

# Flooding and Historic Buildings

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## Flood risk

- Currently around 560,000 properties are located in areas where there is a high risk of flooding
- Many of these buildings were built before 1919 and are likely to be of historic interest
- The number of properties at high risk of flooding could increase by over 60% to 900,000 by 2035

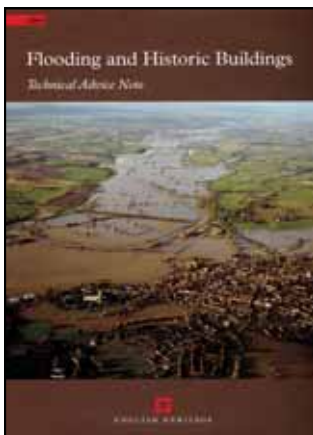


2007 floods



## Positive outcomes

- Pitt Review
- A more integrated approach to flood risk management
- EA improved flood risk mapping and forecasting
- Local resilience forums
- Flood and Water Bill



## Flooding and Historic Buildings Technical Advice Note guidance

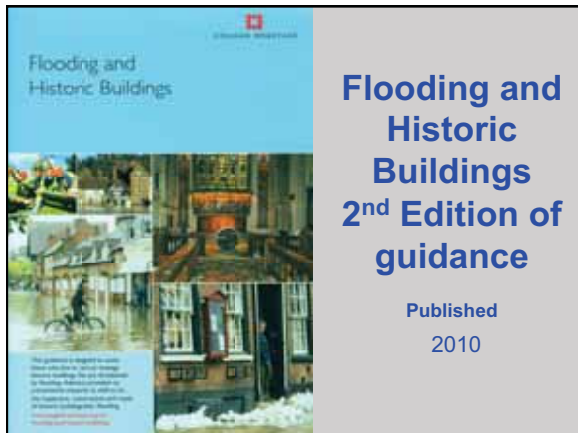
First published 2004



## SPAB Technical Course

Tewkesbury

June 2008





**Resilience: Permanent Property Level protection**



**Recovery: dealing with flooded historic buildings**



**Recovery: Post flood-assessment**



**Damage during recovery**

**Problem areas**

- Inappropriate recovery work-unnecessary removal of fittings and finishes that had been subject to flooding but could still be retained
- No involvement of Conservation Officers in work proposals
- Rapid drying techniques
- Lack of involvement of specialists- architects and surveyors experienced with historic buildings
- Works carried out to listed buildings without consent
- Loss adjustors making decisions on repairs without sufficient knowledge of traditional construction
- Contractors appointed by insurance companies that have no experience of working on historic buildings
- Inappropriate reinstatement of incompatible materials

### Plan for drying out

Drying time and regime depends upon:

- Time of year
- Building fabric
- Porosity and permeability of the materials
- Flood duration
- Type of flooring
- Water table
- Ambient relative humidity

