

Project & Site Address: Coastguard's Retreat, St Mary's, Isles of Scilly, TR21 0QJ

Date: September 2024

Introduction:

The existing house is of a bungalow design which has been raised up to manage the steep terrain of the site, with a low under-croft space beneath and 2 bedrooms within the roof-space. The building has been adapted overtime with an extension added to the front which is separate from the main house, and a lightweight conservatory added to the roof of this extension at a later point which is of a poor design.

The proposal looks to replace the conservatory using the same footprint, whilst also adding two dormers to the roof at front and rear.

Potential Flood Risk

The source of flood risk is from surface water run off only.

The existing building is in Flood Zone 1 which is identified as an area of very low risk of flooding from rivers and sea.

Probability of Flood Risk

According to the Environment Agency the likelihood of a flood in this area is less than 0.1%

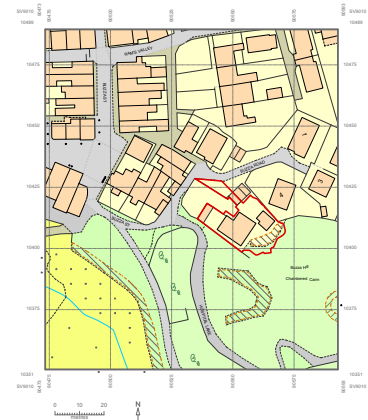
Surface water flooding

The building is located within a flood zone 1 area which puts it at a low risk of flooding, however it is close to areas that are considered flood zone 2&3 which may make access difficult if a flooding incident was to occur.

The proposal contains no changes to the area of roof scape being serviced, and therefore there will be no additional surface water to manage than there is currently.

Conclusion

With the very low level of risk of flooding and no changes to the area of roofs cape being serviced within the proposal, the likelihood of any flooding will affect the development remain low.



Site Location Plan



Flood Map Extract