

FLOOD RISK STATEMENT

for Change of use of existing building to Class E Research & Development, including new first floor installation and alterations consisting of new windows and doors, mechanical plant and PV panels.

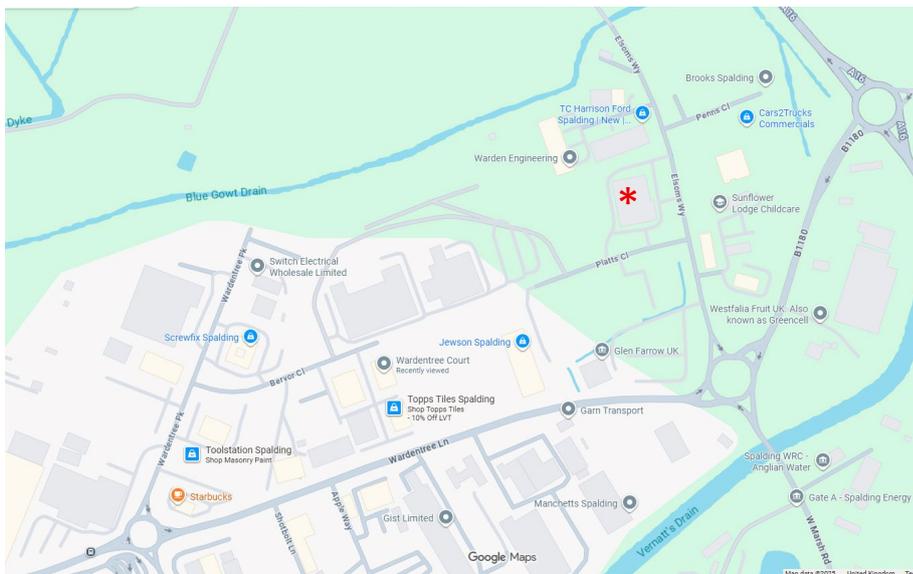
at G & J Peck Office, Offices & Premises Elsoms Way Pinchbeck Spalding

Introduction

This flood risk statement has been prepared to support a full planning application for the Change of use including first floor installation, insertion of windows and external services, to an existing industrial unit.

Site Location and Description

The site is located at Elsoms Way, Pinchbeck, Spalding, PE11 3BG. The National Grid Reference of the site is 525885 / 325478 – see image below and red star.



The site is on the western side of Elsoms Way at the junction to Platts Close, occupied by a single large industrial unit of floor area circa 1997sqm, and a small external building of circa 38sqm. The remaining site is set aside for car parking and vehicular movement by way of hard surfaces, apart from the western section of the site which is vacant but finished in hardcore. This area does have planning permission for a large storage building which was approved at the same time as the extant building. The overall site area is approximately 1.01 hectares.

The site is in the Welland and Deepings Internal Drainage Board (IDB) District. There is Blue Gowt Drain circa 100m to the north, and Vernatts Drain circa 250m to the south

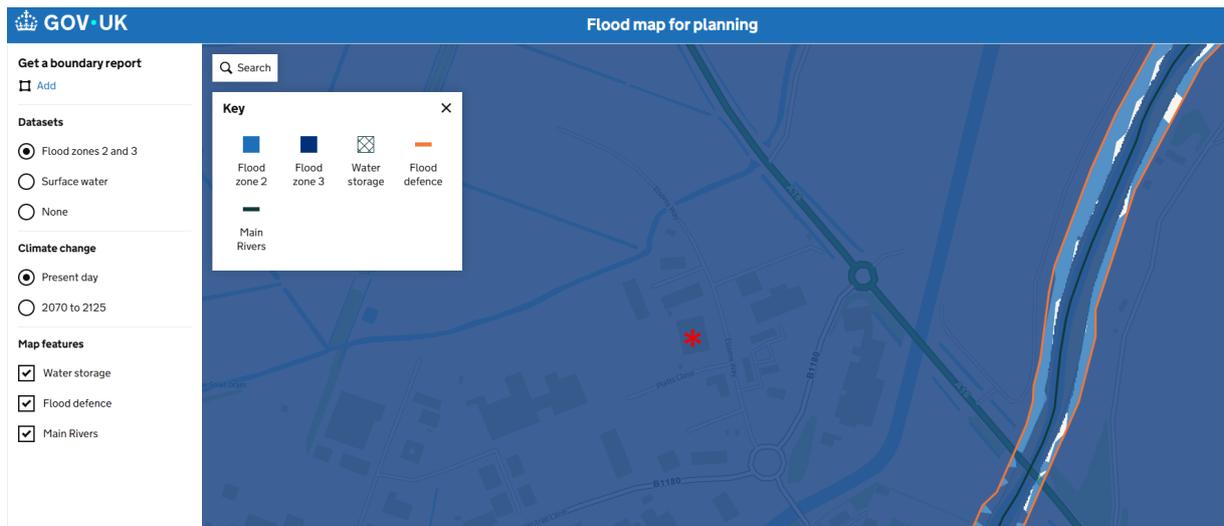
The existing building was constructed in 2006 for use as sales and maintenance / repairs of agricultural and horticultural machinery, spares and associated ancillary equipment. From constructed details of the building (building manuals) the surface water at the site discharges to the local drainage network and hence to the IDB drain system – see appendix A for the drainage layout

The building is set down from Elsom's way by circa 600mm and from Platts Close by circa 400mm - refer to appendix B for the site plan which notes levels.

