

FLOOD RISK ASSESSMENT

**2A, MARKET STREET, WHALEY BRIDGE, HIGH
PEAK, SK23 7LP**



FLOOD RISK

Surface water

High risk

What this information means

This flood risk summary reports the highest risk from surface water within a 15 metre radius of this property.

High risk means that this area has a chance of flooding of greater than 3.3% **each year**.

This information is suitable for identifying:

- which parts of towns or streets are at risk, or have the most risk
- the approximate extent and depth of flooding

It's likely to be reliable for a local area but not for identifying individual properties at risk.

Surface water flooding, sometimes known as flash flooding:

- happens when heavy rain cannot drain away
- is difficult to predict as it depends on rainfall volume and location
- can happen up hills and away from rivers and other bodies of water
- is more widespread in areas with harder surfaces like concrete

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Blocked Road Gullies is the main reason for local flooding, regular inspection and maintenance is required to reduce this risk. This is outside the house-holders control.

Rivers

Medium risk

What this information means

This flood risk summary is not property specific.

Medium risk means that this area has a chance of flooding of between 1% and 3.3% **each year**.

This information is suitable for identifying:

- which parts of counties or towns are at risk, or have the most risk
- the approximate extent and depth of flooding

It's unlikely to be reliable for a local area and very unlikely to be reliable for identifying individual properties at risk.

This service takes into account any flood defences.

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

Although this risk is forever present the owner has not known any river flooding during their ownership of 20+ years

Other flood risks

Reservoirs

There is a risk of flooding from reservoirs in this area

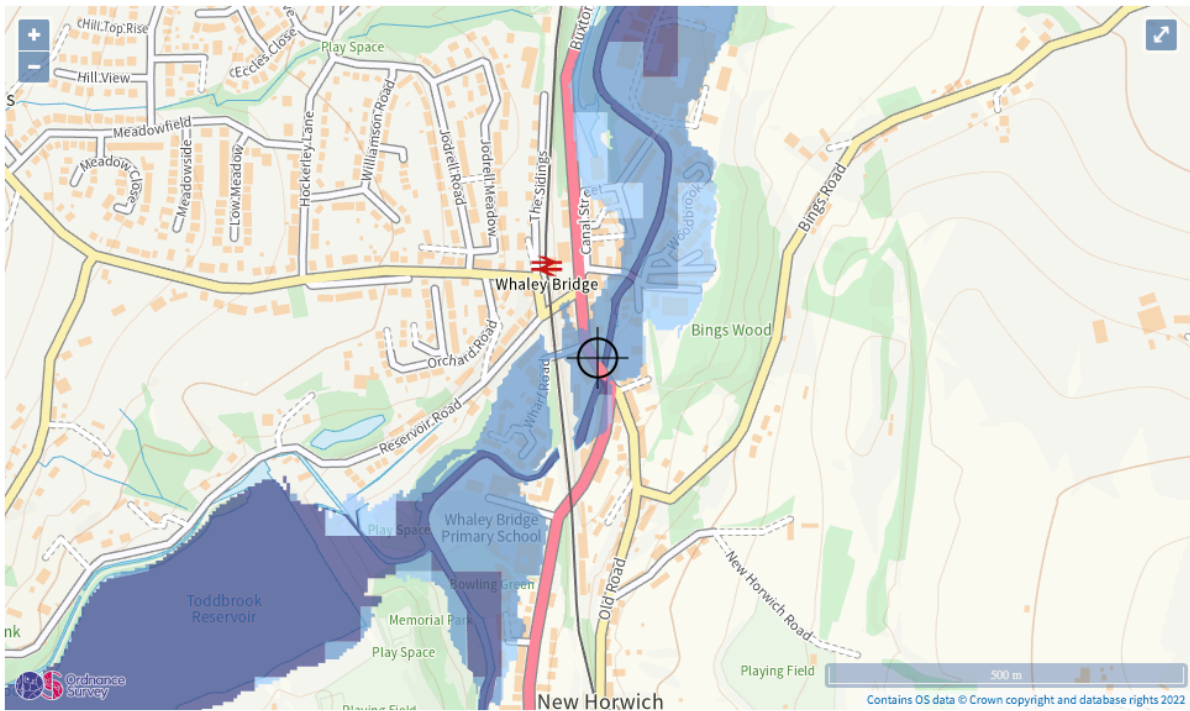
Flooding from reservoirs is extremely unlikely. An area is considered at risk if people's lives could be threatened in the event of a dam or reservoir failure.

