



## FLOOD RISK ASSESSMENT

**Job number:**  
2116

**Client:**  
Mr J Ruck

**INTERNAL REMODELLING AT STREFORDBURY FARMHOUSE**

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Figure 01 – Aerial view towards the southwest of the site



Figure 02 – Aerial view towards the southeast of the site

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- 1.1 This brief flood risk assessment has been produced by James Morris BSc. (Hons), March, of KODA architects Ltd. to accompany the planning and listed building consent applications for proposed internal remodelling works at Stretfordbury Farmhouse. This document should be read alongside the architectural drawings and all other submitted information by KODA architects.
- 1.2 The application site is located on an existing farmyard development, south of Leominster in Herefordshire. It is bounded to the north by Stretford Brook, a small permanent watercourse which historically was utilised by a watermill on the farm, approximately 50m to the northwest.
- 1.3 The site currently lies partially within flood zone 3, as indicated in the flood map for planning below.

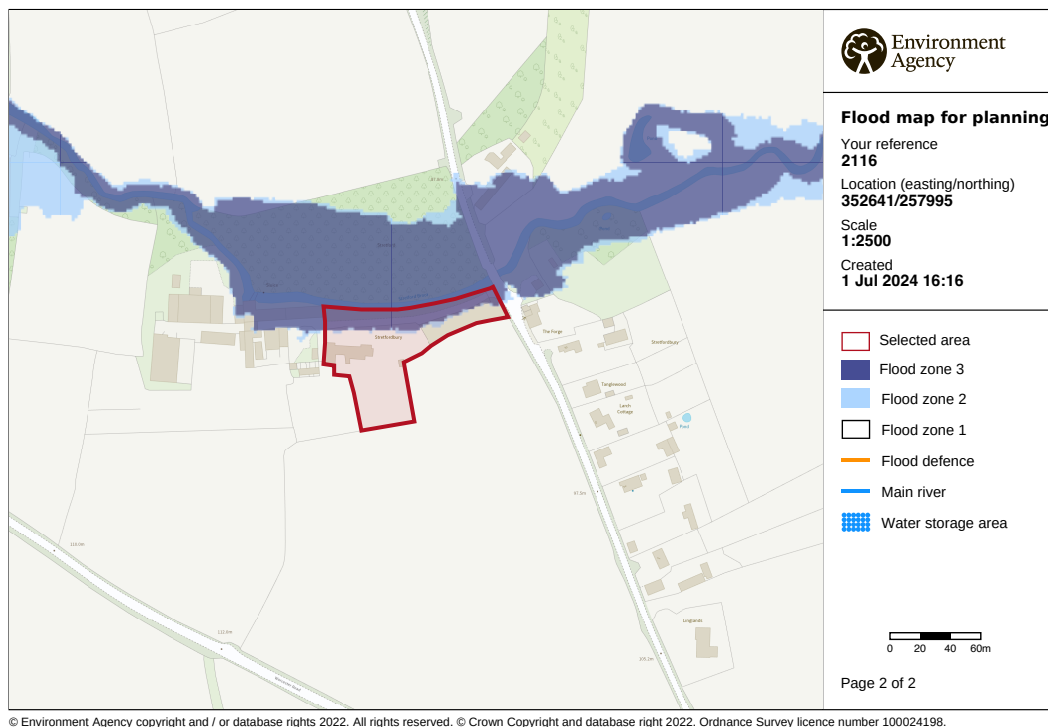


Figure 03 – Flood map for planning

- 1.4 In brief, consent is sought for the general internal remodelling of grade-II listed Stretfordbury Farmhouse to form a more functional dwelling for our client that better incorporates the redundant granary wing. Externally, the footprint of the farmhouse dwelling will remain unaltered.
- 1.5 Whilst the application site is within flood zone 3, the dwelling is several meters higher than the water level, as is demonstrated in the title page of this document and Figure 03 (above). The dwelling is of considerable age and there are no historic records of it ever having flooded.
- 1.6 To the rear of the dwelling, a modest ground-mounted solar array is proposed in the southernmost portion of the application site, approximately 70m from the brook. Whilst topographical survey data is not available at this stage, it is clear that this location is far higher than that of the dwelling. Therefore, there is also no risk of fluvial flooding in this area.
- 1.7 With this in mind, it is determined that the proposal bears no increased risk of fluvial or pluvial flooding by virtue of its negligible external intervention and existing site topography. It is also evident that this application will not impact the watercourse itself or its associated flood zones.