During the preparation of this assessment, no evidence from the current owner or external bodies was discovered of the site being flooded.

Flood Risk Information

An extract from the Environment Agency Flood Map for Planning via GOV.UK is shown below. The site is located within Flood Zone 3, an area with a high probability of flooding.



It is understood that Welland & Deepings IDB have high maintenance standards which are achieved and managed in house, including emergency action to maintain the drainage level of service by using temporary pumping equipment. The River Welland tidal defences provide protection.

Climate change is likely to impact the site through increased rainfall intensity and duration affecting the local drainage network and increased flood levels. It is understood that the River Welland tidal defences have been designed to include an allowance for climate change.

Table 2 of the PPG Flood Risk and Coastal Change categorises different types of uses and development according to their vulnerability to flood risk. The existing development is covered by the description of general industry, and the new use is offices / research, both classified as 'Less Vulnerable'.

Proposed Development

The proposed development consists of a change of use, including internal and external remodelling of the existing building.

The proposed development is to an existing site and building, with no addition in ground floor area or external surfacing. There is no sleeping accommodation, and the planning class use is similar. There would be no change to the storm water drainage installation, thus storm water from the site will not be increased.

Therefore, this short and simple assessment of flood risk is deemed to be proportionate and sufficient to show that the proposed development will be safe for its users for the intended lifetime of the development, without increasing flood risk elsewhere, and be sufficiently flood resistant and resilient to the level and nature of the flood risk.

There would be no adverse effect on a water course flood plain, or its flood defences; it does not impede on access to a flood defence or management facilities; and has no significant effect on local flood storage capacity or flood flows.

Mitigation measures

The proposed first floor extension shall be constructed of metal framing system and clad in plasterboard. The plasterboard shall be installed horizontally at ground floor level by one course.

The existing mains electric service is in place and located above the finished floor level by circa 1.2m. All new electrical services shall run from the mains into the first floor zone and drop down to respective outlets, switches, etc.

The end user should register to receive flood warnings from the Environment Agency to reduce vulnerability of people at the site and the user should identify the actions to be undertaken in the event of receiving a flood warning.

Conclusion

The proposals are to an existing site and building which has been occupied since circa 2006 and experienced no flooding to date. There is the acceptance of risk by the building's owners and future owners.

