Flooding and Historic Buildings

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ENGLISH HERITAGE

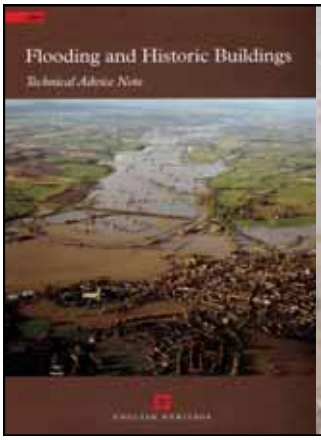
Flood risk

- 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



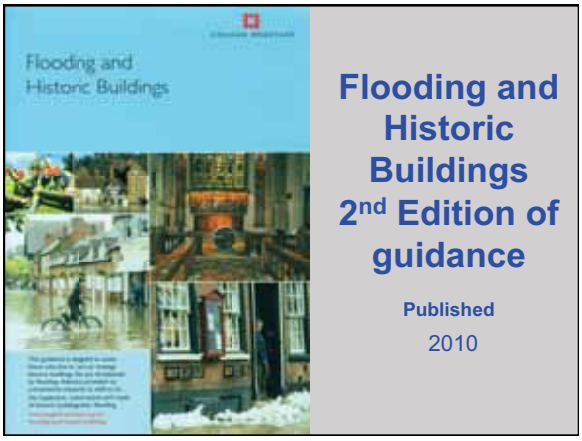
Flooding and Historic Buildings Technical Advice Note guidance

First published 2004

SPAB Technical Course

Tewkesbury

June 2008



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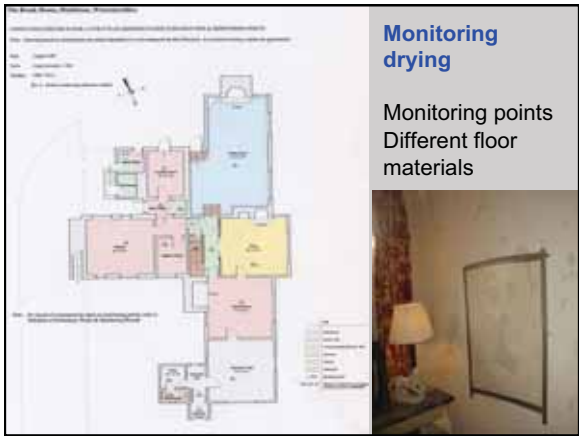
Problem areas

- 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

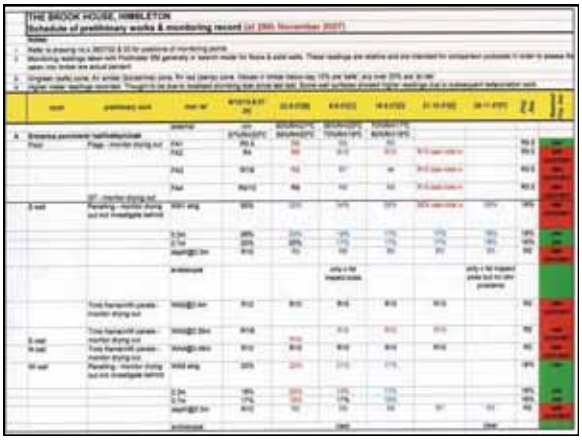
Drying time and regime depends upon:

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



Monitoring drying

Monitoring points
Different floor materials


THE BROOK HOUSE, HIBBLETON

Schedule of preliminary works & monitoring record (at 29th November 2007)

Conclusions

- Better awareness amongst owners
- Better training for recovery contractors of the special requirements posed by historic buildings
- More involvement of specialists architects/surveyors/conservation officers
- Better communication
- Better understanding from insurers/ loss adjustors that specialist contractors might be needed
- One size does not fit all
- Realistic contract timescales
- More use of flood protection measures
- More research into drying techniques