

Paul Brice Architect

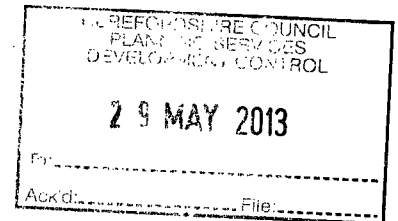
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27 May 2013

**Re: Proposed Annexe at Existing Farmhouse to Augment Live/Work Facilities:
Lower Cleeve Farm, Ross-on-Wye, Herefordshire.
HR9 7TD.**

Client: Mr & Mrs S Hay.



Flood Risk Assessment.

When the postcode, HR9 7TD is entered in the Environment Agency's floodmap, at <http://www.environment-agency.gov.uk/homeandleisure/37837>, the site of the proposed development at Lower Cleeve Farm is shown to be within the light blue area, which represents the 'Extent of extreme flood'. There is a finger of 'flooding' which extends as far as the main road.

The flood map is, by necessity, generalised at a local level. The map itself is at a scale of 1:20000, where a kilometre is represented by 50mm, or 2" on the map. As such, it cannot take into account the local topography. The guidance notes to the data suggest:

'Flood mapping is a complex, detailed and extensive process which can never be completely accurate, but we will always provide the best currently available information, using national consistent data. The flood map gives a good indication of the areas at risk of flooding in England and Wales. However it cannot provide detail on individual properties'.

Mr and Mrs Stephen Hay have lived at Lower Cleeve Farm since 1971. They can confirm that The Farmhouse, including the basement, has never flooded during this time. The land shown on the map as far as the road has not flooded in that time either.

Mr Hay states:

- The house is situated at a level of 36 feet (10.98m) above the summer level of the River Wye.
- The highest flood recorded at the farm was 18.5 feet (5.64m) above the summer level.
- The driveway that crosses the farm pond was under water on 16 July 2012 as the result of a recorded 92mm (3.6") of rain in 1.5 hours. The pond is used as an attenuating area for storm water.
- At this level, the water was still 7' (2.1m) below the floor level of the Farmhouse.

The proposed link and annexe to the Farmhouse have been proposed to be at only 20cm (8") below the ground floor level of the house. We therefore conclude that there is a negligible risk of flooding taking place at the house or the proposed annexe.

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