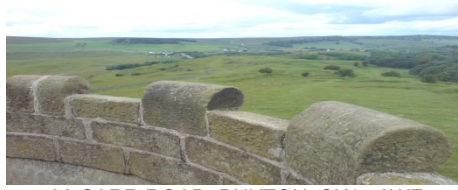


A.J.S ARCHITECTURE



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FLOOD RISK ASSESSMENT: MAY 2018

53-55 SPRING GARDENS, 2 NEW APARTMENTS

The application relates to the conversion of redundant office and storage space over shops to 53-55 Spring Gardens, Buxton. The site falls within a flood zone within the central town area as the River Wye runs parallel with Spring Gardens – mainly as an underground river at this point that then re-appears from a culvert adjacent to the main shopping complex behind the application site.

The conversion of the existing space is to be undertaken through pure renovation of the existing building without extension or new structure. The apartments formed will be a 1bed of 56m² and a 2bed of 89m². Both units will utilise existing space within the first floor area split with a new party wall to divide the accommodation.

As relates to the attached information from EA forming the required Flood Risk package, this plot falls within a zone that has a 1% chance of a 1in100 flood and a 0.1% chance of a 1in1000 year flood. Although at potential risk of flooding due to the location of the River Wye nearby, Spring Gardens itself (and thus the property in question) is not within a flood plain and the plot itself is outside of the 20M spread risk either side of the river – the nearest river point being some 30m away.

Although the recorded maximum potential flood heights do indicate the building to be at potential risk on the road up to the dwelling, the building level itself is understood to sit above the potential recorded flood level. Flood water could have a potential impact on the external space up to the units but the potential risk of flooding internally is low. This risk relates to numerous flat entrances to accommodation over shops on this row of properties and the risk is clearly low enough for this not to have presented a problem in the past.

The only known flood events within a mile radius of this site have related to 1973 and again in 1998. Both these events related to issues with the tributary stream that forms Hogshaw Brook where it meets with the River Wye. This location is more than 500m away and in both cases, it was a combination of flood rivers off the hills around Buxton and culverts that had been blocked with debris or items having being tipped in the rivers over time. Since then, works have been undertaken on Hogshaw Brook and Ashwood Dale where the river continues to flow out of Buxton and there have been no subsequent issues for 20yrs despite numerous high recorded water levels.

It should also be noted that at no time was this part of Spring Gardens impacted by these events and as is mentioned above, the nearest flood level was over ½ km away.

Despite the very low event probability of flood risk to the building in question, the proposal does take into account certain measures within the design to mitigate any impact from a flood event:

The larger of the two apartments has access to an original opening to the rear of the building off Wye Street, this access being the only status quo entrance to the ground floor to the rear of the building. This particular unit will however push as much of the main accommodation of the building to the first floor of the structure with only kitchen and bathroom spaces at ground floor of the entrance thereto. This particular space will however take into account any potential risk with the threshold raised to access a new floor level make-up internally. The ground floor space is also to be tanked throughout with an Oldroyd system or similar approved. As is mentioned the bulk of the accommodation from there including two bedrooms, lounge and further wc is at first floor.

The smaller one bedroom apartment is accommodation at first floor only with a galvanised steel staircase forming the access from the rear yard space. This staircase does not form a new enclosure and thus the means of access from there would never be impacted by internal flooding and the yard area it leads into has no known recorded flood event, with the related potential risk being very low.

The proposed apartments do not require dedicated parking to each plot due to the location adjacent to the main central car parking and thus there is no risk to parking directly related to each unit as this is not relevant to the application.

All relevant flood risk documentation forming the required pack is attached along with the relevant site location plan and proposed information.