

**BOILER FLUE INSTALLATION
BUXTON JOB CENTRE
84 86 SPRING GARDENS, BUXTON**

FLOOD RISK ASSESSEMENT

Department For Work & Pensions

April 2024

pozzoni

1.01 BACKGROUND

The DWP occupy both floors of the Job Centre Plus in Buxton at the following address:
84 86 Spring Gardens,
Buxton,
Derbyshire,
SK17 6BU.

The property is a two storey building comprising of a job centre to the ground floor and supporting offices and ancillary spaces to the first floor.



The job Centre [view from Holker road]

Google 2024

The context for this flood risk assessment includes the local flood risk management strategy, the flood risk regulations, the water environment regulations, and the local development framework.

We understand that Derbyshire County Council are a Lead Local Flood Authority (LLFA) within Derbyshire, co-ordinating the management of flood risk from local sources such as ordinary watercourses, surface water and groundwater. To do this they work closely with the following organisations:

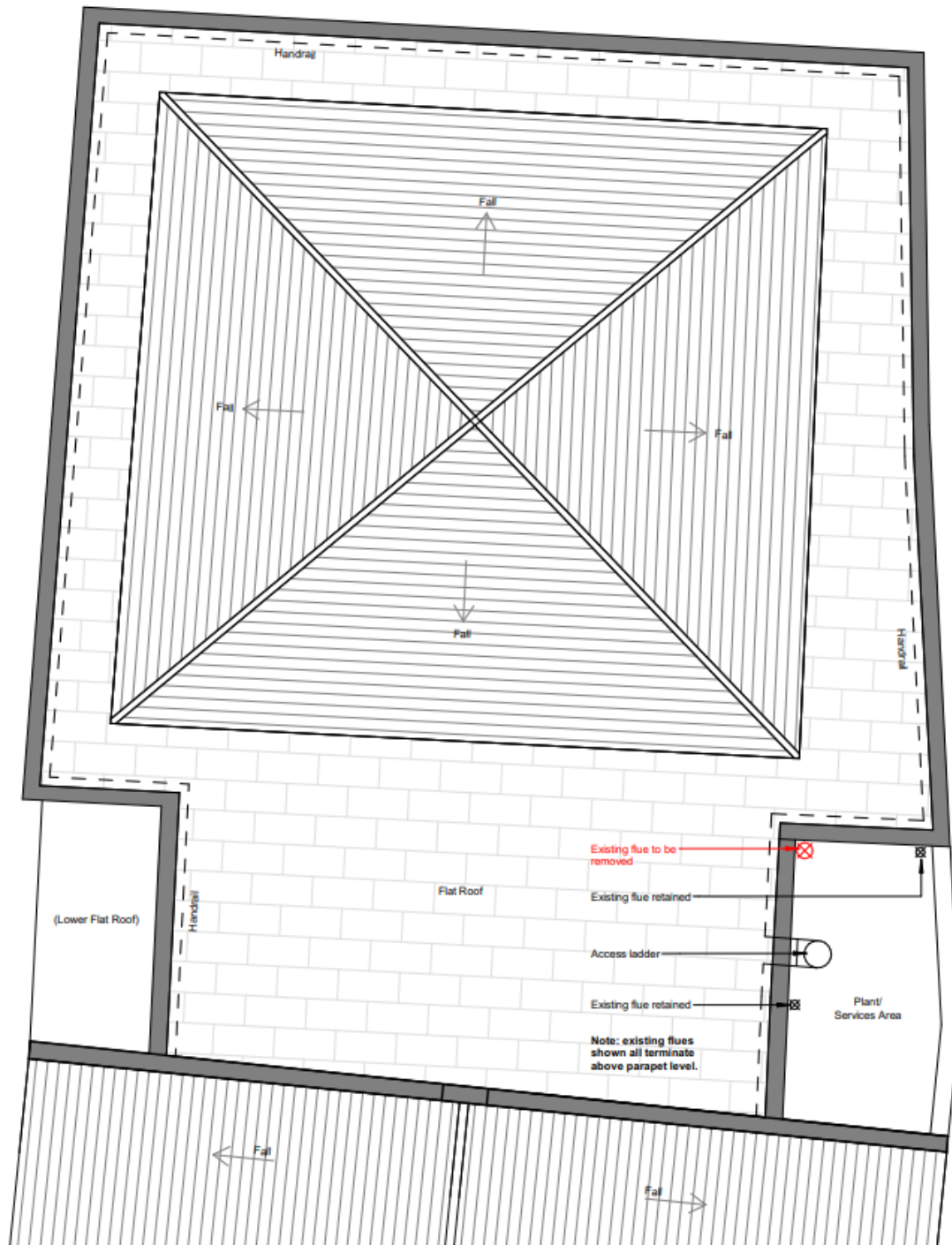
- Environment Agency
- District and borough councils (including the High Peak Borough Council)
- Parish and town councils
- Water companies and sewerage undertakers
- Emergency services

The High Peak Borough Council also commissioned a Strategic Flood Risk Assessment for the Local Development Framework to help manage flood risk on a local basis, including flood mitigation projects and sustainable drainage solutions.

