

Flood Risk Assessment / Statement

Bridge Farm Valley Lane Gt Finborough Suffolk

IP14 3BA



Prepared by Tim Moll Architecture



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Introduction

This document has been produced in support of a planning application for extensions and alterations to a dwelling. 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

Risk of flooding from surface water:

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

Medium risk means that this area has a chance of flooding of between 1% and 3.3% **each year**

This information is suitable for identifying:

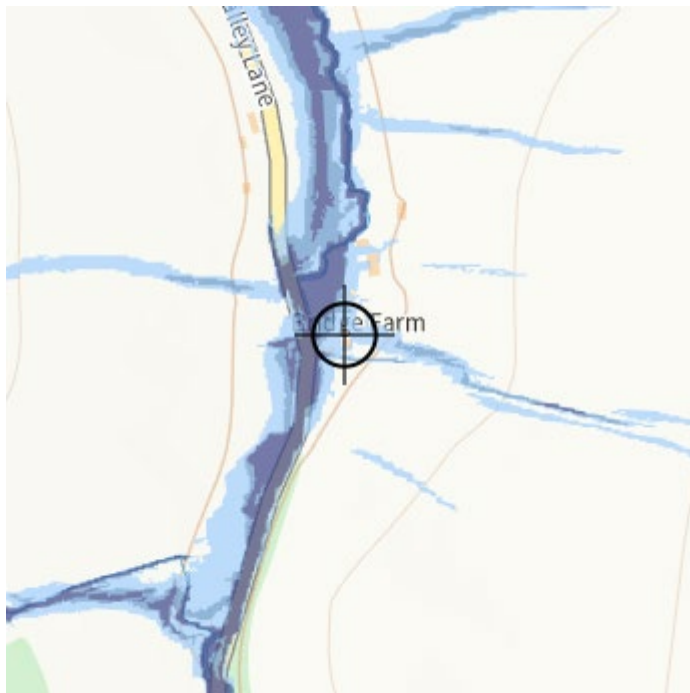
- which parts of counties or towns are at risk, or have the most risk
- the approximate extent and depth of flooding

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

Risk of flooding from Reservoirs and groundwater:
Nil

It is not thought that the site has ever flooded.

Measures To Be Taken

1. Levels

The proposed extension is set at a raised level from the rest of the house (which has been there for over 400 years).

2. Flood resistant construction techniques

The ground floor construction will be a solid concrete floor. The reason for this is concrete floors generally suffer less damage than suspended 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 are to be raised above likely flood levels.

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

3. Conclusion

Due to the extension being proposed at a raised level, there should be no need for further measures.