
Flood Risk Assessment

Planning and Listed Building Consent for:

15 The Square, Blanchland, DH8 9SR





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1. Introduction

This Flood Risk Assessment has been prepared to comply with the requirements of Northumberland County Council and the Environment Agency, which requires a statement covering details of the reasoning and design concepts of any proposed development within a flood risk area.

The full details of the proposals are shown on the accompanying drawings and documents submitted as part of application reference 20/01344/FUL.

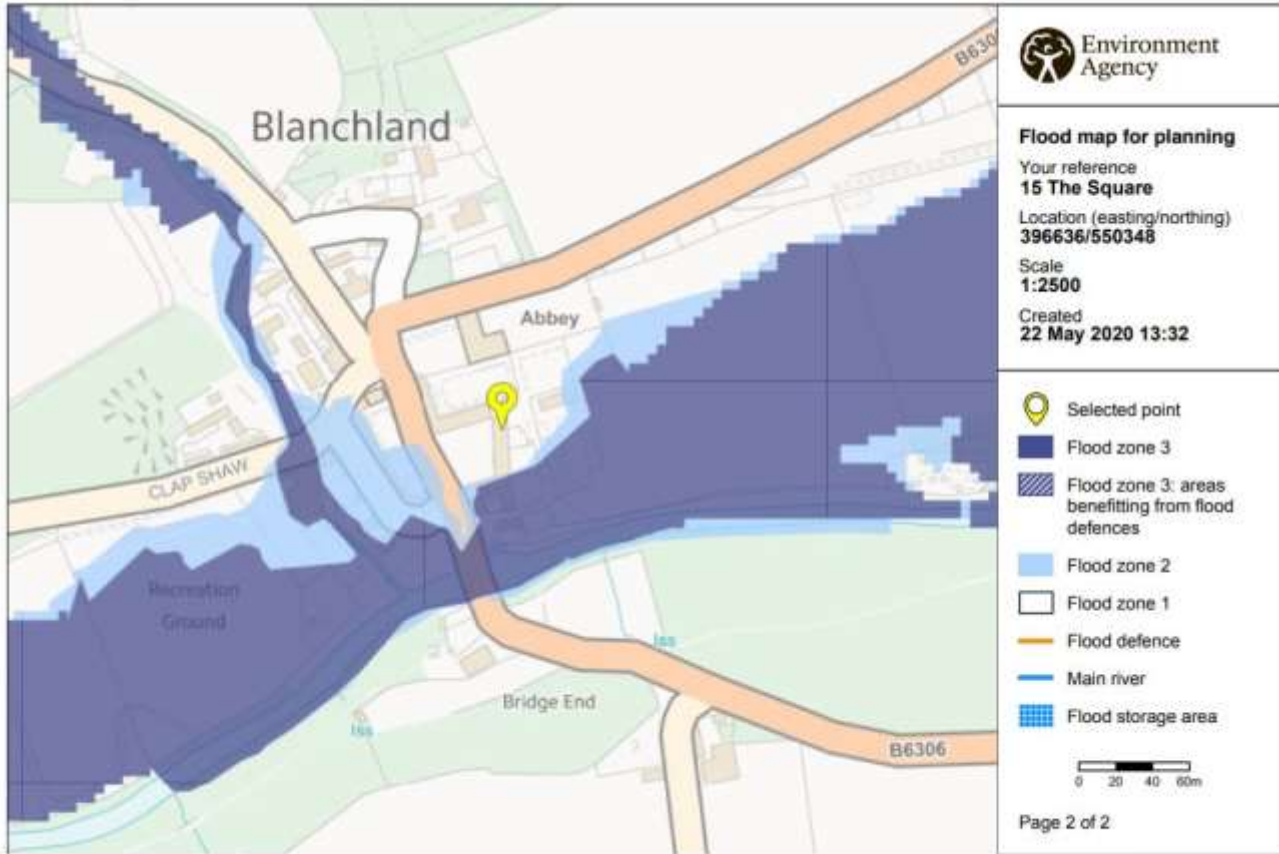
2. The Site and its Surroundings

No.15 The Square is a grade II listed property situated within the village of Blanchland, a conservation village largely built in the 18th century from stone collected from the ruins of the 12th century Blanchland Abbey. The village is located in Northumberland just north of the County Durham boundary. The front elevation of the cottage faces west and overlooks the village square (Listing reference NGR: NY9663650350).

The Listing text provides a comprehensive description of the building as follows:

“House, formerly monastic building. C15 remodelled mid-C18. Rubble with dressings; stone slate roof. Front elevation 2 storeys, 4 bays, irregular. Vertical-panelled door in bay 2 and between bays 3 and 4, the latter in chamfered surround with depressed rounded head. Late C19 sashes in C18 stone surrounds (except for ground floor bay 3 C20 window in earlier chamfered surround). Stone end and ridge stacks. Rear elevation: varied fenestration including former 2-light window in chamfered surround on 1st floor and blocked, chamfered single-light window on ground floor. Interior: central ground floor room has C15 ceiling with heavy transverse beam and joists, all chamfered with broach stops. A much-altered building which appears to be the southern part of the monastic east range, presumably the dormer at 1st floor level.”

The access road to the rear of the property, as identified on the accompanying location plan, is located within Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; and Flood Zone 3a - land having a 1 in 100 or greater annual probability of river flooding.



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3. Proposed Works

The proposed works are set out within the accompanying drawings and documents; however, this does not include any extension, change of floor levels or any alterations to the external landscape.

4. Purpose and Effects of the Proposal

The purpose of the proposed works relates to internal refurbishment of the property, and although the access road is located within designated Flood Zones 2 and 3a, as the works do not propose any new development they are considered to be minor, and therefore, a sequential test is not required for the proposal.

5. Conclusion

Given the scale and type of works proposed, this application is considered to have no impact on the overall level of flood risk in the area.

It is on the above and associated plans and documentation that we seek support in this application. Should any planning officer or other statutory authority wish to discuss any matter regarding the proposal, or require any further clarification or additional information, please do not hesitate to contact the agent.