



Bristol Surveying Company
Chartered Surveyors



FLOOD RISK ASSESSMENT

38 ST. JAMES STREET, WESTON-SUPER-MARE
SUBDIVISION OF SHOP AT GROUND FLOOR LEVEL

PROPOSAL

The proposal consists the subdivision of an existing vacant, semi-derelict shop (A1) to three separate units. Some alterations are required, however mainly internally with the exception of the replacement of one section of screening to the front elevation overlooking the pedestrian walkway.

EXISTING SITUATION

The property sits on the southern corner of St James Street, within the town centre of Weston-Super-Mare. The location is partially within **Zone 2** of the Flood Map for Planning (Rivers and Sea), as published by the Environment Agency.

As a commercial site, the development sits within the 'Less Vulnerable' classification under Flood Risk Table 2.

Under Table 3, this is classified as 'appropriate development'

The property is at ground level, no alteration to the property is proposed that will have an adverse effect.

PROPOSED ALTERATIONS

The proposed conversion predominantly involves internal alterations, with limited work externally. The floor level will not change aside from any necessary upgrades to the finished surface. No lowering of the floor level is proposed.

CONCLUSION

With the upgrades being undertaken, the proposal presents no worse risk than currently provided.

Regulated by RICS

7 Henfield Crescent
Oldland Common
Bristol BS30 9SF

Darren Tape DipSurv, DipHi MRICS

T: 01172 300557
M: 07920 557247
Darren@bsc.limited