

## Flood Risk Assessment / Statement

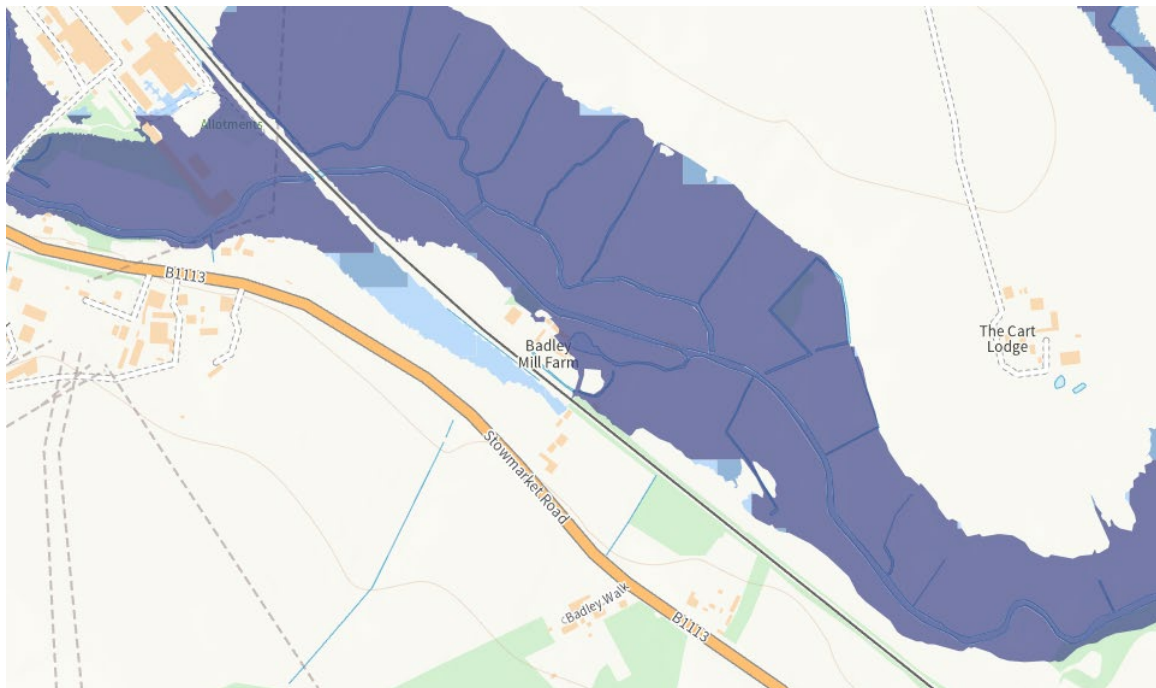
Mill House, Stowmarket Road, Badley IP6 8RR