2.01 THE PROPOSED WORKS

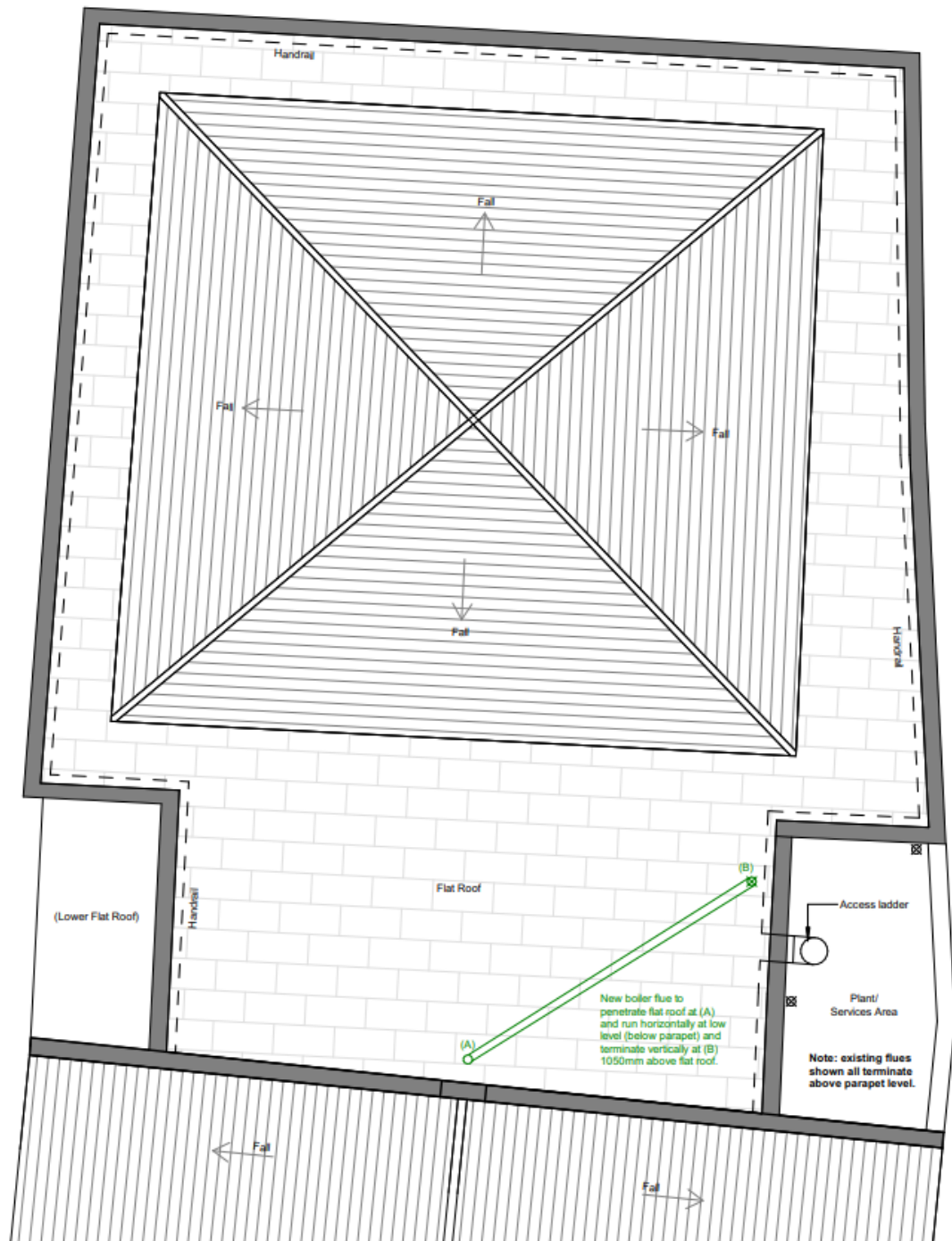
A new boiler has recently been installed within the job centre to replace the existing boiler which had reached the end of its serviceable life. A new flue is proposed to replace the existing flue which is now redundant and does not meet current building regulation requirements. The old flue is to be removed, and the new flue will terminate in the same area at roof level, as per the current arrangement.

