

# Flood Risk Assessment:

Street Farm Barn, Cratfield Road, Fressingfield, Suffolk, IP21 5QD



Street Farm Barn is currently located in both flood zones 2 & 3. See extract below. The slight rise in ground levels across the entrance / driveway help lower risk of flooding at the rear of the property and garden. This limits the worst of the flooding to the front of the property, with some direct flood flows extending south from the stream, running parallel along Cratfield Road. Although the road has historically flooded in the past, the property has not experienced any historic flooding.

This report is submitted as part of / and in support of a current Planning Application, and understand that this report may be submitted to the Environment Agency for their consideration and approval. The contents of this report highlight the minimal impact that the external rear elevation changes will create in terms of the flooding risk associated with this development. These proposals create 'minor' amendments to the South-west elevation. No additional floor space is to be created at ground floor level.

*Note: we have not included an Environment Agency's 'Standing Advice' form within this application, as the residential property is not being extended.*

Flooding on this site can be managed by the installation of flood protection measures either on or within the building or across the property (i.e. barriers and baffles).

### Surface Water Management

- There is no increase in flood risk to others off-site. The proposed works are only to change external doors and install a new window to the rear elevation, so there will be no increase in the rate of surface water run-off, and therefore no additional risk to adjacent properties.
- What are the existing surface water drainage arrangements for the site? Due to the close proximity of adjacent buildings, rainwater is taken to a combined drainage system.
- What are the proposals for managing and discharging surface water from the site, including any measures for restricting discharge rates? There will be no increase in the volume of surface water from the site, the roof is to remain as existing.
- How will you prevent run-off from the completed development causing an impact elsewhere? The roof will not be altered, so water drainage and run off will remain as existing.
- Where applicable, what are the plans for the ongoing operation and/or maintenance of the surface water drainage systems? Drains will be regularly pressure-washed to ensure drains are operating at full-bore at all times.

### Occupants and users of the development.

- Will the development proposals increase the overall number of occupants and/or people using the building or land, compared with the current use? The home currently houses two adults and there are no plans to increase this number, due to the size of the house and number of bedrooms available.
- Will the proposals change the nature or times of occupation or use, such that it may affect the degree of flood risk to these people? The property is a domestic house with normal occupation times and daily movements of family members.
- Where appropriate, are you able to demonstrate how the occupants and users that may be more vulnerable to the impact of flooding (eg residents who will sleep in the building; people with health or mobility issues etc) will be located primarily in the parts of the building and site that are at lowest risk of flooding? All bedrooms are on the first floor.

### Flood Resistance & Resilience Measures.

As part of the detailed design stage, the Architect will seek to maximise the use of flood resilient construction techniques to further reduce the risk to the building and its occupants. It is recommended that a flood entry strategy is adopted.

- In addition to the specific measures discussed above, we will use non-absorbent materials, in place of traditional timber skirtings boards, doors and framing to minimise the effects of flooding. We would propose aluminium for all new doors and windows, concrete / microcement for the floor and upstand skirtings. New plasterboard would be laid horizontally to aid easier replacement of the lower sections of wall coverings. All new lighting switches and sockets will be positioned at high level.
- Non return valves would be fitted to existing foul and surface water connections to reduce the risk of flood water entering the building via the drainage system.
- Consideration should be given to the production of a flood evacuation plan, and details of Floodline Warnings Direct should be included that will be available for occupants alongside the flood evacuation plan.
- Consideration should be given to installing a flood alarm within the lower parts of the site. This would be triggered when surface water / flood water reaches a specified level within the site to ensure the home can be evacuated before it is of risk of flooding.