HPK/2010/0497

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Date: October 2010

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Demolition of redundant building and

construction of new build for A2/B1 Use

Land to rear of 89/93 High Street West, Glossop

FLOOD RISK ASSESSMENT

1.0 FLOOD RISK ZONE

1.1 The Environmental Agency have determined that the site lies within flood zones 2 and 3 with a moderate risk of flooding.

2.0 PLANS/DEVELOPMENT

2.1 The attached location plan indicates the site edged red. The site is situated to the south of High Street West to the rear of Nos. 89/93. Glossop Brook lies to the west of the development and flows to the north. The Nearest Datum point indicates a level of 140.50m.

2.2 It is proposed to demolish the existing structure and re-build to form a small two storey office building on the same foot print. The site foot print is less than 250 sq mtrs. and is considered to be a minor development.

3.0 FLOOD PROTECTION/RISK

3.1 Whilst sections of Glossop Brook have flooded historically, the immediate area has not been affected within the last 20 plus years.

3.2 The protection of buildings in the Glossop area has been significantly improved following construction of the Glossop Brook Flood Alleviation Scheme.

3.3 The floor level to the office building is to be set approximately 150mm above the existing floor level.

3.4 It is proposed to incorporate flood proofing/resilience and resistance techniques in accordance with 'improving the flood performance of new dwellings' CLG (2007).

3.5 It is proposed to incorporate the following features within the construction:

i. Anti-flood valves to below ground drainage system
ii. Flood gate to entrance door
iii. Vertical water proofing/tanking to 1.00m above finished ground level.