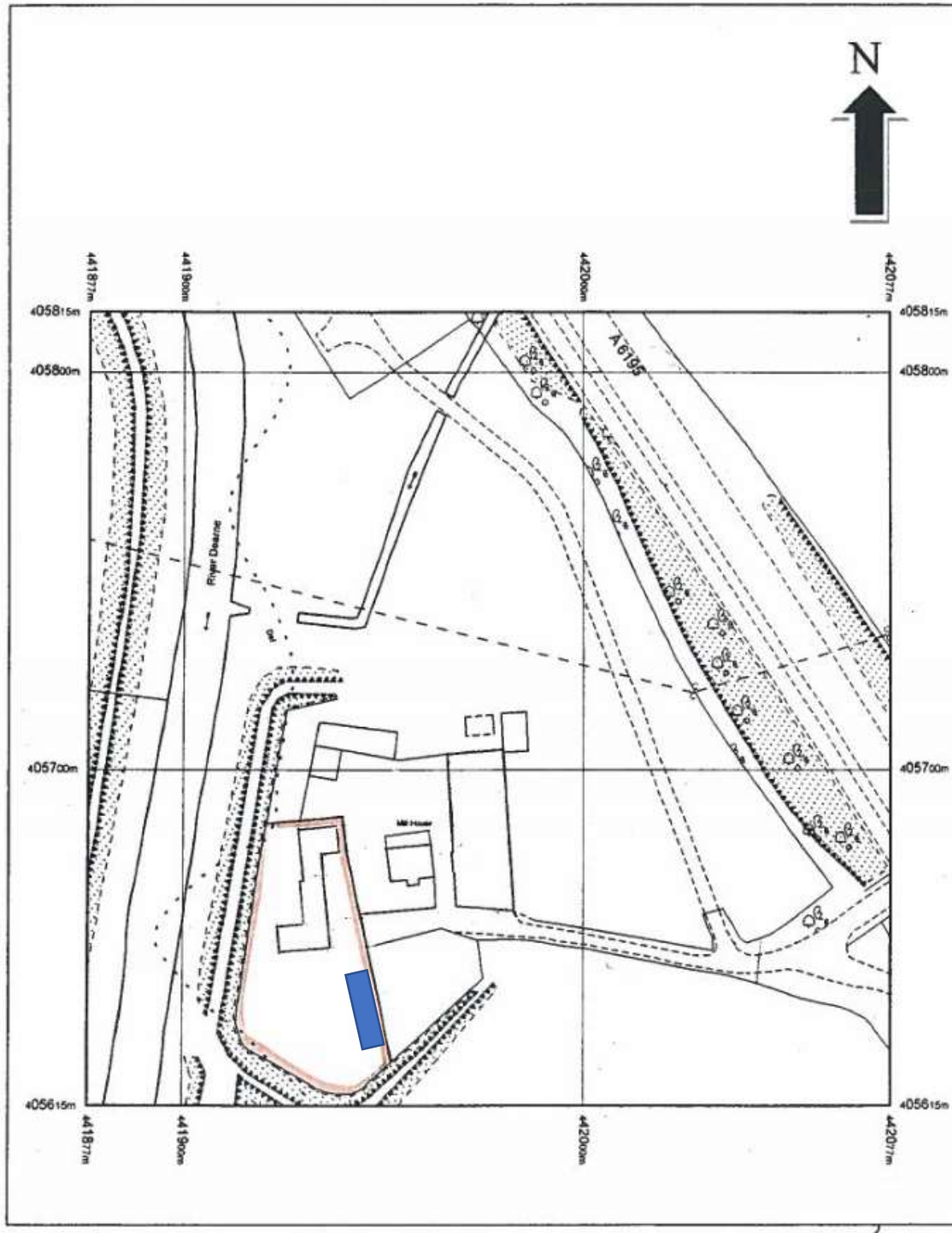


Flood Risk Assessment

Address

The Water Mill, Ings Lane, Little Houghton

OS Map



Building Information

Detached Barn structure constructed with solid stone exterior and solid concrete block internally. The building has a concrete floor. The solid construction is considered to provide water resistance.

The location is situated higher up than the main dwelling and further away from the River.

Water resistance

Superstructure – good wall thickness to resist water pressure ingress, high quality pointing to all elevations on existing and proposed elevation would further assist.

Flooding Source

River Dearne

Surface Water and ponding – Low risk (raised structure)

Ground Water – Low risk

Contaminants – Sewerage to septic tank

Flood Events

Flood Zone – Flood Zone 2 from EA. Data shows a 1 in 1000 chance of flooding without flood defences.

EA data – There has flooding within the wider area to open fields to the north, west and east but evidence is apparent that the original Water Mill building has never flooded due to its raised ground level (accepted in 2013 application for conversion)

Assets/ Flood defences

Manmade localised earthwork banks exist along the right- and left-hand sides of the River, both are in a good state of repair and regularly maintained.

Other matters

The barn building is an existing structure and little work is required in terms of development to the external fabric to convert it to ancillary residential use. Given the barns location upslope and further away from the main property it is considered of less risk than when the application from conversion was granted in 2013 reference 2013/0345.

The owners have signed up to the EA flood warning system and an Assembly point is identified as per the 2013 applications all of which is still applicable.

The Cross Section drawing provided by Quill Architecture shows the land levels across the site, host property up to the assemble point in the event of the warning system being activated.