04.05.2024

# Whaplode Methodist Church
# Change of Use – Flood Risk Assessment

## Introduction

This flood risk assessment accompanies a planning application for change of use of Whaplode Methodist Church from use class B8 to use as a single residential dwelling. The existing building is located at:

The Old Methodist Church
240, High Road
Whaplode
Lincolnshire
PE12 6TG

The proposed is for the retention of the existing building, and for its use to be change to a residential dwelling house. No external changes are proposed.

## Flood Risk

The government's flood risk service states that this site has a:

- very low risk of surface water flooding, with a chance of flooding of less than 0.1% each year.
- low risk of flooding from rivers and the sea, with a chance of flooding of between 0.1% and 1% each year

This service also confirms that flooding from groundwater and reservoirs is unlikely in this area.

## Flood Impact Mitigation

A flood in this location is unlikely, with between a 1:1000 and 1:100 chance of flooding per annum. However, in the unlikely event of a flood the following measures are incorporated into the building to protect residents:

- A drainage gulley is provided to the front of the site, the hardstanding ramps up towards the building, away from the drainage gulley.
- There is an approximately 150mm difference between the external ground level and the internal finished floor level.
- A mezzanine first floor level is already in place, the proposed plans show bathrooms installed on this floor. This would provide occupants with a place of refuge in the event of a flood.

## Sequential Test

This site has been selected for the proposed development as the building on site already exists, and the location, proportions and nature of the building make it highly suitable for

residential use. Alternative sites have not been considered, as the proposals do not include the construction of any new buildings.

## Exception Test

Flood risk on this site is defined by the government's service of being low and very low. The above sections set out how the impact of any flood will be mitigated for future residents.

The retention and continued use of the existing building on site has significant sustainability benefits:

- Very low embodied carbon emissions associated with the creation of the dwelling, as the majority of materials will be retained in place.
- Very low disruption associated with the creation of the dwelling, as only limited internal works are required.
- High levels of operational performance can be achieved within the existing building, due to the thermal upgrades the applicant has already carried out, and the potential for the installation of further energy efficiency measures. Refer to the design and access statement for further information.

The proposals will not increase the risk of flooding elsewhere, as no changes to the site, existing building form or mass are proposed.

The proposals include significant cultural and aesthetic benefits, as they will preserve the use of a handsome building, that contributes to the character of Whaplode High Road, for future generations.