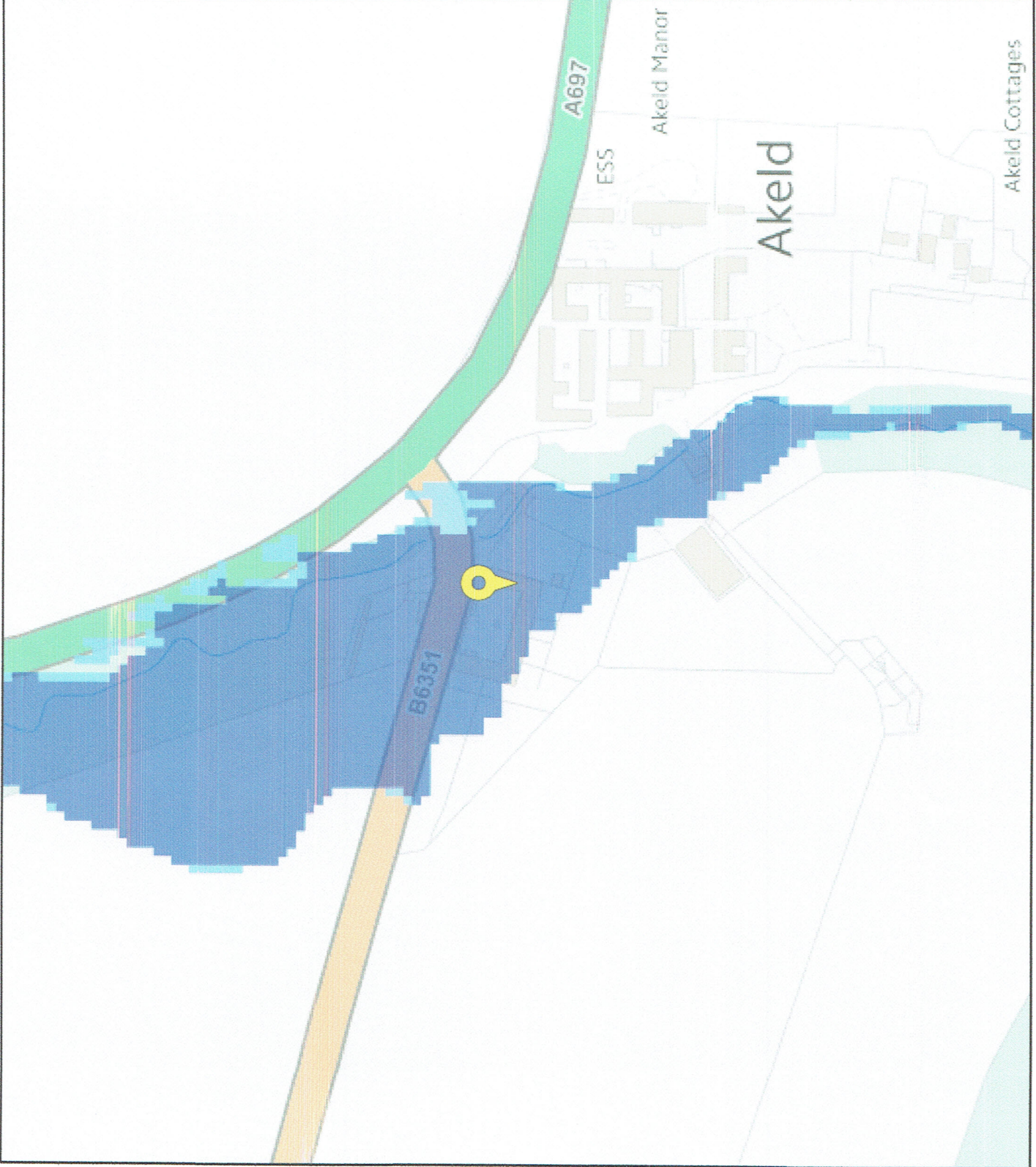
395646/629677

Scale

1:2500

Created

24 Jun 2020 8:35



- Selected point
- Flood zone 3
- Flood zone 3: areas benefiting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area



Nautilus® 400 demountable flood defence barriers are the ultimate flood protection for commercial and industrial premises, driveways and garages.

Flood defence barriers and other flood prevention products to protect your business are certainly a very good idea. Whether you're looking to reduce your insurance premiums or obtain refused insurance cover. In any event, we would like to help you protect your property.

Without a doubt, the easiest way to learn about our flood defence products is to watch any of our videos. You will find a **one minute** video on each of our product pages.

This robust flood barrier system spans 2.5 metres between demountable posts.

The removable flood barrier panels are much thicker than those of the Nautilus® 200. Therefore the Nautilus® 400 is our strongest flood defence barrier system.

- Suitable for residential, commercial and industrial properties.
- Designed with a watertight sealing system.
- Lightweight aluminium flood barrier panels.
- Following the initial installation, assembly for the client is indeed quicker and simpler than the [Nautilus® 200 system](#).
- Flood barriers for [single doorways](#) do not require demountable posts. Assemble in minutes by one person.
- Whereas a six-metre wide flood barrier uses two demountable posts and assembles in seven minutes by one person. Please see the short video on this page.
- From flood warning to flood protection in a matter of minutes, providing peace of mind.
- Afterwards, the flood barrier dismantles and stores away easily, ready for the next flood event.
- Designed and manufactured in the UK to the highest standards.
- Competitively priced with speedy delivery.
- Supply only option available.
- Undeniably, the survey and installation service provided by our highly experienced mitigation engineers is one of the best in the UK.
- Additionally, we provide exceptional ongoing customer support.

To protect an area wider than 2.5 metres:

Two permanently fixed vertical rails, installed at each side of the opening.

Ground sockets installed, protected by aluminium dust caps when the barrier is not in use.

When a flood threatens, insert the de-mountable posts into the ground sockets, then slide in the horizontal aluminium panels. Then apply the compression system.

The panels are each 400mm high.

Flood barrier up to 1600mm high for assembly.

Flood barrier of any required width created by installing demountable posts at every 2500mm.

Each panel is 25mm in thickness.

We use cookies to ensure that we give you the best experience on our website. If you continue to use this site we will assume that you are happy with it.

Ok