

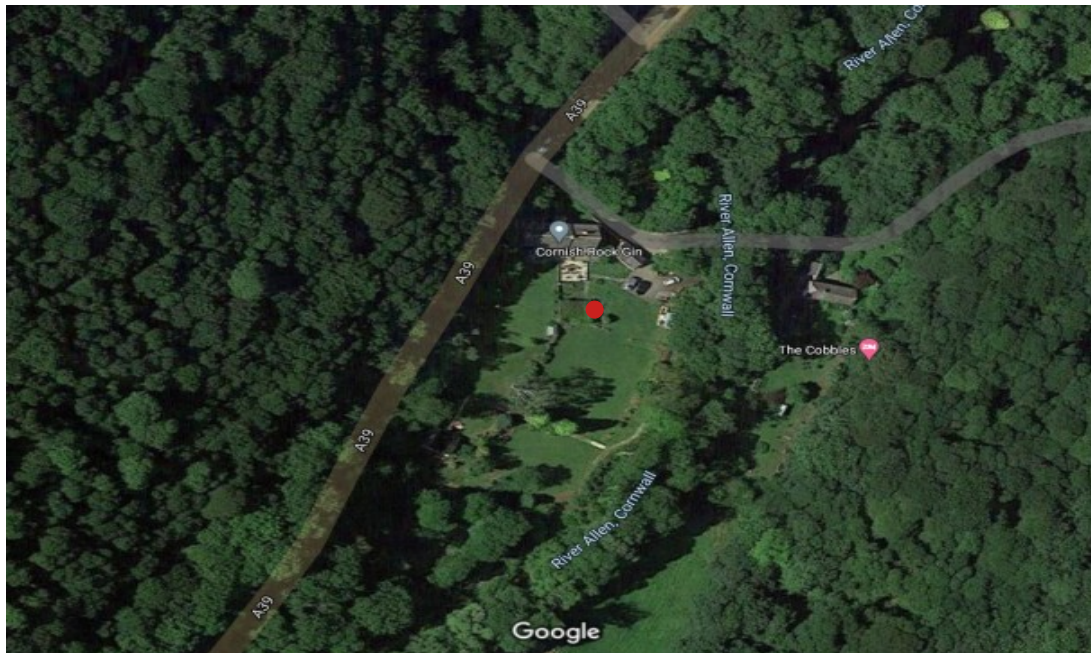
DESIGN AND ACCESS STATEMENT with Flood Risk Assessment

In respect of
Change of Use from C3 to
Gin Distillery(Sui Generis) and Retail E(a)
Cornwall Rock Gin Company, Penrose Cottage, St Tudy,
Bodmin, Cornwall, PL30 3NP

Description

The Buildings proposed for the change of use are a block garage and timber framed building in the grounds of the Penrose Cottage located off the A39, North-West of Wadebridge by 4.3miles.

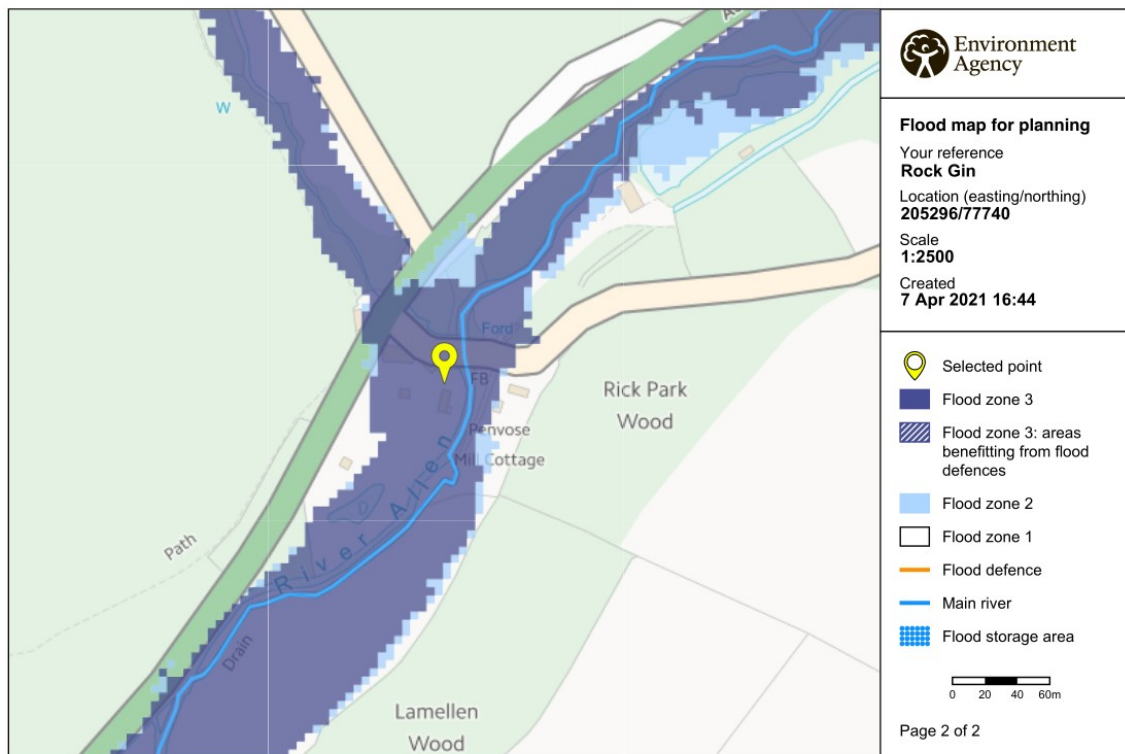
The Business is now in need of official change of use due to the size of its operations.