The drainage of rainwater from the roof will not be impacted by these works. For comparison see below existing and proposed flue locations to the rear of the building.



Existing Roof Plan

1 : 100

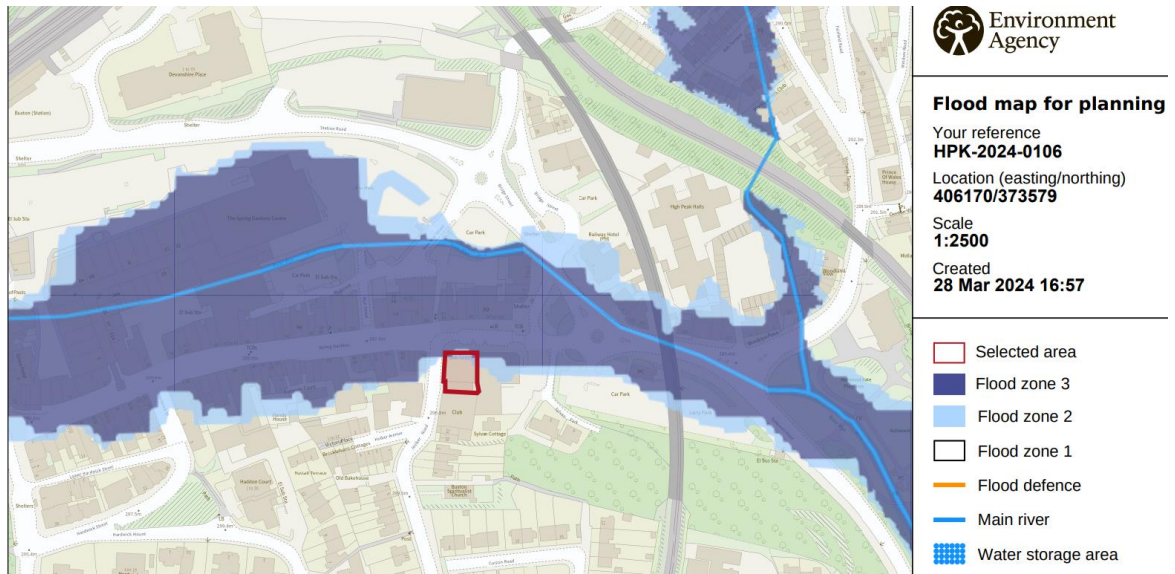


Proposed Roof Plan
1 : 100

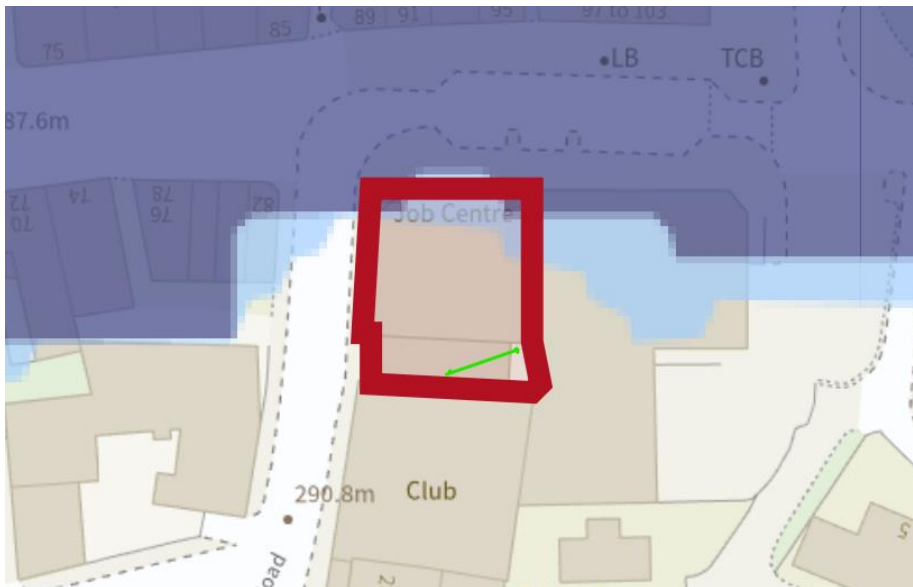
1.02 CLIMATE CHANGE AND FLOOD RESILIENCE

The Department for Work and Pensions are aware of the importance of tackling the climate emergency. This includes the offices at 84 86 Spring Gardens, Buxton, with its proximity to river systems (including the river Wye) and the associated flood risk.