[View a map of the risk of flooding from reservoirs](#)

Reservoirs that could affect this area

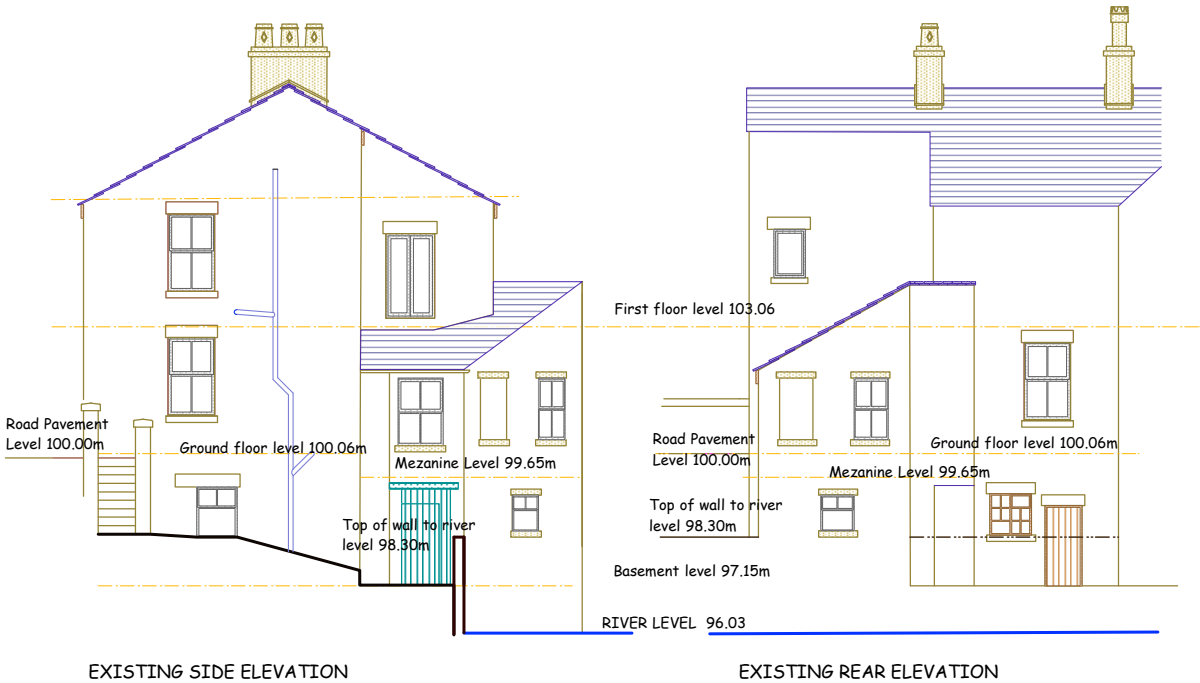
- **Errwood** (grid reference SK0140075200)
 - Owner: United Utilities PLC
 - Lead Local Flood Authority: Derbyshire
 - Comments: If you have questions about local emergency plans for this reservoir you should contact the named Local Authority
- **Fernilee** (grid reference SK0130077700)
 - Owner: United Utilities PLC
 - Lead Local Flood Authority: Derbyshire
 - Comments: If you have questions about local emergency plans for this reservoir you should contact the named Local Authority
- **Combs** (grid reference SK0370079600)
 - Owner: Canal & River Trust
 - Lead Local Flood Authority: Derbyshire
 - Comments: If you have questions about local emergency plans for this reservoir you should contact the named Local Authority
- **Toddbrook** (grid reference SK0065080900)
 - Owner: Canal & River Trust
 - Lead Local Flood Authority: Derbyshire

Map of Flood Plain area



Toddbrook has had its problems but this is now being sorted.

