



Floodplain displaced by the proposed building footprint up to the 1 in 100 years plus climate change Flood Level (69.62m AOD) = 22m²

Area lowered to 69.57m AOD. Flood Compensation provided = 45m²

CIVIL / STRUCTURAL DESIGN RISK MANAGEMENT

Abnormal or unusual residual risks associated with the design outcomes shown on this drawing are:-

1. Topographic survey taken from Stables Lift drawing.
2. Land Ownership and Planning Application Site Boundary has been approximated from the above information. It is recommended that the client should verify the boundaries and any easements and the terms planning application drawings should be referred to confirm exact alignment.

RSK/LOE LTD has followed its Design Risk Management process for Hazard Elimination. Abnormal or unusual residual risks may be shown above where it is considered that such risk may not normally be expected by competent persons engaged on work of this nature or type.

Legend	
	Land Ownership Boundary
	Planning Application Red Line Boundary
	Flood plain loss (1 in 100 plus climate change), area of 411m ² .
	Flood compensation area, 411m ² .
	Contours to 69.62m AOD (1% AEP +CC)
	Contours to 69.56m AOD (1% AEP)
	Contours to 69.35m AOD (5% AEP)
	Consented building footprints removed

Rev.	Date	Amendment	Drawn	Chkd.	Appd.
P3	29.05.13	COMPENSATION AREA AMENDED	LS	MC	MC
P2	27.11.12	SITE BOUNDARY AMENDED	JC	JS	JS
P1	08.11.12	FINST ISSUE	MR	JS	JS

RSK
LAND & DEVELOPMENT ENGINEERING LTD
 18 Rogrove Road
 Harpenden Hemstead
 Herts. AL5 2JG
 Herts. UK
 United Kingdom
 Tel: +44 (0) 1442 437500
 Fax: +44 (0) 1442 437500
 Email: info@rsk.co.uk
 Web: www.rsk.co.uk

Client
MONTPELLIER ESTATES
Project Title
SITE TO THE NORTH OF SKIMMINGTON LANE BICESTER

Drawing Title
FLOOD COMPENSATION

Drawn	Date	Checked	Date	Approved	Date
MT	10.12	JS	10.12	JS	10.12

Scale
 1:500
 Dimensions
 m
 Drawing No.
 131847
 Drawing File
 10-01.dwg
 Drawing No.
Figure 5
 Rev
P3

