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5/7/2024

9 Whiteacre Lane
Barrow
Clitheroe
Lancashire
BB7 9BJ

4th July 2024

FLOOD RISK ASSESSMENT

This building is situated on King Street, Whalley probably about 200 yards from the River Calder.

I have owned the building since 1985 and never thought it in danger of flooding. I do not think that the property has ever been flooded within living memory. (The property was built in 1820.)

I remember on two occasions when the culvert that goes under Clitheroe Road near Gilmartins Hardware Shop became blocked and the main road became a torrent, the water came up to the bottom of the substantial doorstep but it never entered the shop.

The building did suffer flood damage on the 26th December 2015. At this time the water only entered the property when the water table rose and water entered the property through the floor only. It did not enter through the doors. A major area of the whole village was flooded. Since then all the recommended flood prevention measures have been added to the property. The property Insurance covers Flood Damage with a £1,000 excess charge added.

Planning permission is being sought for the 1st and 2nd floors of this building and I fail to see the relevance of this requirement.

2.

Existing Plans

Between the mid 1950's and 1985 this property was used as an Antique Warehouse and was joined at every level to what is now 33A King Street. It had been empty for some time.

All the doors, skirting boards and original fittings had been sold. The outhouses at the back were falling down. There was a gaping hole between the first floor and the ground floor. Apart from the beams and the oak floors the only remaining original feature is the oak staircase which has been preserved in its original form to the present time. I have already stipulated that this must not be damaged or altered in any way.

When my husband and myself bought the property that is now 33 King Street. The oak floor boards clearly showed that the various floors showed evidence of the many changes that the layout of the building had been through. We were required to cover the oak floorboards with hardboard on the first floor level to reduce fire risk and we were allowed to unblock a bricked up window (Window Tax) to allow light into the room that first became our bedroom and later an office. We were also allowed to build a workshop on the back

We have endeavoured to care and maintain this property in good condition for the last 39 years and I consider that the changes we now propose will ensure that the building will be well maintained into the future.