The building and its relationship with the river as Existing



Scale 1:100
-1 0 1 2 3

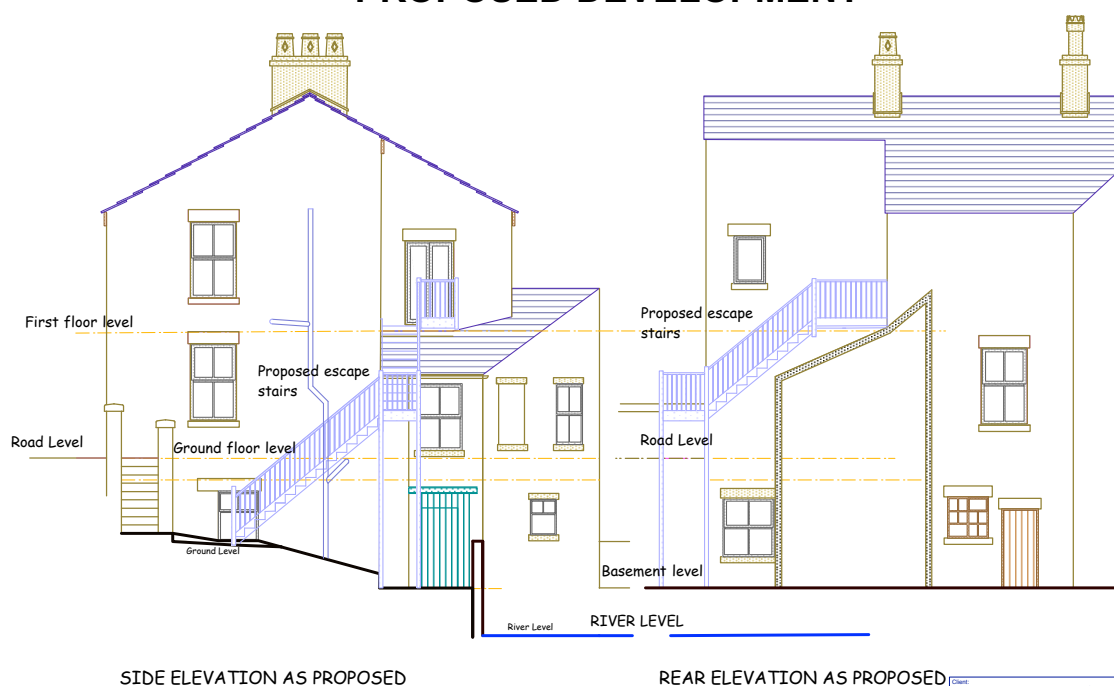


Colin Fox
Consultant Architect

T: 07802601305
E: colin@foxarchitect.com
A: 13 FernWood, Marple Bridge, Stockport, Cheshire, SK6 5BE

Client: Ms Maureen Crossley		
*Proposed Escape stairs to 2a Market Street, Whaley Bridge, High Peak SK23 7LP		
Drawing: ELEVATIONS AS EXISTING SHOWING LEVELS		
Scale: 1:100	Date: Dec 2022	Drawn: CF
Job No: CF02	Draw No: 3	Rev: A

PROPOSED DEVELOPMENT



Colin Fox
Consultant Architect
T: 07802601305
E: colin@foxarchitect.com
A: 13 FernWood, Marple Bridge, Stockport, Cheshire, SK6 5BE

Scale 1:100

-1 0 1 2 3

Client: Ms Maureen Crossley			
*Proposed Escape stairs to 2a Market Street, Whaley Bridge, High Peak SK23 7LP			
Drawing: PROPOSED SIDE & REAR ELEVATION			
Scale: 1:100	Date: Dec 2022	Drawn: CF	
Job No: CF02	Draw No: 5	Rev: -	

The proposed development is for an escape stair to an existing building.
The development does not change in any way the existing use of the building other than in terms of safety.
If the front of the building becomes inaccessible then the residents of flat 2a have no way of leaving the building.
The Shop can exit via internal stairs to the basement and exit that way.

This proposal is for an external metal stair that is supported off the building and supported on legs that will go down on to foundations that will be designed with possible flooding in mind. It is noted that the underlying rock is close to the surface at basement level.

In a flood situation the front door to the road would be the first use exit point which is some 4m above river mean level.

Although this development is within the flood plain it has no impact on the use of the building, it neither increases or decreases any risks due to flooding.

It does though make a considerable difference to the safe use of the building.

Colin Fox RIBA