Use

The current use for these out buildings has been domestic, the proposal is to change their use to Gin Distillery(Sui Generis) and Retail Class E(a).

Flood Risk Assessment



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The area of the proposal is set with the Flood Zone 3 which is defined as:

Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

The Flood risk assessment for the area for Rivers, is from the stream running North-East to South-East, more detail is outlined on the Flood Water Information Service as:

Surface water

High risk

What this information means:

This flood risk summary reports the highest risk from surface water within a 20m radius of this property.

High risk means that each year this area has a chance of flooding of greater than 3.3%.

This information is suitable for identifying:

- which parts of towns or streets are at risk, or have the most risk
- the approximate extent and depth of flooding

It's likely to be reliable for a local area but not for identifying individual properties at risk.

Surface water flooding, sometimes known as flash flooding:

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- happens when heavy rain cannot drain away
- is difficult to predict as it depends on rainfall volume and location
- can happen up hills and away from rivers and other bodies of water
- is more widespread in areas with harder surfaces like concrete.

When the Flood Water Information Service maps are checked, it shows that the Extent of flooding from the Zone 3 risk is in fact considered a medium risk for the area where the applications buildings are sited, the only part of the area in the High risk section is used for car parking and turning.



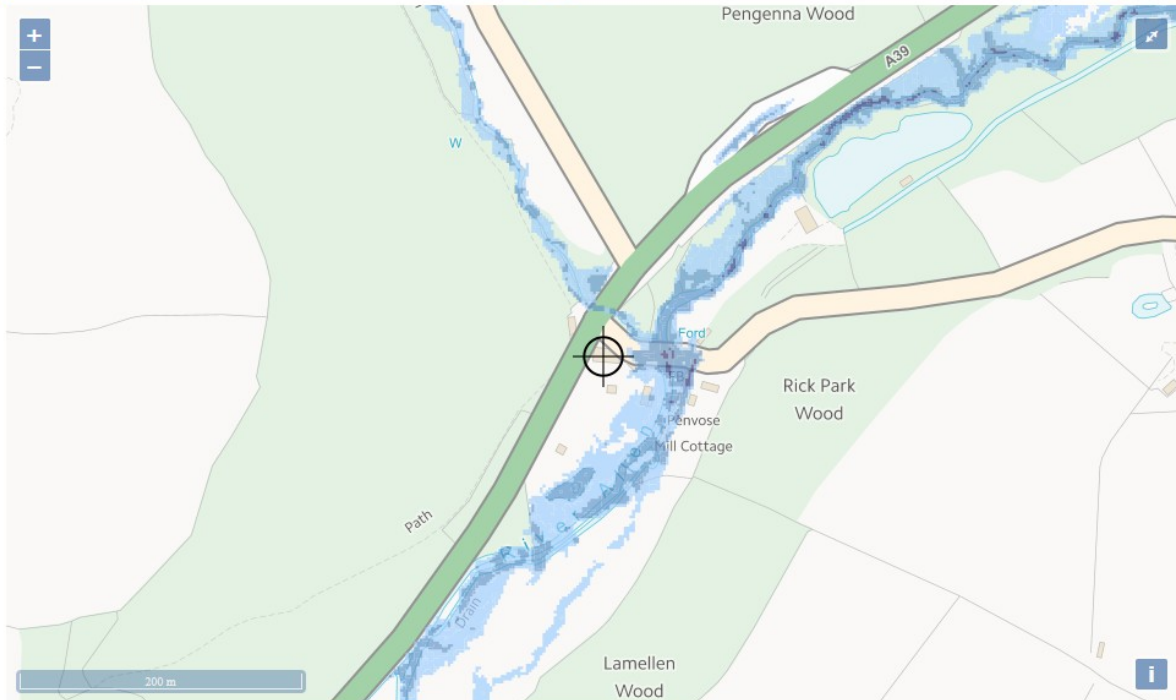
Further to this on the predicted Flood Depth map it can be seen that the garage/Distillery building and the Log Cabin retail unit falls outside the areas of 0 to 300mm flooding depth, showing that when flooding is likely to occur then the depth will be very shallow, with minimal risk to life or damage to the buildings and their contents.