Prepared by Tim Moll Architecture

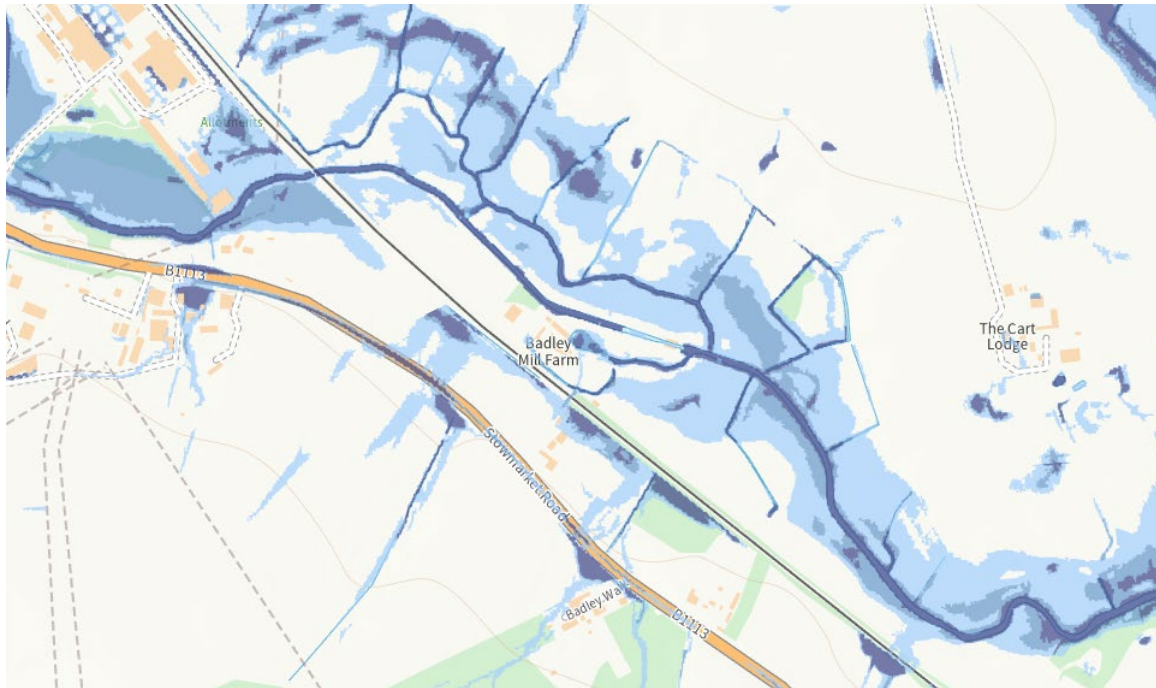
### Introduction

This document has been produced in support of a planning application for extensions and alterations to a dwelling. It has been produced with particular reference to the guide 'Preparing for floods Interim guidance for improving the flood resistance of domestic and small business properties.

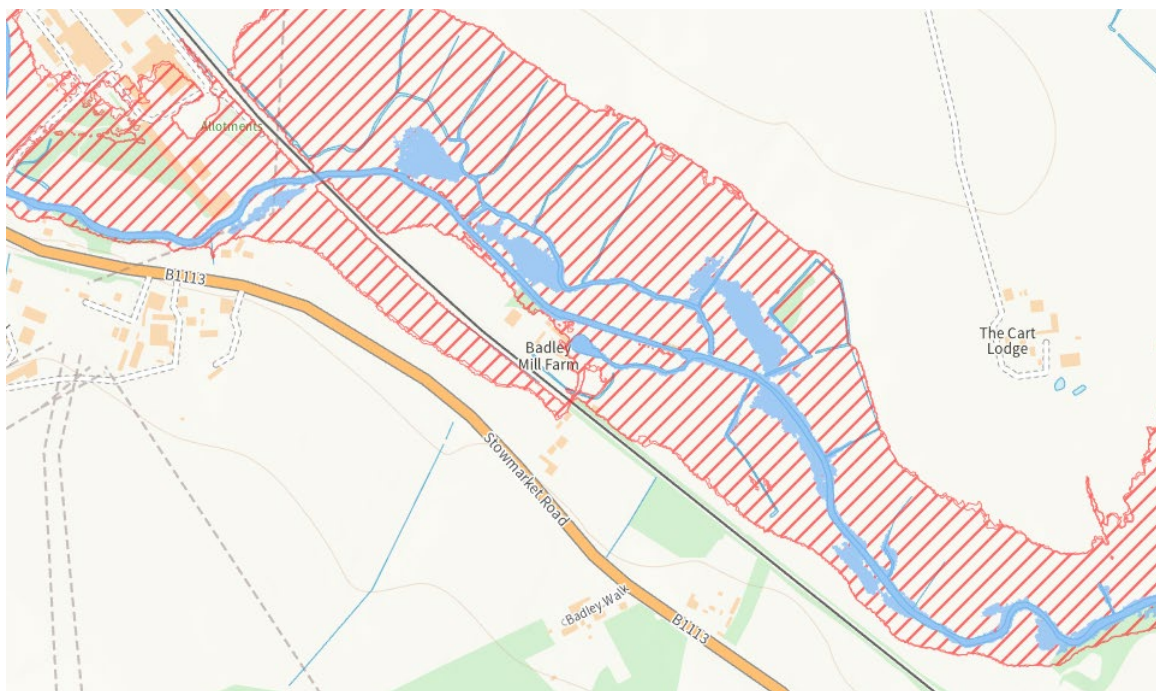
While there are risks adjacent to the site, the government website (<https://check-long-term-flood-risk.service.gov.uk/risk>) indicates that the risks for Mill House are 'very low risk':



Extent of flooding from rivers or the sea



Extent of flooding from surface water



Maximum extent of flooding from reservoirs

## Measures To Be Taken

### 1. Levels

The finished floor level of the new cart lodge is on raised land which is outside all shown risk areas. The new building will be set no lower than the existing levels

and, flood proofing of the proposed development has been incorporated where appropriate.

## **2. Flood resistant construction techniques**

The ground floor construction will be a solid concrete floor. The reason for this is concrete floors generally suffer less damage than suspended floors and are less expensive and faster to restore following exposure to floodwater.

External walls are to be constructed from brick walls to above the risk; above 300mm from existing site ground level. A water-resistant clear paint is to be applied to the outer face of the brickwork external walls to help prevent floodwater soaking into the external face of the wall, thus allowing the wall to dry out more quickly. Measures to improve water resistance are to be compatible with the wall materials and must allow adequate water vapour transmission to avoid trapping moisture within the wall.

Electricity sockets, telephone points and electric and gas meters are to be raised above likely flood levels; above 300mm from finished floor level.

All doors are to be painted, including the underside.