

Simple Flood Risk Assessment

Property

The property, called Sea View Farm, consists of an old Farmhouse with attached Stable and Barn, located on Sea View Road, Saltfleetby, LOUTH, LN11 7TR

Description

The site is in a Flood Zone 3 being located within the Saltfleetby Nature Reserve, just behind the sand dunes, at the top of Sea View Road. There are three dwellings served by the same narrow road with a small car park at the road's end. The property is sound enough for conversion but is run down.

There are quite a number of mature trees close to the buildings (see Site Plan); it is intended to remove those that the Trust (&/or Structural Engineer) consider pose a risk to building foundations.

Proposal

The intention is to convert the dwelling into two modern comfortable 2-storey Flats, extend and convert the Stable into an Office Reception Area and Convert the Barn into Offices on two floors. All accommodation is for use by Reserve Staff.

Flood resilient construction methods will be employed in the conversion. There will be no new external paving other than an permeable path. Ground levels around the property will generally be reduced by 100mm

Topography

The site is flat and within a slight depression.

Flood defences

Only the dunes provide defence to flooding from the Sea.

Risk

There is no increase in risk because the property is already a four-bed dwelling and will be converted into two 1-bed flats. All sleeping accommodation will be on the first floor. The proposed ground floor level will be at least as high as the current floor level (probably slightly higher).

Each flat has its own staircase allowing the occupants to take refuge to be taken on the first floor.

Discharges

Surface Water - this will be to new local soakaways.

Foul Water - a new Treatment Plant will be installed, remote from the buildings, to serve all foul waste. The purified overflow will be to reed beds.

Conclusion

There is no increase in risk to life and a reduced risk to property. The Trust will sign up to receive Flood Warnings and an evacuation Plan will be prepared, displayed and updated as necessary (see appendix A). If there is a serious risk of flooding, then the site will be vacated.

Appendix A

FLOOD EVACUATION PLAN (proforma)

Lincolnshire WildLife Trust will subscribe to the Environment Agency's free 'emergency flood notification service' (Floodline: 0845-988-1188). This will give advance warning of an impending flood.

The evacuation plan will be laminated, kept up-to-date and posted in the Office entrance corridor.

In the event of a Flood Warning the Staff will:-

- Monitor water levels
- Move valuable/vulnerable equipment and important documents to safety.
- Get flood protection equipment in place.
- Turn off service supplies if safe to do so.
- Be prepared to evacuate the site at short notice.

In the event of Severe Flood Warning, the Staff will:-

- Collect things needed for evacuation.
- Turn off service supplies if safe to do so.
- Vacate site or take refuge on the roof of the offices.
- Avoid electricity sources.
- Avoid walking or driving through floodwater.
- In danger call 999 immediately.
- Listen to emergency services.

Isolation points for the service (to be shown below)

Contact numbers for emergency services (to be completed as follows)

Fire

Ambulance

Police

E.A. Floodline 0845-988-1188 (check this is a current number)