



**33 FORE STREET, BRIXHAM**

STRATEGIC FLOOD RISK ASSESMENT REV.A | 2358 DEC 2018



**33 Fore Street, Brixham**

**RevB 3.05.19**





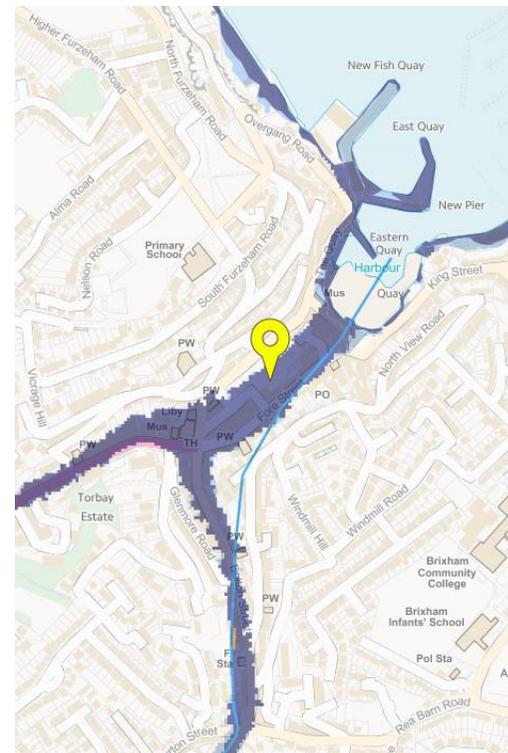
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The development is located in **FLOOD ZONE 3** which has a high probability of flooding. However, we trust that our proposal for the change of use of this existing property being on the first and second floor has no risk of flooding from any source therefore we have prepared the Strategic Flood Risk Assessment to apply the Exception Test to the application.

### Flood probability map



### Description of development

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## Preamble

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At present, the property is empty and unused. The building is split over 3 levels with all floors being used as a retail space.

The proposal will provide 3 number residential flats at 1<sup>st</sup> and 2<sup>nd</sup> levels and will not involve the creation of any additional floor area and it will be classified as Use Class- C3 (a)- Dwellinghouse.

Existing Ground Floor is proposed to be altered to provide an independent access to the flats, and reduced width shopfront.

### 1.1 The circumstances analysis

As a method to demonstrate and ensure that the proposed development and the flood risk to people will be managed satisfactorily we have undertaken the Exception Test, which has to be passed in two aspects:

- **it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk;**

We are aiming to bring the building to life and use in all aspects. The central location of the property would be beneficial for whole community in many aspects, i.e:

- general public would receive positive impact in terms of safety & antisocial behaviour
- external appearance; currently vacant building could be an easy target to the individual to serve a

hazardous activity. By the conversion of the property we could avoid all those issues

- it could be a good starting point for a young, local individual i.e. easy access to all facilities, no transport required, etc.
- benefits for the building i.e regular maintenance and external appearance

- **site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall**

We have considered a wide safety issues, which are going to be supplied to each flat holder on completion, such as:

- Proposed three residential flats are located at 1<sup>st</sup> and 2<sup>nd</sup> floor levels of the existing building which is unlikely to be exposed to the flood risk. Furthermore, there is no impact on the surrounding area;
- The proposals do not involve the creation of additional floor or roof area. Furthermore, do not introduce changes to the existing drainage layout; The existing down pipes arrangement and surface water drainage will remain unaffected by the application.
- Flood resilient; We believe that the existing building was designed and constructed to reduce the impact of flood water entering the building. Furthermore, the structural integrity is maintained, no permanent



damage is caused, and the building will remain in this condition as the external structure is unaffected by this application.

### **Approach of assessing, avoiding, managing and mitigating flood risk**

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We have carried out an analysis of the proposals and we propose as follows:

- The proposed development of apartments is located at 1<sup>st</sup> and 2<sup>nd</sup> floor is unlikely to be affected by current or future flooding from any sources, and a "Stay Put" strategy will be adopted for the residents who will remain safe at high level with adequate bottled water first aid supplies and also the Environment Agency flood alert telephone number. However, the entrance lobby which is at street level should be considered to mitigate against the potential damage caused by flooding. The new entrance door will be fitted with a flood barrier installed and the gate conveniently placed in the lobby. The fabric of the lobby will be designed to be resilient against flood in particular all electrical fittings will be fitted at high level to maintain power to the apartments.
- With no changes either to the floor or roof area we assumed that our proposal will not increase a flood risk elsewhere



- The entrance door to the retail unit will similarly be fitted with a flood barrier and stored in close proximity to the entrance door.
- Staff will be made aware of an emergency flood action plan to be developed. This will contain telephone numbers to alert the Environment Agency, details of the flood barrier, first aid supplies and bottled water stores. It will also set out a plan to evacuate the shop to higher level. This can be achieved via the internal stairs to the first floor landing or external steps to the rear raised garden.
- Design of adequate flood warnings available to people using the development
- Sufficiently detailed and up to date evacuation plans being in place
- List of "flood kit" item stored in easy accessible place:  
A first aid kit, a list of useful telephone numbers, a torch, a supply of bottled water, blanket and warm clothing,
- A written instruction for protection of the property and personal belongings.
- the owner/manager of the building will be signed up to the Environment Agency's coastal flood warning system.





## Summary

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The existing building is located in Zone 3 Flood Area however we believe that our proposed change of use would not involve an increase in flood risk therefore we believe that future users of the building will not be placed in danger from flood hazards throughout its lifetime. We have set out the principles of stay safe plan with flood prevention mitigation of the property to reduce the damage.

