

Flood Risk Assessment

Reference: PP-12939247
HPK/2024/0135-0136

Property
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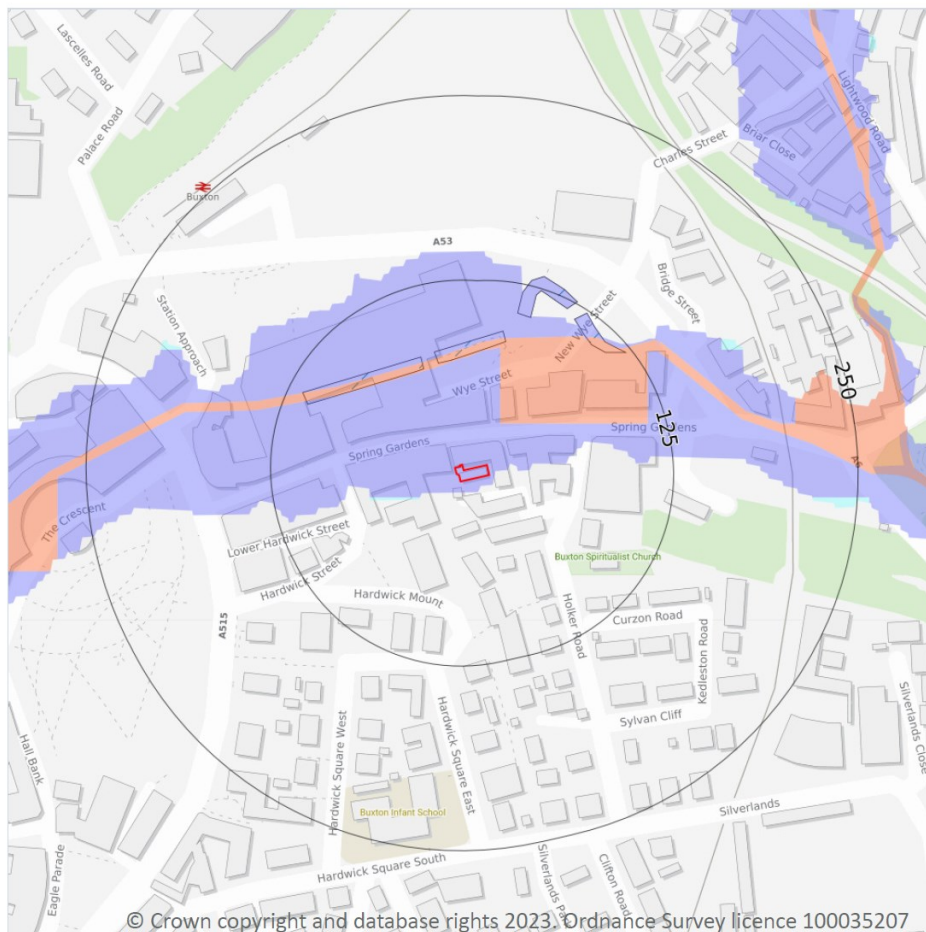
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Proposed Internal Alterations at:
2 Longden Court, off Spring Gardens,
Buxton SK17 6BZ

PROPOSAL:

The proposed Scheme refers to minor alterations to the existing lay-out of the first and second floor, registered as residential dwelling, and the conversion of the ground floor into a self-contained two bedrooms flat, currently vacant but in the past used as offices and commercial storage with a bathroom.

Risk of flooding from rivers and the sea



— Site Outline
Search buffers in metres (m)

River and coastal flooding:

High

Medium

Low

Very Low

Historical Flood Events

Areas Used for Flood Storage

Areas Benefiting from Flood Defences

Proposed Flood Defence Scheme

Flood Defences

The property has a Medium chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data.

