

# Flood Risk Assessment for: Yew Tree Cottage, Ipswich Road, Offton IP7 8GH

## Flooding

The site is situated within Zone 1, an area with a low probability of flooding – see Fig. 1 below. The full copy of the Flood Map for Planning will accompany this statement. Although the site itself is at a lower level than the dwellings on the north side of Ipswich Road, the general topography of the area shows that ground levels to the north of Ipswich Road are higher than those to the south. This is borne out by Fig. 1 below that shows potential areas for flooding to the south of Ipswich Road. The proposal site has been included within Babergh & Mid Suffolk’s Level 1 Flood Risk Assessment dated August 2020 and really shows the same data as the flood map for planning (Fig. 2). The area is not included in Babergh’s Level 2 Flood Risk Assessment report dated October 2020.

The proposal site does generally sit at a lower level than the surrounding dwellings and topography and therefore there could be an increased chance of localised flooding. However, this will be eliminated with the introduction of drainage and soakaway(s) to allow any surface water to drain away from the existing house and extensions.

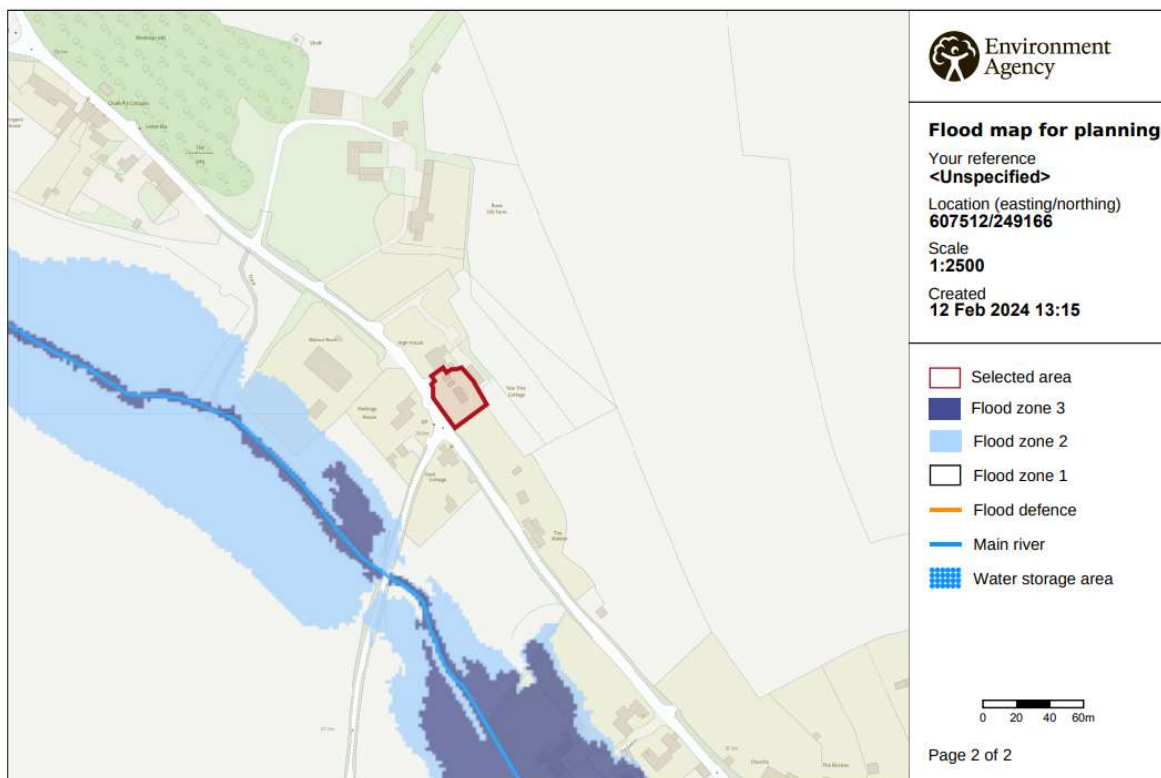


Fig. 1 – Map excerpt from the ‘flood map for planning’