Flood risk

High risk: depth

Location

Enter a place or postcode

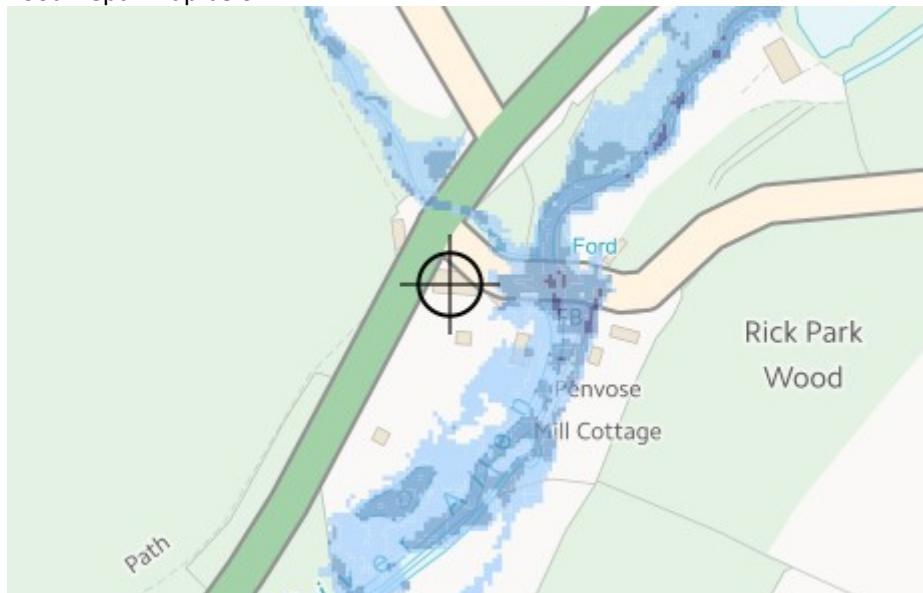


Surface water flood risk: water depth in a high risk scenario

Flood depth (millimetres)

 Over 900mm  300 to 900mm  Below 300mm  Location you selected

Close up of Flood Depth map below:



Whereas this might be considered an issue for normal buildings it should be noted that the structure to be used as retail is a timber frame log cabin and can be replaced or repaired for a margin of cost of a standard built structure.

The garage used for the distillery is built from 100mm block, has a wide front door. In case of flooding exit from the building can be made very swiftly, and is for staff only.

The Log cabin used for sales is 4.5m by 3m, and can be exited within a matter of seconds, again this can be exited very swiftly, all other areas are kept in the open air, for outside tasting and circulation.

Policy

The following are relevant planning policies:

Policy 5: Business and Tourism: The Rock Gin Company has now become a popular destination for tourists and in the last year the small company now employs 2 people to support the demand for their product.

Access

Access into the curtilage of the site remains unchanged. Vehicular parking will remain as existing.

Conclusion

The area proposed does reside within the Zone 3 flood risk area, but the proposal is only a change the use of that area, within this the 2 buildings are existing, one is a temporary log cabin and the other is the Garage to Penrose House, which now houses the distillery and does not require anyone to be in this location for long periods of time. The Rock Gin Company is a small company born of a Cottage industry startup and is looking to be an established product in Cornwall.

Scott Pateman AssocRICS

For RTP SURVEYORS

Chartered Building Surveyors.

08 March 2021