It is noted that the northern edge of the building sits within the edge of flood zones 2 and 3, however the location of the proposed flue (on the roof to the rear of the building) sits well outside these zones.



Flood Map Extract [See Appendix for complete Map]

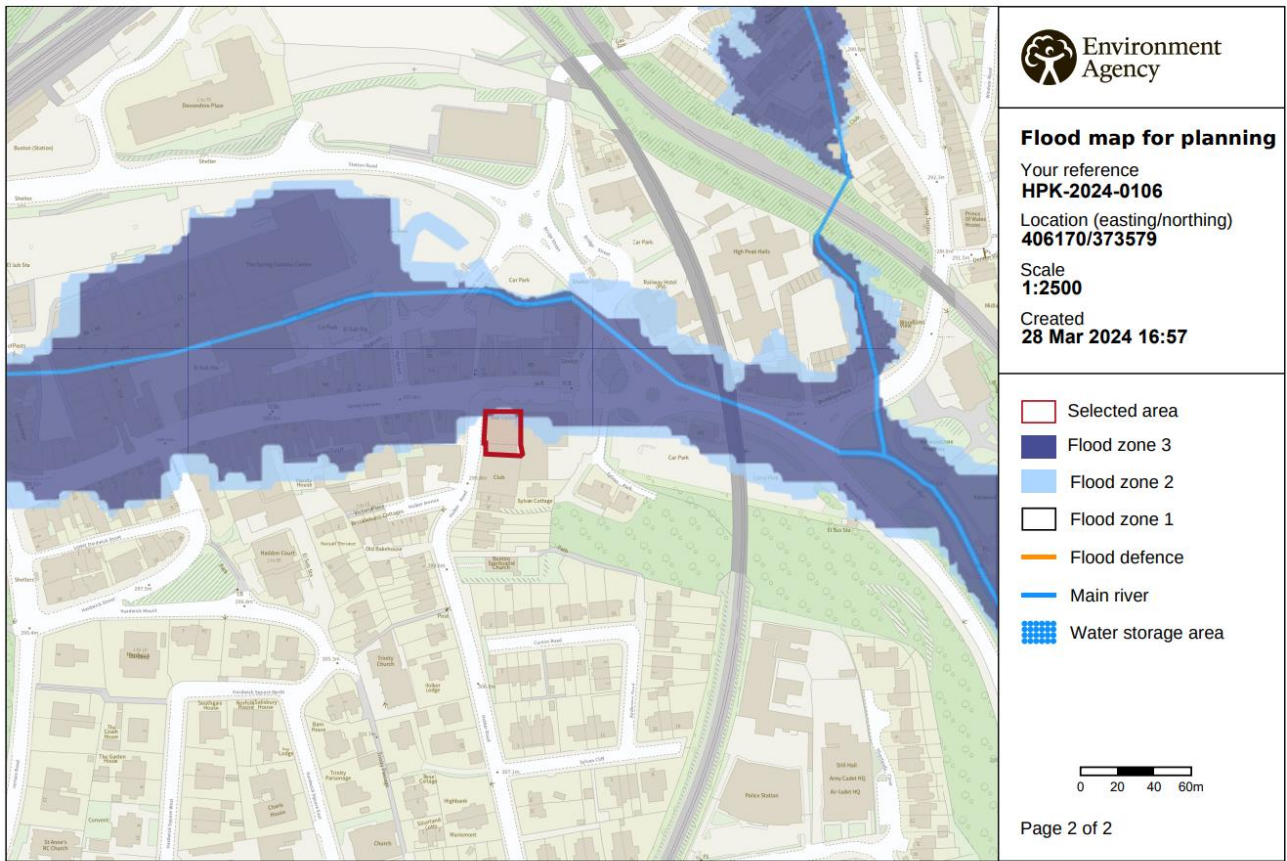


Flood Map Extract [flue location highlighted in green]

1.03 CONCLUSION

In summary, we have noted that there is a risk of surface water flooding at this location, however we do not feel that any part of the proposed works will make any changes to or increase the risk of flood at 84 86 Spring Gardens, the adjoining buildings or the surrounding areas.

1.04 APPENDIX



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