

Flood Risk Assessment

Replacement of Existing Windows Churchills Bar, 49 West Street, Long Sutton, Spalding, PE12 9BN

Introduction

This Flood Risk Assessment has been prepared in support of a Listed Building Consent application for the replacement of existing windows at Churchills Bar, 49 West Street, Long Sutton.

The site lies within Flood Zone 3 as defined by the Environment Agency Flood Map for Planning. Flood Zone 3 is defined as land having a 1 in 100 year or greater annual probability of flooding from rivers or a 1 in 200 year probability from the sea.

The purpose of this assessment is to demonstrate that the proposed works will not increase flood risk either on the site itself or elsewhere.

Site Description

The application site comprises an existing two-storey brick building located along West Street within the built-up area of Long Sutton.

The property is an established building within a fully developed urban setting. The site is surrounded by existing buildings, roads and hard surfaced areas forming part of the historic town centre.

The building is a Grade II listed property currently in commercial use as Churchills Bar.

The proposal relates solely to alterations to the existing windows within the building envelope.

Proposed Development

The works proposed comprise the replacement of existing sliding sash windows with new timber sliding sash windows of matching proportions and design.

The works include:

- removal of existing windows
- installation of new timber sliding sash windows
- minor internal finishing works to reveals

The works will take place entirely within the existing window openings of the building and do not involve any alteration to the building footprint, ground levels, or external site layout.

Flood Risk Policy Context

National planning policy relating to flood risk is set out within the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance on Flood Risk and Coastal Change.

These policies seek to ensure that:

- development is directed away from areas at highest risk of flooding where possible
- development does not increase flood risk elsewhere
- development remains safe for its lifetime without increasing flood risk

The Sequential Test and Exception Test are generally applied to proposals involving new development or changes in land use.

However, alterations to existing buildings that do not increase the building footprint or vulnerability classification are typically considered acceptable within Flood Zone 3.

Flood Risk Assessment

Nature of the Proposal

The proposal relates solely to the replacement of windows within an existing building.

The works:

- do not increase the footprint of the building
- do not alter ground levels
- do not alter floodplain storage
- do not introduce additional impermeable area
- do not affect flood flow routes

Impact on Flood Risk

As the works are confined to the existing structure, the proposal will not affect flood behaviour on the site or in the surrounding area.

There will be:

- no displacement of floodwater
- no reduction in floodplain capacity
- no increase in surface water runoff

Flood Risk to the Building

The works do not change the use of the building or increase the vulnerability classification.

The proposal therefore does not increase flood risk to occupants or users of the building.

Sequential Test

The Sequential Test is intended to steer new development towards areas at lowest risk of flooding.

In this case the proposal relates to alterations to an existing building within the established urban area of Long Sutton.

As the works do not involve new development or relocation of land uses, the Sequential Test is not considered applicable.

Exception Test

The Exception Test is only required where the Sequential Test has been applied and development is proposed in areas at higher risk of flooding.

As the proposal does not constitute new development or intensification of use, the Exception Test is not required.

Surface Water Drainage

The proposed works do not involve any new surfaces, external works or drainage alterations.

Surface water drainage arrangements will therefore remain unchanged.

Conclusion

This Flood Risk Assessment has been prepared in support of a Listed Building Consent application for replacement windows at Churchills Bar, Long Sutton.

The works are confined to the replacement of existing windows within the building envelope and do not involve any ground works, alterations to the building footprint or changes to drainage.

The proposal will therefore:

- not increase flood risk on the site
- not increase flood risk elsewhere
- not affect floodplain storage or flood flows

The development is considered to be acceptable in flood risk terms and compliant with the objectives of the National Planning Policy Framework.



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