

From: [REDACTED] >
Sent: 30 June 2021 11:05
To: Fixter, Grant <Grant.Fixter@boston.gov.uk>
Subject: RE: B/21/0260 Land adj to 125, High Street, Boston PE21 8TJ

FENLAND ARCHITECTURAL DESIGN

*Based in Holsworthy, on the Devon/Cornwall border,
& serving both Counties.*

Mobile: [REDACTED]
email: [REDACTED]

Dear Grant,

Many thanks for passing on the comments from Sharon Nolan, of the Environment Agency, regarding the above Application. I am unaware if the Environment Agency have had sight of the Design & Access Statement prior to issuing their comments?

I have looked at this issue, in some detail, much earlier in this process and prior to finalising the proposals, and have addressed the issues in Item 6.0 of the Design & Access Statement as reproduced below:

6.0 Flood Risk:

6.10 Please see the Site-Specific Flood Risk Assessment, and proposals by ECOstudio XV Ltd as attached. It should be stressed that, in order to maintain an extension of the present street scene and form, the finished ground floor level of the proposed pair of semi-detached houses could not be raised without denigrating the appearance of the street. In addition, with the buildings set directly on the rear of the footway to High Street (as proposed), there would be no opportunity to provide any stepped access up to the front entrance doors.

As noted above it is felt to be an essential design element to continue the form of the existing street scene and echo both the location and level of the existing Grade II listed terraced houses Nos 119 to 125. This therefore involves placing this pair of semi-detached houses tight on the rear line of the footway and setting them at exactly the same ground floor finished level.

As you are aware, from the above statement, it is not an option to raises the finished floor level by some 500mm; as the only way to access the

houses would be by installing steps on the frontage. This solution being completely at odds with maintaining the appearance of the existing street scene and would be, most lightly and importantly, completely unacceptable to the Conservation Officers.

Regarding the flood risk issues, as highlighted by the Environment Agency, my clients accepts that there MAY be an issue with ground floor flooding to this pair of semi-detached houses and they WILL adopt the measures as outlined on page 44 of the ECOstudios Flood Risk Assessment, as noted below for clarity:

RESILIENT MEASURES IN CASE OF GROUND FLOOR FLOODING

- *Flood resilient doors and high sill levels up to +6.35mAOD.*
- *Flood resilient ground floor construction up to level +6.35mAOD, which is the maximum level of flooding in 100 year event (including 30% climate change factor).*
- *All new electrics in the ground floor will run from the ceiling towards the floor, to avoid any issues in the remote case that the ground floor floods.*
- *Flood information will be provided to all tenants and occupants ,including EA Emergency Flood line.*
- *A non-return valve will be fitted to all connections to Anglian Water surface water drainage as well as black water sewer (seeFigure22).*
- *Sump pump with battery backup in case of power cut.*

We therefore wish this Application to proceed on the basis of this information and would ask that you include this email within the Application documentation and update the Environment Agency accordingly. Hopefully they will then appreciate the situation and measures proposed to alleviate the flood risk as outlined here.

Please do let us know if you require any further information of clarification.

Kind regards,

Mike Bacon,