

# **Artisan Bristol City Wall Limited**

## **Flood Warning and Evacuation Plan, September 2023**

**This document seeks to provide all the information required to discharge Planning Condition 20, relating to Planning Application: 18/05132/F. Condition 20 states the following:**

*“No building or use hereby permitted shall be occupied or the use commenced until the applicant has submitted to and had approved in writing by the Local Planning Authority a Flood Warning and Evacuation Plan (FEP). This Plan shall include the following information:*

- \* command & control (decision making process and communications to ensure activation of FEP);*
- \* training and exercising of personnel on site (H& S records of to whom and when);*
- \* flood warning procedures (in terms of receipt and transmission of information and to whom);*
- \* site evacuation procedures and routes; and*
- \* provision for identified safe refuges (who goes there and resources to sustain them).*

*The FEP shall be reviewed at intervals not exceeding 3 years and will form part of the Health & Safety at Work Register maintained by the applicant.”*

**The below document will be reviewed at intervals not exceeding 3 years and will form part of the Health and Safety at Work Register.**

### **Risk Assessment**

A full risk assessment will be carried out by an external company annually to ensure the Evacuation plan is fit for purpose. This includes training records, servicing agreements, maintenance checks and access points.

### **Flood Evacuation**

The Commercial Units at Everards Printworks have been assessed by Hydrock and graded a “low risk” of all flooding including surface water flooding. Environment Agency mapping shows the site is wholly within Flood Zone 1 (Low Risk).

# **Artisan Bristol City Wall Limited**

## **Flood Warning and Evacuation Plan, September 2023**

Summary of Potential Sources of Flood Risk	
Combined Fluvial and Tidal	Low (surrounding area high towards end of the development lifetime)
Surface Water	Low
Groundwater	Low
Sewer	Low
Infrastructure Failure	Low

If there is potential for flooding due to weather a flood warning will be issued by the Environmental agency. There are 3 stages which make up a flood warning, these are listed below:

1. Flood Alert – There is no need to evacuate. Needs monitoring.
2. Flood Warning – There is no need to evacuate however a plan should be established in case of escalation. Guests should be advised to remain in upper floors and access to basement and level 1 should not be permitted. All office workers should be moved to restaurant level 2.
3. Severe Flood warning – This is the only incidence when evacuation should be considered, if safe to do. A flood assessment checklist should be completed to assess if evacuation would form a higher risk than seeking refuge on the upper bedroom floors.

In the event of severe weather the risk of sending office staff outside would be seen to be greater than relocating all office staff to higher floors therefore the Everards Commercial Limited would not evacuate unless advised to do so by the emergency services.

If flood is due to internal factors or building failures the decision to evacuate would be discussed and assessed by the office managers using assessment checklist. Once a decision has been made to evacuate this will be disseminated via office email, Teams and Group Messaging services where appropriate. Managers will ensure evacuation is conducted in an orderly manner. Evacuation will then take place using a sweeper system. Office Managers will walk the building, checking all rooms and advising staff to evacuate. They will be advised where the evacuation point is and nearest route to take. If the evacuation is due to an internal issue persons will be evacuated to the Grand Hotel located 200 yards from the Everards Commercial Printworks Building. If advised to evacuate by the emergency services all guests will be advised of the city evacuation centre assigned by the Environmental agency.

# **Artisan Bristol City Wall Limited**

## **Flood Warning and Evacuation Plan, September 2023**

### **Flood Assessment checklist**

<b>Item</b>	<b>Yes</b>
Has a Flood Severe warning been issued for our local area?	
Has an evacuation centre been established in the city?	
Has Office Manager/s been contacted?	
Have Environmental agency been contacted?	
Have all staff been removed to upper floors 2 or above?	
Are there any signs of water entering the building?	
Are there any signs of water outside the building on street level?	

### **Evacuation training**

There are 3 types of training that take place in the Commercial Building at Everards Printworks.

1. New Starter evacuation training takes place with all new employees prior to starting work in the commercial building at Everards Printworks. This will consist of a simulated walk through.
2. Full non announced evacuation training takes place at adhoc intervals. Full evacuation takes places in real life, monitored by Office Managers. A full debrief and refresher training is provided after the event to ensure all targets are met.
3. Simulated fire evacuation walk through takes place adhoc. This is to ensure the processes are kept up to date and monitored to any issues and rectified.