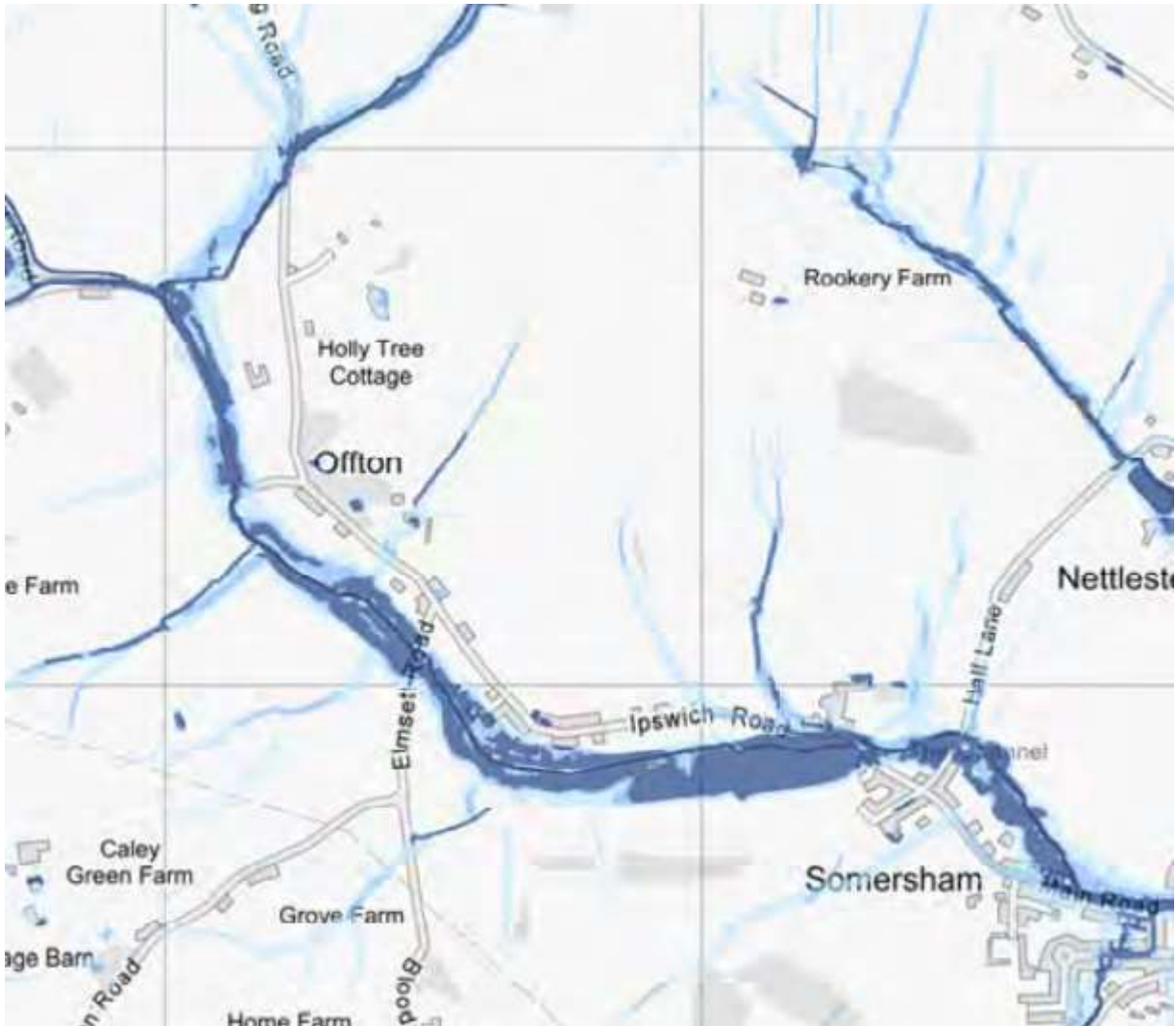


Fig. 2 – Map excerpt from B&MS's Level 1 Strategic flood risk assessment

### Mitigation measures

Proposed ground floor finished floor level to match existing ground floor to eliminate any internal steps. Door & window to LHS to be timber & be sealed to form a waterproof barrier in the case of flooding. Any new electrical sockets & plugs to be installed not less than 450mm from finished floor level. All timber products at ground level including skirting boards & new door to be painted with a proprietary waterproof paint to reduce damage. No external openings to RHS extension. Proposed ground floor level for the garage will be approximately the same as it is now – level with the road, so at a higher level than the host house.

## **Conclusion**

The proposed extensions and conversion of the existing garage will be carried out in accordance with the recommendations in 'Improving the Flood Performance of New Buildings; Flood Resilient Construction'.

Floors levels of the proposed extensions and garage conversion will be set to match the existing floor levels of the dwelling therefore there is no greater risk than existing in the event of a flood.

The site is not greater than 1 hectare. The site has not been identified by the Environment Agency as having a critical drainage problem. The site is not identified within a SFRA as being at increased flood risk in future. The use of the site is already established as planning use class C3 and the proposals do not change this use, therefore the proposals do not offer a more vulnerable use of the site