

FLOOD RISK ASSESSMENT FOR A REPLACEMENT PORCH



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Revised

Ian Alderton

MCIAT Accredited Conservationist ACIOB

www.architecturalmanagement.co.uk

Architectural Management Ltd. Registration No. 09518230



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1.0 Introduction and Purpose

This Flood Risk Assessment is produced to accompany a Planning and Listed Building Consent Application for a replacement of the porch at Coles Green Farmhouse.

The site address is Coles Green Farm, Chattisham Road, Washbrook, Suffolk IP8 3HB.

Chapter 14 of the NPPF notes that '*applications for some minor development...should still meet the requirements for site specific flood risk assessments set out in footnote 55*'.

Footnote 55 notes that in regard to Flood Zone 1, this is only for:

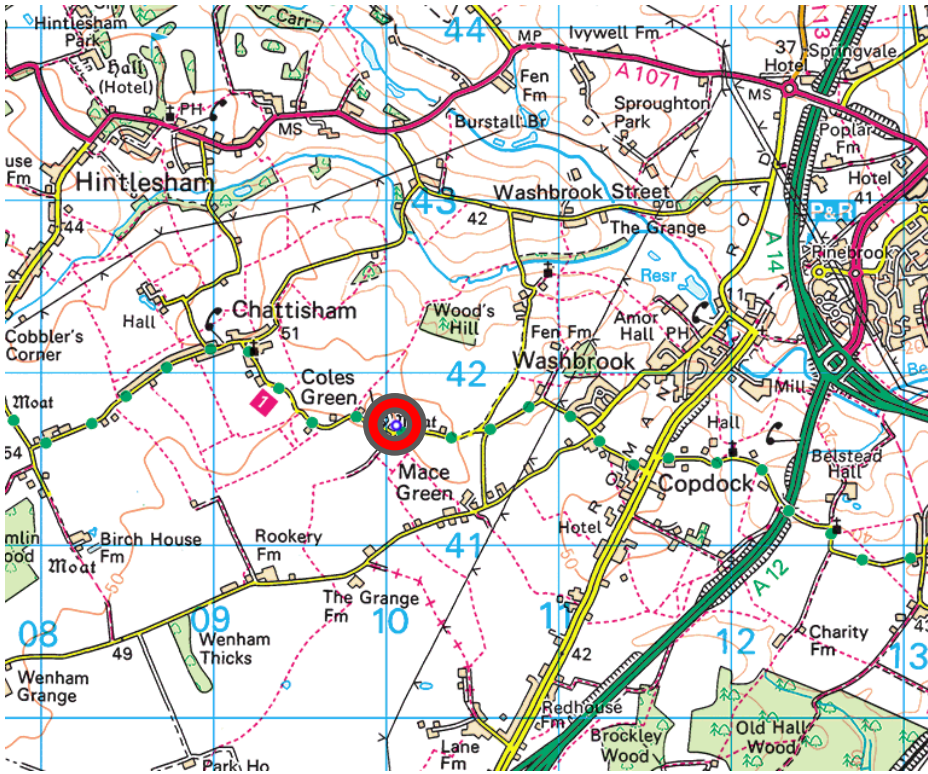
- sites of 1 hectare or more
- land which has been identified by the EA as having critical drainage problems
- land identified within a SFRA as being at increased flood risk in the future
- land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use

2.0 Location



The national location of Washbrook in Suffolk is shown left.

The site is located to the south west of Ipswich in Suffolk, between Chattisham and Washbrook. The site (red circle) is shown below.



3.0 General Description of the Application Site and its Setting

The overall application site



Coles Green Farmhouse

The house is part of the wider farmstead.

The house is listed grade II.

The house is in Flood Zone 1, which does not ordinarily require a FRA however the LPA has identified that there may be a risk from surface water on other parts of the site.

Flood Risk mapping



The image left shows an extract of the UK Government flood risk maps, showing the site environs. The house is marked with an orange diamond.

This shows that there is no identified risk to the relevant area of the building. The nearest risk area is from a pond to the west of the house (which remains dry for most of the year).

4.0 Flood Risk

Coles Green Farmhouse

The relevant part of the house is a storm porch on the western end.

No flooding has occurred on this part of the site during the applicants memory.

The proposal is to replace that storm porch with a new building of similar size and with the same use. It is a non-habitable part of the building and as such contains no elements which may be considered to be vulnerable, if there ever were a risk of flooding.

None of the published criteria noted in Section 1.0 of this report appear to apply (Chapter 14 NPPF, footnote 55).

5.0 Conclusion

The proposal does not create a greater risk from flooding than already exists.

There does not appear to be a demonstrable risk to the area of the building, from available data or from the applicants knowledge.

In order to further minimise any risk, any electrical sockets should be placed at least 450 above internal floor level and the new internal floor level should be 150 above the external ground levels.