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# Flood Risk Assessment

*- application for -*

## Change of Use of Tractor Shed

*- at -*

### St Peter's Lodge, Walpole Highway

#### 1. Introduction

This application has been prepared seeking permission for the change of use of an existing agricultural Tractor Shed to allow it to be used for light commercial purposes, Class B2 / E(g)(iii)

#### 2. Background

The tractor shed dates from the mid-late C20 and is a concrete framed structure which is located some 115m north of St Peter's Lodge (Grade II listed, List UID: 1237328) and represents the northern extremity of the long-established farmyard.

The open-fronted shed is at present clad with a mixture of corrugated sheeting above fair faced block walls.

Access to the building is either via the hardsurfaced farmyard or directly from the road, known as Fence Bank to the east of the site.

The shed is used as part of the working farm attached to St Peter's Lodge but as practices have changed the need for a dedicated storage building of this scale has diminished as works have been contracted out reducing the need to store plant on site.

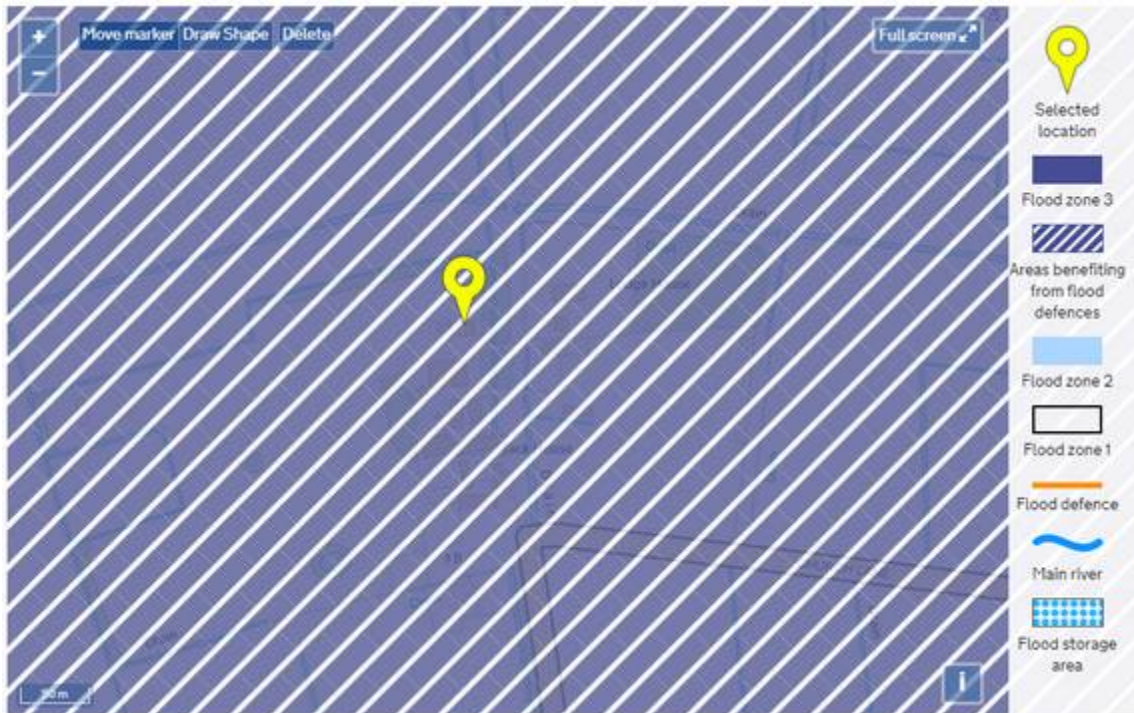
#### 3. Proposal

The nature of the site, its location and routes of access have been considered and it has been decided that a light industrial use for the building would be appropriate and that this will be compatible with the remaining farmyard and also the wider area.

It is proposed that the building will provide between 1 and 4 units this figure varying depending on the floor areas required by applicant tenants. Aside the enclosure of the open the building's open frontage, the change of use requires no material alteration to its structure or its access although improvements will be made to enhance its appearance.

#### 4. Flooding

The site is located in Flood Zone 3 (benefitting from flood defences) as illustrated on the Environment Agency's on-line mapping. The change of use is however considered to be a lateral use from one uninhabited occupation to another and as such the change is not thought to increase the risk above that of the existing.



*Flood mapping data locating tractor shed (<https://flood-map-for-planning.service.gov.uk/>)*

The floor space of the converted building will be non-habitable and therefore contain no habitable space at ground level and in particular will not house any sleeping accommodation whatsoever.

#### 5. Flood Mitigation Measures

- No habitable accommodation will be formed at ground level through conversion
- Tenants will be advised to register with E.A.'s DIRECT LINE flood warning service
- Tenants will be advised to be conversant in the Flood Warning Systems of the EA and BKL&WN District Emergency Procedures and to be familiar with the location of BCKL&WN Offices to ensure access to information on Heavy Rainfall and/or Flood Events

#### 6. Conclusion

The works proposed neither increase the risk of impact of flooding nor do they increase the risk of flooding elsewhere due to the existing drainage arrangements of the structure.

The converted building will contain no habitable space and will not be used in any part for sleeping accommodation.