



JSE Garner Management Limited / 18 Dec 2018 / Bobby Welsh

Flood Risk Assessment Report Template


Complete

Inspection score	Failed items	Created actions
48.00%	1	0
Client / Site JSE Garner Management Limited		
Location The Courts (Stand B), Carlisle CA1, UK		
Conducted on 📅 18th Dec, 2018 ⌚ 7:16 AM +08		
Prepared by Bobby Welsh		

Audit / Pluvial runoff

Risk Rating	High
<p>– Photos</p>  <p>Photo 3</p>	

FLOOD RISK ASSESSMENT

General Information	
What is the flood zone of the site being assessed?	Zone 2
Flood level 12 ft	
Is the site protected by flood defences?	Yes
<p>– Notes flood defences are installed to control potential negative effects of flood waters.</p> <p>– Photos</p>  <p>Photo 1</p>	

Fluvial

Description The River Thames lies approximately 7 km southeast of the site.	
Risk Rating	Low

Coastal/Tidal

Description The site is elevated above the 200-year tidal floodplain.	
Risk Rating	Medium

Canals

Description The Oxford Canal is located approximately 805 m southwest of the site.	
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Risk Rating	Low
<p>– Photos</p>  <p>Photo 2</p>	

Groundwater


<p>Description</p> <p>The site is shown to fall within an area predicted to be at a medium susceptibility to groundwater flooding.</p>	
Risk Rating	Medium

Reservoirs and Waterbodies

<p>Description</p> <p>The site is shown to fall outside of the area at risk of reservoir failure. Therefore there is no flood risk posed from this flood source.</p>	
Risk Rating	Low

Pluvial runoff

1 Failed

<p>Description</p> <p>The site lies within Carlisle Critical Drainage Area due to the high risk of surface water flooding in the area.</p>	
Risk Rating	High
<p>– Photos</p>  <p>Photo 3</p>	


Sewers

Description The site lies within Carlisle Critical Drainage Area due to the medium risk of sewer flooding in the area.	
Risk Rating	Medium

Effect of Development on Wider Catchment

Description There will be no impact on existing run-off rates as a result of development.	
Risk Rating	None

COMPLETION

Overall Risk Rating	At Risk
Recommendations In order to mitigate any residual risk from overland sources, it is recommended that where possible finished floor levels are raised/maintained at least 200mm above external levels. It is also recommended that external levels are arranged so as to divert flow away from the building entrance and reduce the risk posed to the lower basement level.	
Full Name and Signature of Inspector	
	<p>Bobby Welsh 20th Dec, 2018 8:05 AM +08</p>

Photos

3 Photos



Photo 1



Photo 2



Photo 3