HPK 2013 0 6 9 6

HIGH PEAK BOROUGH COUNCIL
POST ROOM
REC'D 2 9 JAN 2014

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14th January 2014

HPK/2013/0696

Change of use from children's indoor play centre to industrial at Unit 16c, Etherow Industrial Estate, Woolley Bridge, Glossop

Site-specific Flood Risk Assessment in accordance with PPS25

In discussions with the Environment Agency and the consulting engineer Halcrow who prepared a previous flood analysis for the River Etherow in this location, it has been determined that the 100 year flood level at the flood gate position would be 123.87m OD including climate change. In the 100 year event, the flood gate would overtop and flood water would flow along the estate road to the east of Unit 16c and subsequently onto Woolley Bridge Road. Flooding would also occur along the estate road to the west of Unit 16c.

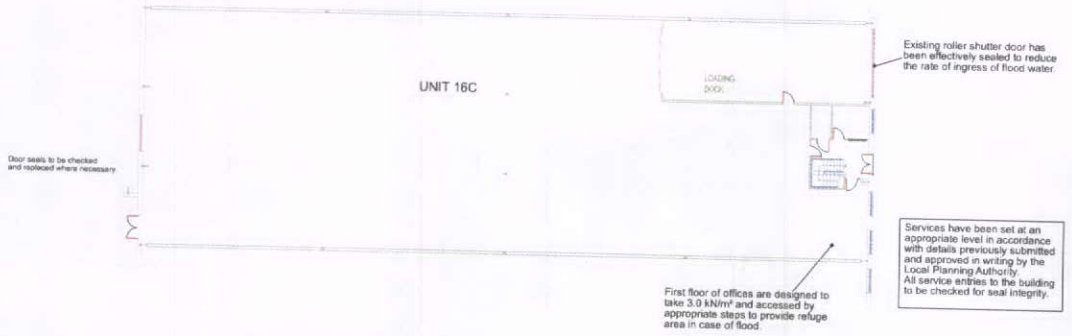
Pedestrian ingress and egress from Unit 16c is provided at each end directly onto the estate roads. In the 100 year flood event it has been necessary to provide certain precautionary measures as itemised below. All work was in accordance with Ciria Advice Sheet 5: Flood-resilient windows and doors, and other guidance provided by the Environment Agency.

- The first floor offices were designed to take 3.0 kN/m² loading and provided with steps to provide a refuge area at 1.2m above the 100 year flood level.
- The existing roller shutter door on the east side of the building has previously been more effectively sealed to reduce the rate of ingress of flood water. The integrity of this seal should be checked and repaired if necessary,
- It is reported that all services have been set at an appropriate level in accordance with details which were submitted and approved previously by the Local Planning Authority. Any service entries into the building have been sealed, and these should be checked for integrity.
- The doors to the west of the building should be checked and the following action taken where necessary.
    - Wide or deep gaps should first be filled or packed, for example with expanding foam or gun applied sealant capable of filling the required cavity. The outer part of the gap should be sealed at the outside face and the inside face with a sealant suitable for the size of gap, type of surfaces and expected movement.
    - Seal existing external frames where necessary with a sealant that can be applied to the existing finish. The sealant should be continuous and unbroken between the frame and the wall on both vertical edges of the frame and beneath the whole length of the sill.
    - Both external and internal surfaces of any exposed wood should be treated and sealed with oil-based or waterproof stains, paint or varnish.

The above measures are shown on the attached plan 2367.01.

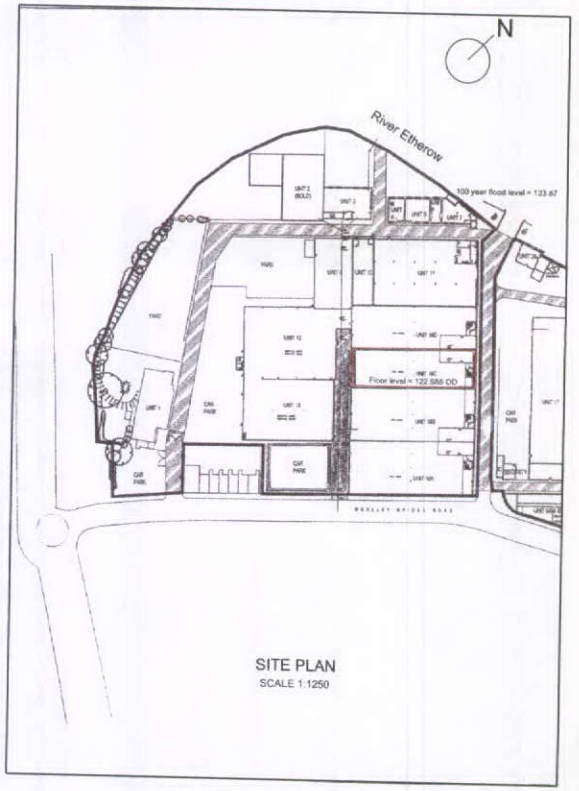
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Jonathan Butterworth BSc(Hons) CEng FICE
Member of the Supervising Panel under the Reservoirs Act 1975



UNIT 16C PLAN

SCALE 1:200



Rev	Date	Description

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Project : Unit 16c FRA Etherow Industrial Estate

Drawing : 2367.01 Change of use of Unit 16C

Drawn: JB	Checked:	Approved: JB
Revision:	Date: Jan 2014	Scale: As shown @ A1

This document is designed for negotiations with the relevant authorities under the Building Act, Town and Country Planning Acts, and any other relevant legislation. The information contained herein may also be subject to approval under the relevant Acts. All dimensions and any information contained herein must be checked for accuracy on site prior to commencement of any building works.