

Flood Risk Assessment / Statement

A new cart lodge with store above

Wind Willow House
Hyams Lane
Holbrook
Suffolk IP9 2QF

Prepared by Tim Moll Architecture



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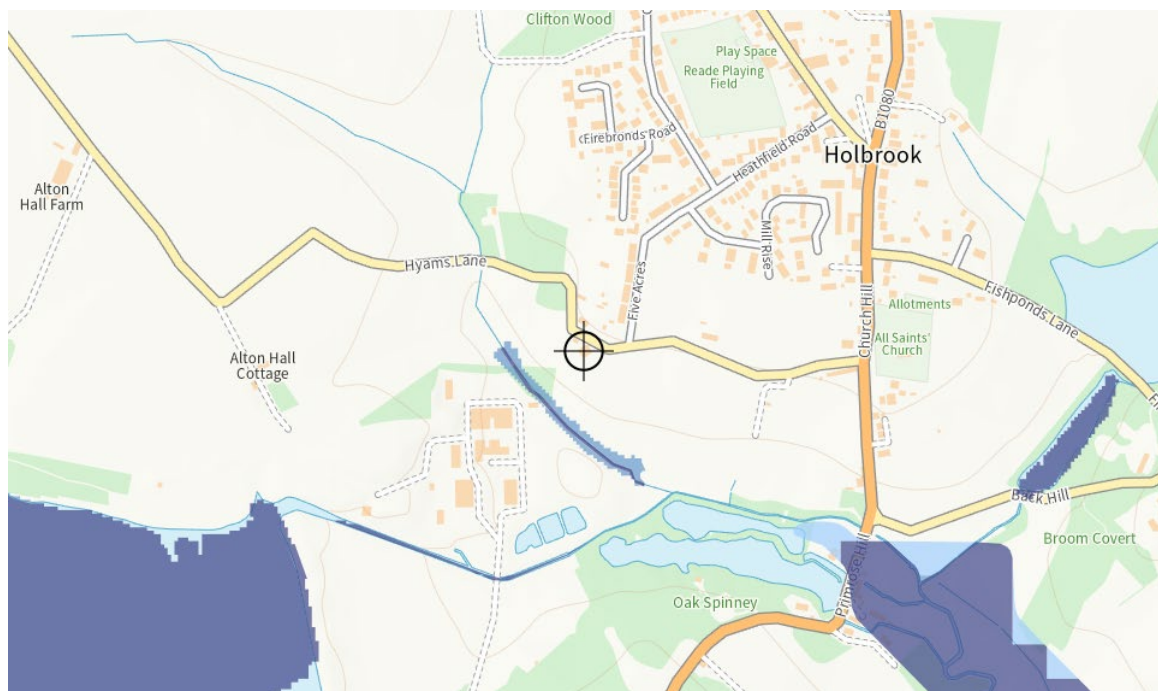
Reg No. 4678845. 22 Friars Street, Sudbury Suffolk.

Introduction

This document has been produced in support of a planning application for the construction of a new cart lodge. 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.

Risk of flooding from rivers or the sea:

Very low risk means that this area has a chance of flooding of less than 0.1% **each year**. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail



Sea or rivers risk – Marker indicates the site

Risk of flooding from surface water:

This flood risk summary reports the highest risk from surface water within a 15 metre radius of this property.

Very low risk means that this area has a chance of flooding of less than 0.1% **each year**.

This information is suitable for identifying:

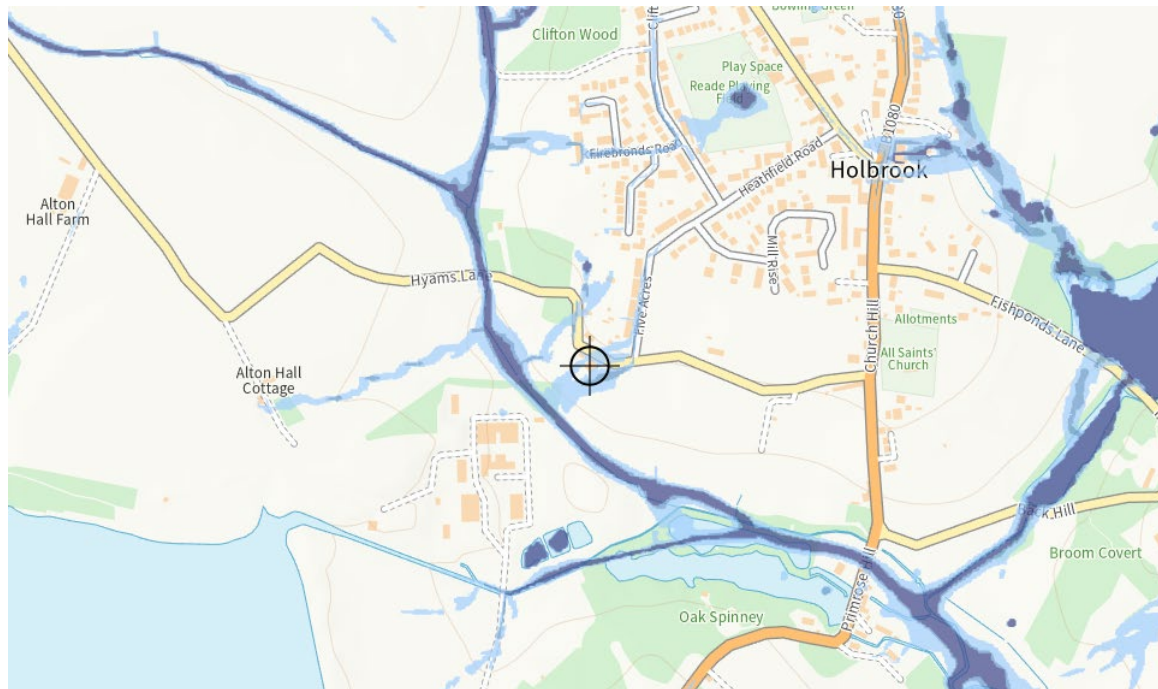
- which parts of counties or towns are at risk, or have the most risk
- the approximate extent and depth of flooding

It's unlikely to be reliable for a local area and very unlikely to be reliable for identifying individual properties at risk.

Surface water flooding happens when rainwater cannot drain away through the normal drainage systems. Instead, it lies on or flows over the ground. Surface water flooding is sometimes known as flash flooding. It can:

- be difficult to predict as it depends on rainfall volume and location
- happen up hills and away from rivers and other bodies of water
- affect areas with harder surfaces, like concrete, more severely

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.



Surface water risk – marker indicates the site

Low risk. It is not thought that the site has ever flooded.

Measures To Be Taken

1. Levels

Due to the risk of flood being low, no additional measures are thought to be necessary.

2. Flood resistant construction techniques

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

External walls are to be constructed from timber.

No fitted carpets on the ground floor.

Electricity sockets (if there are any), are to be raised above likely flood levels.

All ground floor doors are to be painted, including the underside.

3. Conclusion

Because the risk is so low, no other measures are considered necessary.