

Flood Reconnaissance Report – Bishops Tawton 22nd December 2012

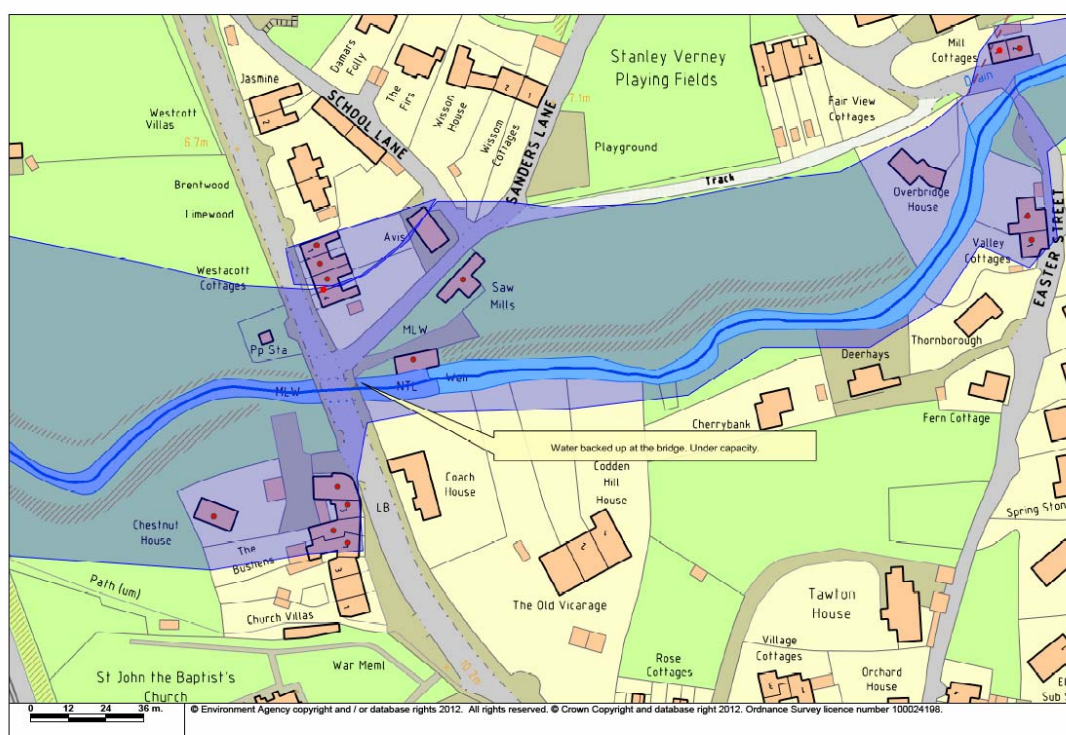
Location: Bishops Tawton

Date visited: Friday 28th December 2012

Visited by: Ben Meredith & Tom Buxton-Smith

Flood Sources: Fluvial Main River

Map of Flood Extent:



Flood outline is for the purpose of identifying properties affected further verification would be required to incorporate it into a flood event outline for NFCDD.

Brief summary:

The Landkey Stream flows into the River Taw at Bishops Tawton after flowing beneath the road bridge. The capacity of the road bridge was insufficient to take the flows that resulted from prolonged heavy rainfall on Saturday 22nd December 2012. Backing up at the bridge caused water to flood Valley Cottages and Mill Cottages on Easter Lane and 6 more buildings on the north bank upstream of the bridge. At Valley Cottages there is a 4ft high wall that protects the property from the river, the flows were high enough to nearly overtop this wall before the structure collapsed from the force of the flood. Overbridge House had its garden flooded but being a newly constructed property it benefited from raised floor levels and was not flooded internally.

Once water began to spill out onto the main road by the bridge the shops and businesses on the downstream side of old Exeter Road began to flood. Five properties here were flooded internally.

Total props affected = 16

Total props flooded internally = 14

Properties affected:

Address	Summary of Flooding	Internal ? Yes/No	Depth	Comments
2 Mill Cottages, Bishops Tawton, Barnstaple, EX32 0BQ	Internally flooded	Yes	Unknown	SS5679230323
2 Mill Cottages, Bishops Tawton, Barnstaple, EX32 0BQ	Internally flooded	Yes	Unknown	SS5678430321
2 Valley Cottages, Bishops Tawton, Barnstaple, EX32 0BH	Internally flooded	Yes	Unknown	SS5679730271
1 Valley Cottages, Bishops Tawton, Barnstaple, EX32 0BH	Internally flooded	Yes	Unknown	SS5679830265
Overbridge House, Bishops Tawton, Barnstaple, EX32 0BQ	Garden flooding only	No		SS5675730287
Avis, Bishops Tawton, Barnstaple, EX32 0AE	Garden flooding only. House floor levels are raised.	No		SS5660230265
Saw Mills, Bishops Tawton,	Internally flooded	Yes	Unknown	SS5661130251

Barnstaple, EX32 0AE				
Storage Building. No Address	Internally flooded	Yes	Unknown	SS5659630223
1 Westacott Cottages, Bishops Tawton, Barnstaple, EX32 0AE	Internally flooded	Yes	Unknown	SS5656630264
2 Westacott Cottages, Bishops Tawton, Barnstaple, EX32 0AE	Internally flooded	Yes	Unknown	SS5656730257
3 Westacott Cottages, Bishops Tawton, Barnstaple, EX32 0AE	Internally flooded	Yes	Unknown	SS5656930252
4 Westacott Cottages, Bishops Tawton, Barnstaple, EX32 0AE	Internally flooded	Yes	Unknown	SS5657330245
Elliot Butcher, 3 Bushens, Bishops Tawton, Barnstaple, EX32 0AA	Internally flooded	Yes	Unknown	SS5657630180
The Old Forge B&B, 2 The Bushens, Bishops Tawton, Barnstaple, EX32 0AA	Internally flooded	Yes	Unknown	SS5656930172
1 The Bushens, Bishops Tawton, Barnstaple, EX32 0AA	Internally flooded	Yes	Unknown	SS5656830165
Chestnut House, The	Internally flooded	Yes	Unknown	SS5653130177

Bushens, Bishops Tawton, Barnstaple, EX32 0AA				
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Photo	Notes
	<p>SS5653130177</p> <p>Chestnut House. Note wrack mark above the sandbags.</p>
	<p>SS5655930177</p> <p>The Old Forge B&B Wrack Level.</p>
	<p>SS5679130295</p> <p>Bridge and fence at Easter Lane. Mill Cottages is the white cottage. Valley Cottages are out of shot to the left of the photo</p>



SS5679730288

Broken wall at Valley Cottages.