

Belcast Holdings Ltd



Flood Risk Assessment
Change of Use from Building in Multiple Occupation
(9 Rooms) to 5 Apartments and External Alterations
2 New Road and 1-3 Chapel Lane, Spalding,
Lincolnshire

Document Reference: 1588 1 FRA LMS

October 2023

32 High Street, Helpringham,
Sleaford, Lincolnshire NG34 0RA
Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk



town planning



landscape architecture



architecture

TABLE OF CONTENTS

1.	INTRODUCTION	1
2.	SITE AND SURROUNDINGS.....	2
3.	THE PROPOSALS	3
4.	FLOOD RISK	4

1. INTRODUCTION

- 1.1. This Flood Risk Assessment has been prepared by the Robert Doughty Consultancy Limited on behalf of Belcast Holdings Ltd to accompany a Full Planning Application and Listed Building Consent for change of use from the use of the building (first and second floors) for multiple occupation to 5 apartments, together with external alterations to the front and rear elevations.
- 1.2. It is proposed to create 1x1 bed and 4x2 bed apartments, together with external alterations and overall general improvement to the buildings in question.
- 1.3. 2 New Road is a non-Listed Building within the Spalding Conservation Area, 1 and 2 Chapel Lane are also non-Listed Buildings but are not in the Spalding Conservation Area and 3 Chapel Lane is a Grade II Listed Building, but is not in the Spalding Conservation Area.
- 1.4. The buildings are connected across 3 floors, hence the combined addresses, and the change of use happens at the first and second floors only.
- 1.5. Also proposed are a number of external alterations and repairs, described further in the separate Plans.

2. SITE AND SURROUNDINGS

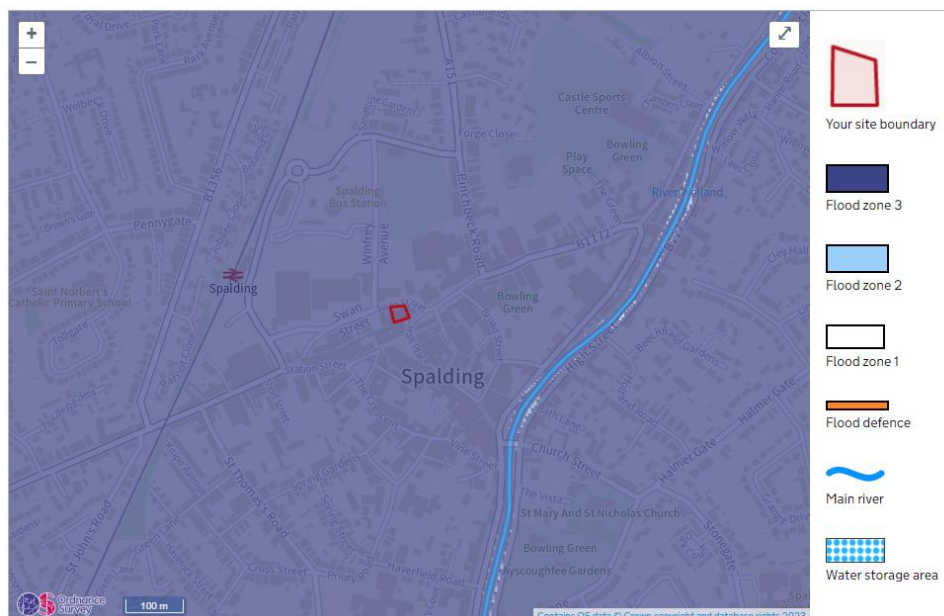
- 2.1. The application site is effectively 4 buildings (4 addresses) with a frontage (2 New Road), which is located prominently at the northern end of the Spalding Conservation Area, just off Hall Place.
- 2.2. 1-3 Chapel Lane consists of 2 distinct buildings fronting onto the narrow lane, with 3 Chapel Lane being a Grade II Listed Building.
- 2.3. The buildings are used at ground floor as a bar and restaurant and no changes to the use is proposed.
- 2.4. The first and second floors are where the change of use is proposed and the only external alterations to the New Road and Chapel Lane elevations relate the renewal of existing openings and façades.
- 2.5. The group of buildings also back on to Swan Street, to the north, where there is pedestrian and service access and there are proposed alterations (and general maintenance) to these elevations also.
- 2.6. All the buildings which are the subject of the alterations have undergone changes over the years, with the greatest changes having been carried out to 2 New Road, which has had a second storey added along with alterations to the fenestration etc. The external alterations to 2 New Road can be seen below and these are believed to have happened in the early 20th century.

3. THE PROPOSALS

- 3.1. The alterations to the interior of the buildings to form the 5 apartments are shown on the submitted drawings and, in the main, involve the removal of stud walls that were constructed when the buildings were converted into a building in multiple occupation.
- 3.2. There are no proposed alterations to the interior of the Listed Building (3 Chapel Lane) to form the one bed apartment, which stretches across both 3 and 2 Chapel Lane at second floor and at first floor only in respect of the Listed Building, other than the subdivision of the existing kitchen at first floor to form a kitchen for one unit and a bathroom for the bedsit above 2 Chapel Lane.
- 3.3. The remaining apartments are to be formed following internal rearrangements as shown on the submitted drawings.
- 3.4. The main alterations are to the exterior of the buildings and these are shown in the Existing Plans and Proposals document submitted in support of this application.

4. FLOOD RISK

- 4.1. The site is in Flood Zone 3, as shown on the extract below from the Flood Map for Planning Website.



Mapping from 'Flood Map for Planning Website' 2023

- 4.2. Paragraph 167 of the National Planning Policy Framework states,
- "When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
- (a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
 - (b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
 - (c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
 - (d) any residual risk can be safely managed; and
 - (e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan."
- 4.3. The proposal is mainly for the reconfiguration of the first and second floors of the buildings from what is already a residential use to remain as a residential use as 5 apartments.

- 4.4. The issue of flood risk is, therefore, no different to that which exists at present with no increase in the risk of flooding.
- 4.5. The proposal does not involve any changes to the ground floor and there is no sleeping accommodation proposed at ground floor.
- 4.6. It follows, therefore, that the extent of assessment can be limited to a review of the building as it is and its lawful use.

A design consultancy specialising in
Town and Country Planning,
Landscape Architecture and
Architecture