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Flood Risk Assessment

Conversion of former hairdressing salon to florist and holiday let

3A South Street,

Crowland,

Peterborough,

PE6 0AH



As the location of this application falls within an area identified as 'a danger to some' within the Lincolnshire Strategic Flood Risk Assessment Hazard maps it is a requirement that a flood risk assessment be submitted as part of the planning application to ensure any risk to the occupants due to potential flooding is assessed and measures put in place to mitigate that risk here necessary.

Given that the area subject to this application is an existing building and forms part of a run of existing buildings together in a terrace it is not likely that there will be any imminent risk from flooding to the structure. The works to the building to convert to a florist and short term holiday let will be minimal, the physical structure will remain the same with only the first floor level being altered internally and a new door and shop front window installed externally. Although minimal, the conversion works can be carried out to ensure that any damage and risk from flooding is minimised. The new door can be fitted with flood resistant seals for example, along with the installation of a suitable damp proof sealant over the existing ground floor structure to avoid any water ingress from below.

The risk from flooding to people within the florist and holiday let is also minimal, given the use of the space and the lack of sleeping accommodation on the ground floor. Given that the operations will only be during the working hours stated within the application there will be no risk to people as, if flooding were to occur, it would be over a period of time so there would be sufficient warning for people to remove anything that may be damaged, themselves and anything else present. The first floor is at a sufficient height above the external ground level that, even if there were flooding to occur it would not impact this level and would therefore not cause harm to anybody sleeping at this level.

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