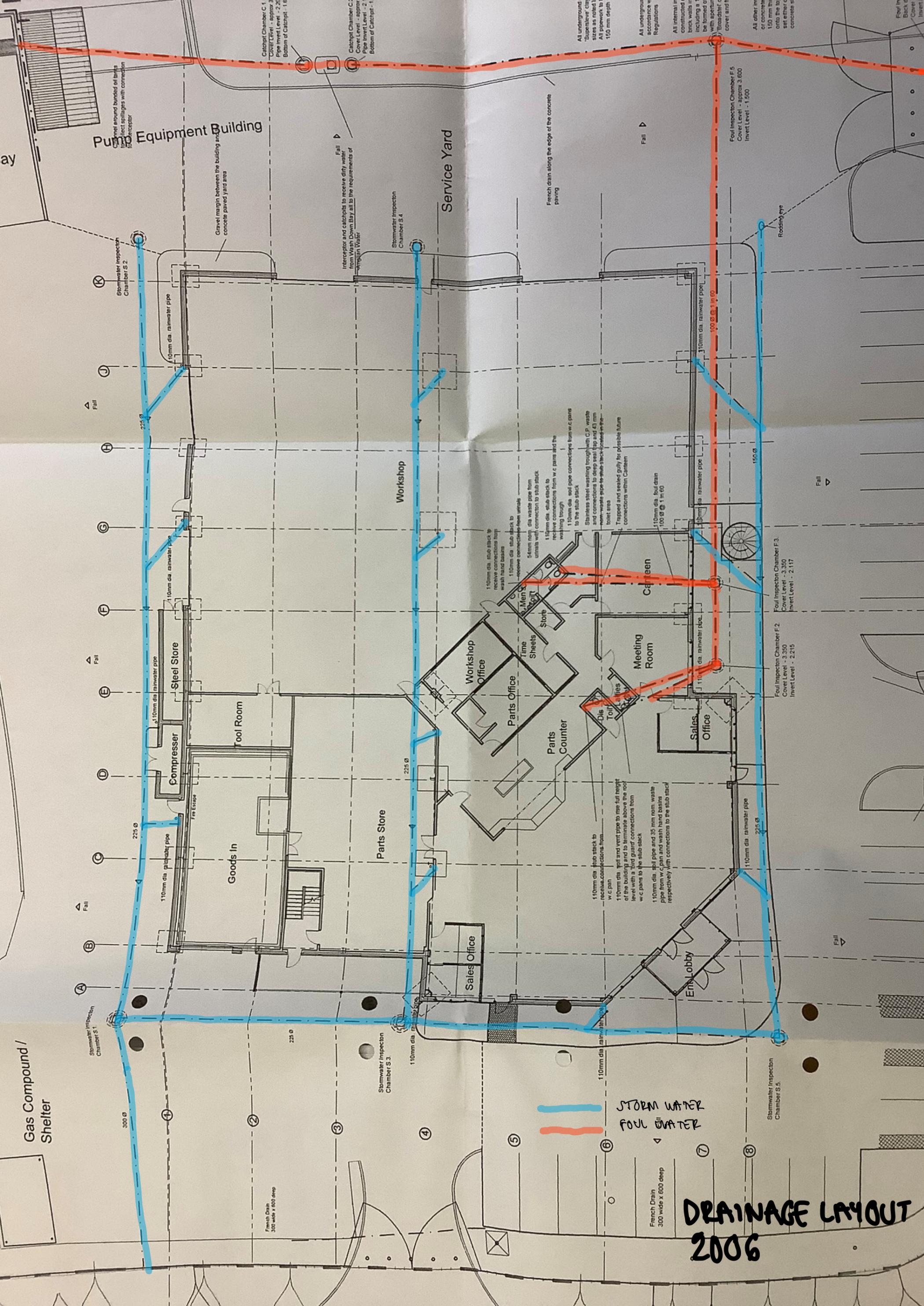
The change of use application is for a building of a similar class use (commercial), with no sleeping accommodation proposed.

All works are within the existing footprint of the building by way of a new first floor which by its very nature would be at a high level. This would also provide a greater area than existing for refuge in the event of a significant flood.

There are no proposed alterations to the existing stormwater drainage system, so no increase in runoff.

APPENDIX A

Drainage Layout from 2006



Pump Equipment Building

Service Yard

Workshop

Canteen

Meeting Room

Sales Office

Stormwater Inspection Chamber S2

Stormwater Inspection Chamber S4

Foul Inspection Chamber F3
Cover Level - 3.350
Invert Level - 2.117

Foul Inspection Chamber F2
Cover Level - 3.300
Invert Level - 2.215

Stormwater Inspection Chamber S5

Foul Inspection Chamber F5
Cover Level - approx 3.600
Invert Level - 1.500

Fail

Gas Compound / Shelter

French Drain
300 wide x 600 deep

French Drain
300 wide x 600 deep

STORM WATER
FOUL WATER

DRAINAGE LAYOUT
2006

Level around bunded oil tanks to collect spillages with connection to interceptor

Catchpit Chamber C1
Cover Level - approx 3.200
Pipe Invert Level - 2.200
Bottom of Catchpit - 1.600

Catchpit Chamber C2
Cover Level - approx 3.200
Pipe Invert Level - 2.200
Bottom of Catchpit - 1.600

All underground "Superlevel" clay sizes as noted. All pipework to 150 mm depth

All underground in accordance with Regulations

All internal in constructed brick walls in accordance with Regulations including a 100mm gap with opening with aperture of 100mm. Boarded cover and

All other in 150 mm thick concrete on the top surface either concrete or

Interceptor and catchpits to receive dirty water from Wash Down Bay all to the requirements of Australian Water

French drain along the edge of the concrete paving

110mm dia. stub stack to receive connections from wash hand basins
110mm dia. stub stack to receive connections from w.c. pan and the washing trough
110mm dia. soil pipe connections from w.c. pans to the stub stack
54mm nom. dia. waste pipe from urinals with connection to stub stack
Shankless steel washing trough with G.P. waste and connections to deep seal trap and 45mm nom. waste pipe to stub stack located in the toilet area
Trapped and sealed gully for possible future connections within Canteen

110mm dia. stub stack to receive connections from w.c. pan
110mm dia. soil and vent pipe to rise full height of the building and to terminate above the roof level with a "bird guard" connections from w.c. pans to the stub stack
110mm dia. soil pipe and 35 mm nom. waste pipe from w.c. pan and wash hand basins respectively with connections to the stub stack

Fail

Fail

Fail

Rodding eye

Fail

Fail

Fail

Fail

Fail

Fail

Fail

APPENDIX B

Site Plan (levels) Layout from 2006