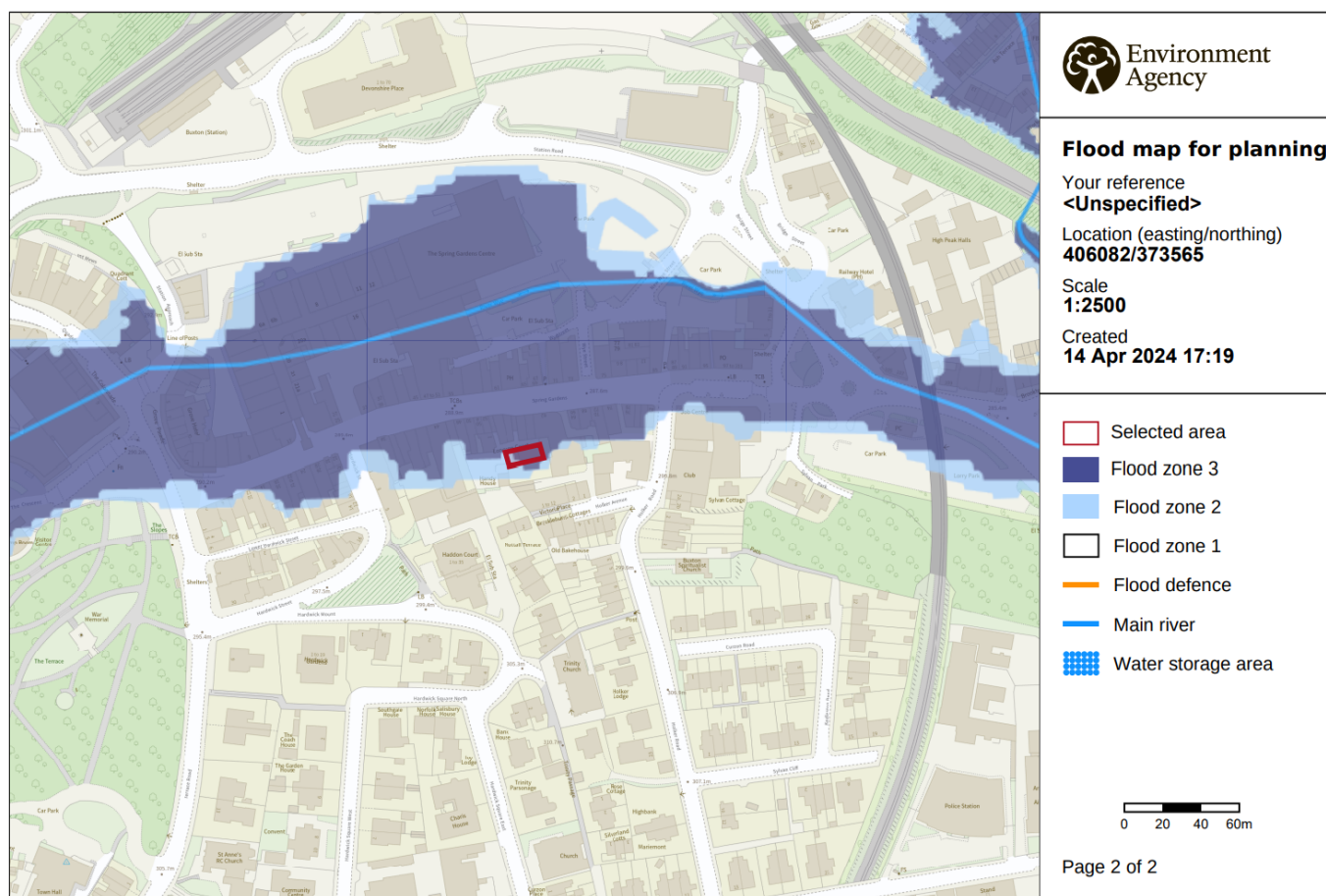
RoFRaS/FRAW assesses flood risk from rivers and the sea in England and Wales, using local data and expertise.

It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

Medium - The chance of flooding from rivers is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

Flood Zoning

The site is within Flood Zone 3 as indicated on the map below. Data was received from the Environment Agency's Flood Map below.



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Flood Zone 3 refers to sites having between a 1 in 100 (1%) or greater chance of flooding each year from river flooding.

No historical flood events have been identified within the property's location.

Surface water flooding

Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events.

This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. The flood risks for these rainfall events are reported where the depth would be greater than the threshold for a standard property to modern building standards. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Surface Water Flooding for the proposed site was registered as negligible.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property.

This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

Groundwater Flooding for the proposed site was registered as Low.

Mitigation Measures

The Scheme is currently residential housing on two floors and office/storage for commercial with one bathroom on the ground floor, proposed to be converted into a flat.

The first-floor level is set well above the predicted flood levels and will become the safe area; the internal ground floor finishes of the building will be designed to take account of any possible future flooding (such as floor insulation, installation of plugs and sockets at a high level), whilst the building will be signed up to the EA early Floodline Warning Direct.

Emergency Access and Egress would be to the first-floor level of the building. As said, this will be a safe area during any flood event and the emergency services will be able to access the site even during the most extreme events.

Flood Risk Assessment / Conclusion

The River Wye is located to the North of the site. The flood map attached indicates the site is in a Flood Zone 3. The Scheme is for internal changes to the first and second floor of the building, already residential, and the conversion of the ground floor into a flat, in the past used as offices and storage area with bathroom for commercial use.

Increased run off: The existing site is taken up by the existing building and it is surrounded on three sides by cobbles paths/courtyard, and on the rear by a garden area. The proposal will not mean an increase in run off as the building will remain the same and the works are to the internal spaces only. The run off at present is directed to existing sewer.

The proposed scheme will not increase the paved area. It is likely that this will remain the method of discharging surface water from the site and there is no risk of the development increasing flooding elsewhere. There is not an issue of rainwater run off causing flooding in this area.

As mentioned above, our application is for internal works and change of use only. The land overflow will be as existing. It is assumed that most of the surface flows will be intercepted by the existing drainage systems. Therefore the proposed Scheme will not increase the risk of flooding or make the situation any worse. It is hoped that the flood risk assessment is adequate for this application.