

# Flood Risk Assessment

**Address: Bridge House, 34 Lambeth Street, Eye, Suffolk, IP23 7AQ**

**Planning Reference: 23/03658**

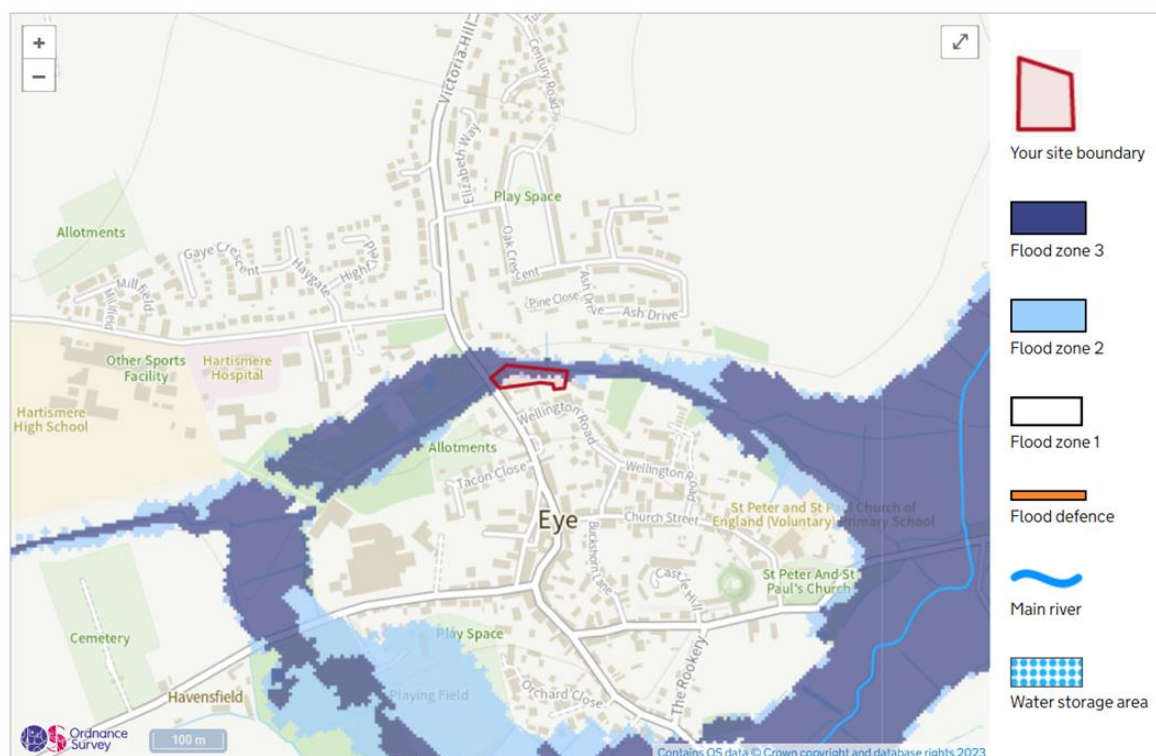
## 1. Introduction:

a. The purpose of this Flood Risk Assessment is to evaluate and analyse the potential risks and impacts of flooding in relation to Bridge House, 34 Lambeth Street, Eye, Suffolk, IP23 7AQ. The assessment aims to provide valuable insights and recommendations for effective flood risk management.

b. This assessment is conducted in the context of providing a supportive document alongside the application to erect a timber garden building in the rear garden which will be used as leisure space; the use of which will be incidental to enjoyment of Bridge House.

## 2. Site Description:

a. The site is located within the village of Eye, Suffolk and the Eye Conservation area. Bridge House is a Grade II listed building, which was initially registered with Historic England in 1951. The property is surrounded by drainage; this is the reason for it being located within a flood zone 3 area which has a high probability of flooding from surface waters.



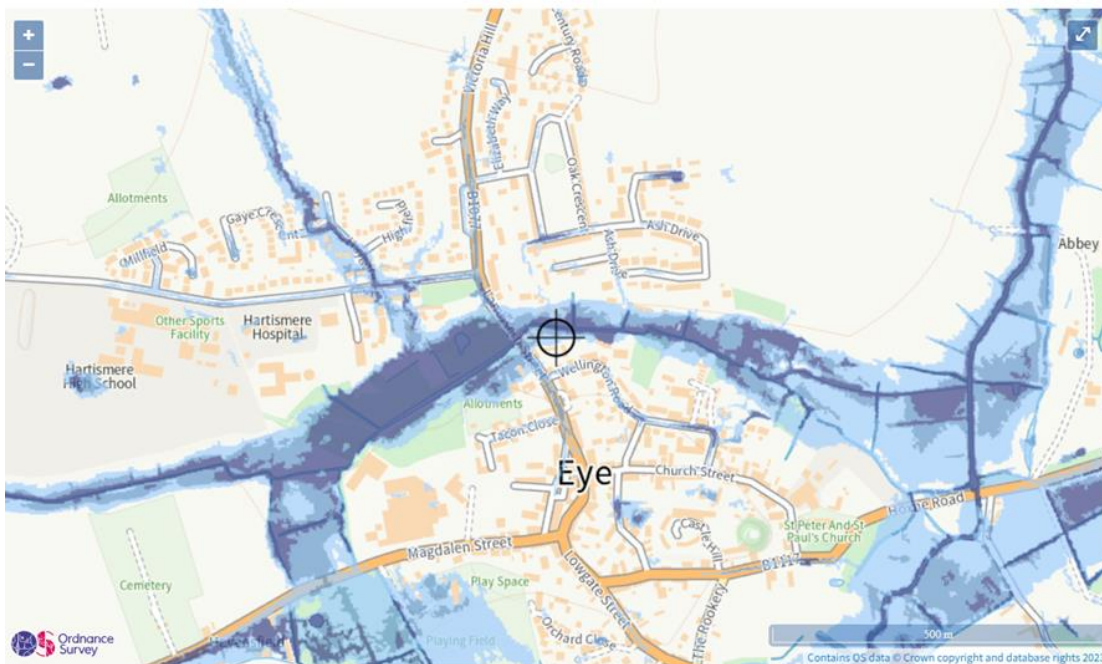
Map sourced from Ordnance Survey, Gov.uk

### 3. Flood Hazard Evaluation:

a. Flood risk mapping shows the extent of flooding from surface water. The map below shows that Bridge House is located within the **medium risk** area, which has a chance of flooding of between 1% and 3.3% each year.

b. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

c. Analysis of flood sources indicates the primary cause of flooding is due to drainage overflows or heavy rainfall. The property is in a low-risk zone for flooding from rivers and the sea, reservoirs, and groundwater.



### 6. Risk Analysis and Mitigation:

a. Based on the assessed likelihood and potential impact of future floods, the acceptable risk level is determined in line with regulatory standards or local guidelines.

b. Identified potential mitigation measures include the use of UPVC which would have minimal damage if in contact with flood waters and electrical sockets and wiring will be 450mm from floor to avoid any electrical damage in the case of flooding.

c. The proposed building will be supported by a concrete ring beam base which will have hand dug footing of 150mm depth and 300mm width will be positioned around the periphery of the proposed building.

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## **7. Summary**

- a. Based on the assessment it is deemed that the proposal demonstrably creates no greater risk to flooding than the main dwellinghouse.
- b. Precautions have been taken to ensure that if flooding does occur then it will have minimal impact on the proposal.