

Croft Lettings, 24 High Street East, Glossop

Flood Risk Assessment

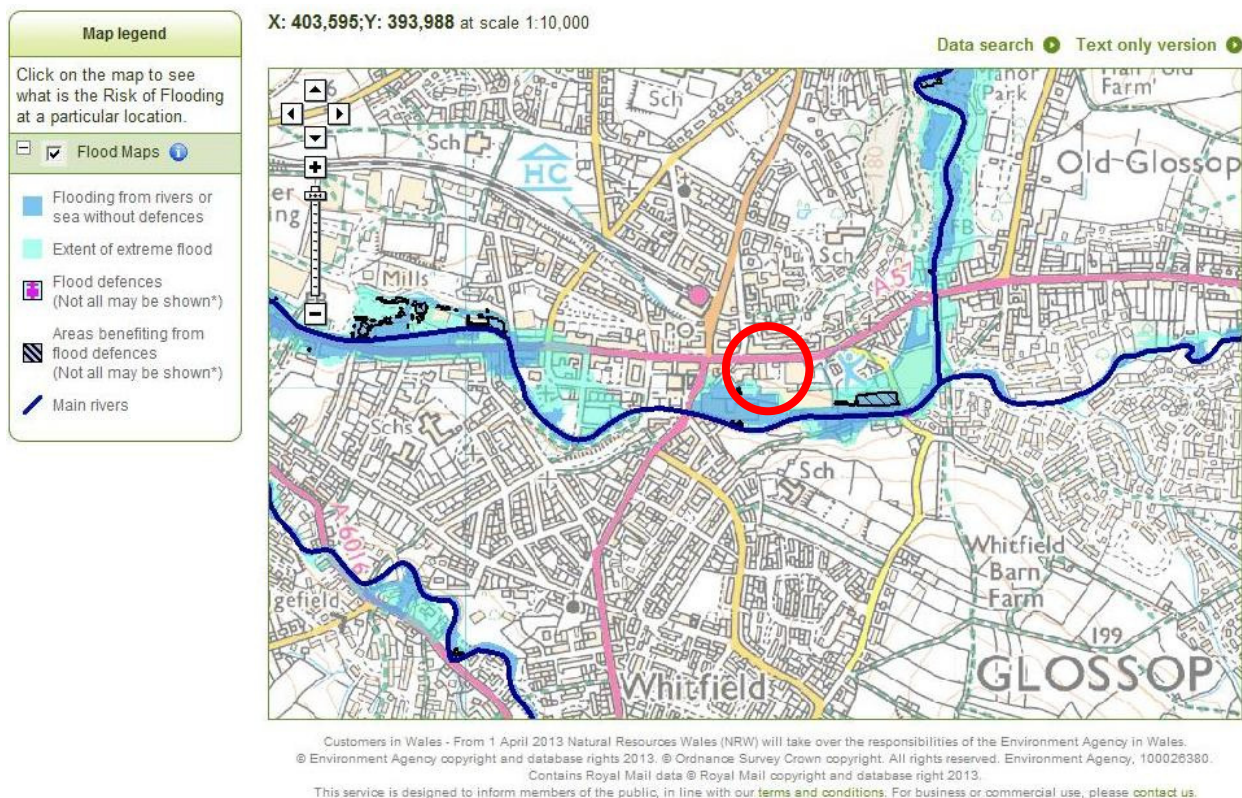
10th May 2013

INTRODUCTION

The property is located on High Street East, about 200 metres from Norfolk Square in Glossop. The site is accessed from High Street East. The building is at present a commercial unit which houses the offices for Croft Lettings, an established firm specialising in letting local properties in the Glossopdale area. The setting of the site is retail units in an urban environment, whilst also being in the Glossop (Howard Town) conservation area. The planning application which this flood risk assessment relates to is for the proposed works as detailed below:-

- Repair to elements of existing shopfront;
- Replacement and reconfiguration of shopfront (extents shown on accompanying plan).

FLOOD RISK EVALUATION



The above Flood Risk evaluation map has been taken from the Environment Agency website and High Street East in Glossop is circled in red. This shows the property being in an area susceptible to 'extreme flood' and having an 'unlikely' risk of flooding, i.e. a risk of flood exposure of 1 in 1000 years.

MITIGATION

Due to the 'unlikely' risk no further mitigation to flooding is to be undertaken other than that stipulated by the Building Regulations for any property (irrespective of flood risk) necessitated by the scope of the building works.