

Flood Risk Assessment

Project: Proposed 4 storey 56 bedroom student
accommodation – Outline Application

Client: Kexgill Ltd

Site: Land adjoining Radio House, Yale Crescent,
Stockton on Tees



12 January 2021

Contents

- 1.0 Location & Description
- 2.0 Proposed Development
- 3.0 Flood Risk
- 4.0 Mitigation/Flood Protection Measures

Appendix A – Environment Agency Flood Map for Planning dated 16.01.18

1.0. Location & Description

- 1.1. The development site is located on land adjoining Radio House, Yale Crescent, Stockton on Tees.
- 1.2. The development site comprises part of the car park/landscaped areas to Radio House.
- 1.3. The development site occupies an area of approx. 0.15ha.

2.0. Proposed Development.

- 2.1. This Flood Risk Assessment accompanies an outline planning application to Stockton Borough Council for the erection of 4 storey, 56-bedroom student accommodation.
- 2.2. Outline planning permission for the 4 storey, 56-bedroom student accommodation was granted 19/03/2015 and under reference renewal 14/3255/OUT & 18/0016/OUT.

3.0. Flood Risk

- 3.1. The Environment Agency Flood map confirms that the development site is located within Flood Zone 1.
- 3.2. Flood zone 1 is an area with a low possibility of flooding.
- 3.3. The Environment Agency confirms that a Flood Risk Assessment is not required for this development (see Appendix A).
- 3.4. However, referral to the Flood Risk from Ground Water map indicates that land to the North and West of the proposed development is at risk of flooding from ground water.

4.0. Mitigation/Flood Protection Measures

- 4.1. Sustainable Urban Drainage Systems (SUDS) should be installed to reduce discharge rates into the water drainage system.
- 4.2. Consider wet proofing measures
 - a) DPC/DPM lapped together.
 - b) Solid ground floor construction.
 - c) Block work ground floor walls.
 - d) Incoming services terminated at 900mm above ground floor level.
 - e) All ground floor electrical sockets sited at min. 450mm above ground floor level with all cables routed from ceiling level.
- 4.3. A place of safety will be available at first floor level.
- 4.4. A flood evacuation plan will be developed by the building owners and issued to the occupants of the building.

Appendix A

Environment Agency Flood Map for Planning
Dated 16/01/2018

Flood map for planning

Your reference
radio house

Location
445028/518412

Created
16 Jan 2018 10:45

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

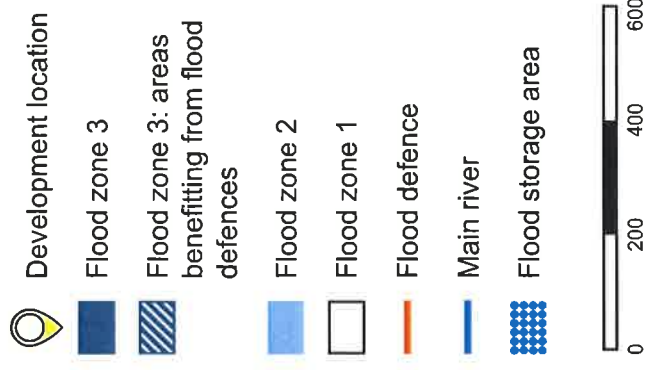
Flood map for planning

Your reference
radio house

Location
445028/518412

Scale
1:12500

Created
16 Jan 2018 10:45



Page 2 of 2

