Proposed replacement shopfront – Retail Unit at 53-55 Spring Gardens, Buxton, Derbyshire

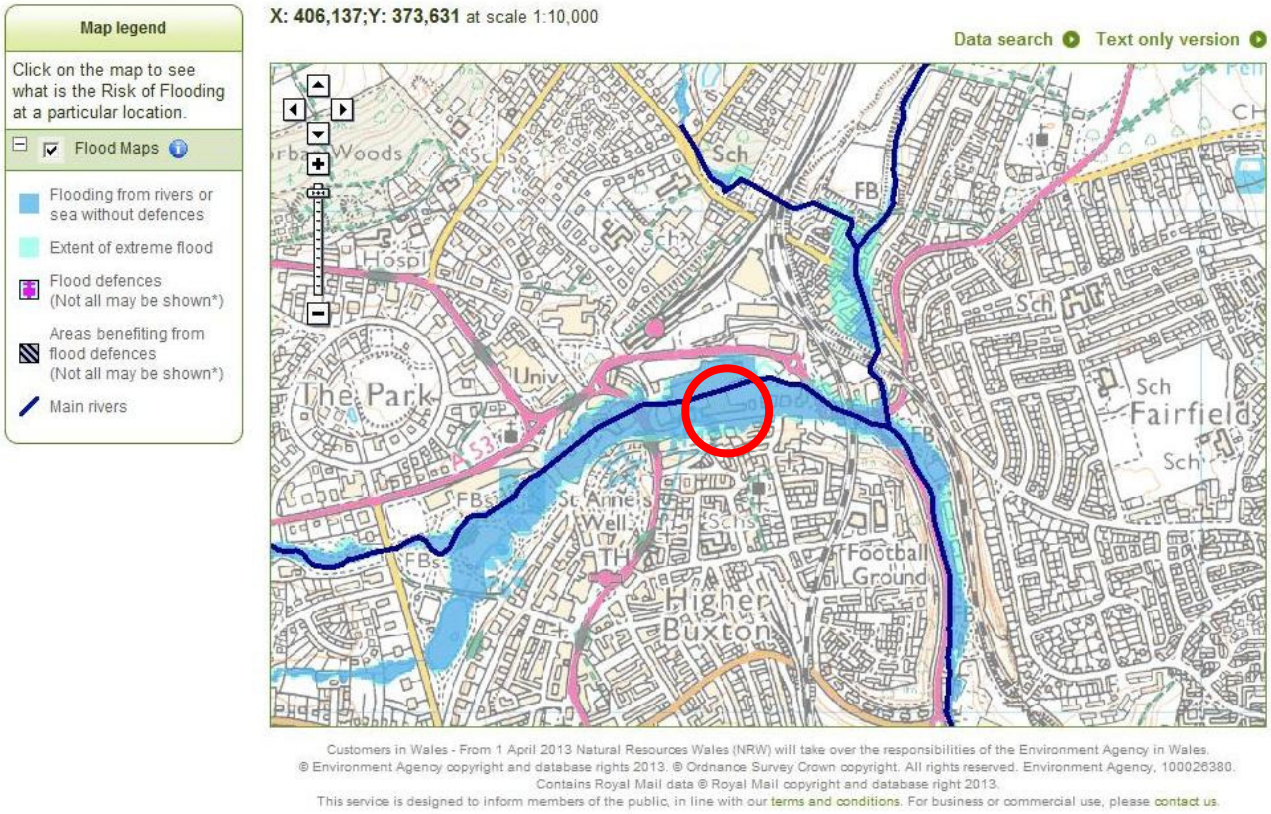
DESIGN & ACCESS STATEMENT **10th May 2013**

INTRODUCTION

The property is located on Spring Gardens, between the nearby junctions with Hardwick Street and Wye Street in Buxton, and within 100 metres of the culverted Wye watercourse. Also nearby is the Spring Gardens shopping mall. The site is accessed from Spring Gardens. The building is at present an empty commercial unit set amongst other retail units. The setting of the site is retail units in an urban environment, whilst also being in the Buxton (Hardwick) conservation area. The planning application which this flood risk statement relates to is for the proposed works as detailed below:-

- Removal of existing timber framed glazing units at First Floor to Spring Gardens and replacement with uPVC double glazed units similar to those to the adjacent Marks and Spencer's retail unit (at First and Second Floors);
- Replacement of shopfront (as shown on accompanying plans and elevations).

FLOOD RISK EVALUATION



The above Flood Risk evaluation map has been taken from the Environment Agency website and Spring Gardens in Buxton is circled in red. This shows the property being in an area susceptible to 'extreme flood' and having a 'high' risk of flooding, i.e. a flood exposure risk of 1 in 100 years or greater, this being classified as Flood Zone 3. The

nearby watercourse (River Wye) identified as the source of flooding locally has no defences.

MITIGATION

Reference has been made to Environment Agency document 'Householder and other minor extensions in Flood Zones 2 and 3' in accordance with PPS 25 and CLG document 'Improving the Flood Performance of New Buildings – Flood Resilient Construction'. This states that the work should be designed in the following manner:

'Floor levels within the proposed development will be set no lower than existing levels
AND
flood proofing of the proposed development has been incorporated where appropriate.'

The floor level of the unit is retained as existing and hence being no lower than the existing floor level.

The limitations of the existing structure in resisting flood water ingress without a full rebuild of the Ground Floor walls and floor prohibits a 'water exclusion strategy' (as defined in the aforementioned documents), and therefore to protect the existing structure and proposed works a 'water entry strategy' (as defined in the aforementioned documents) has been adopted, whereby the floor level is chiefly set at 150mm above the exterior ground level where possible to enable draining of the Ground Floor when the flood water subsides. Existing gullies surrounding site will provide water egress points as flood water recedes after a water ingress event.

In the event of flood it is proposed that vulnerable contents of the retail space will be moved to the First Floor level.