### **Safe Refuge use: Assisted Evacuation**

Disabled refuge areas are provided in all stairs or protected lobbies serving every floor.

All office staff on entering the Everards Printworks commercial building are asked if they should require assistance in the event of an evacuation. Should this be the case they are required to notify their line manager immediately outlining what their requirements should be. They are advised of the refuge points from their workstation as well as public areas. Should they need to be evacuated they can seek safety in the refuge point where emergency services will be notified that their maybe staff awaiting assistance.

## **Artisan Bristol City Wall Limited**

### **Flood Warning and Evacuation Plan, September 2023**

Any staff that requires assistance is added to the evacuation system list, this list is printed in the event of an evacuation, a copy given to the fire services and a copy given to the office managers. The office managers will then assign a responsible person to locate the member of staff and assist them using the evacuation chair or lift if safe to do so.

#### **Site Evacuation**

Should an evacuation take place this will be done in a phased approach with sweepers assigned to each area of the office building to notify staff of the evacuation.

Office managers must ensure communication with the emergency services, and other managers.

If an unplanned evacuation, office managers will establish the source of the issue and ensure that, if safe to do so, contain the flood water. Once the location is established the office manager will circulate this information to assist with the sweep of the building. (The role may not be required based on the incident; this will be decided by the office manager).

The office manager must close all doors on route whilst sweeping the building. Sweeps will be completed in a systematic, floor by floor manner.

# Artisan Bristol City Wall Limited

## Flood Warning and Evacuation Plan, September 2023

### Evacuation Routes



There are 9 evacuation routes within the Everards Development each serving multiple floors. They are indicated on the map "Core". The main core, servicing the Commercial Printworks area is Core 6.

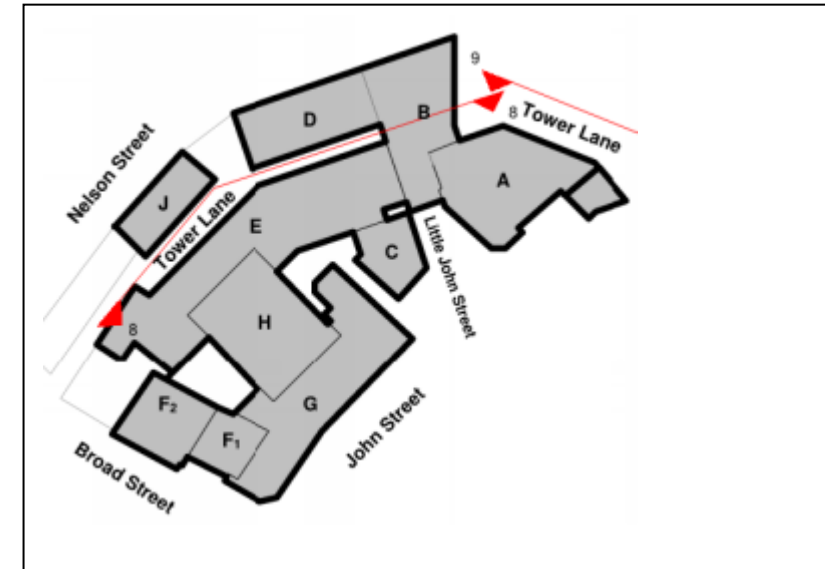
Stair Core Number	Areas Served	Floors Served
Core 1 – Fire Fighting Stair	Car Park, Hotel and Block A (Flats)	9
Core 2	Car Park and Hotel	7
Core 3 – Fire Fighting Stair	Car Park and Hotel	8
Core 4	Car Park and Block J (Flats)	3
Core 5	Hotel	3
Core 6	Hotel and retail	9
Core 7	Hotel	5
Core 8	Hotel	2
Core 9	Hotel	2

# Artisan Bristol City Wall Limited

## Flood Warning and Evacuation Plan, September 2023

### Guest Means of Escape

Area	Occupancy	Number of Exits <sup>(1)</sup>
Level 07	25	- 2 storey exits
Level 06	17	- 1 storey exit in Block H
	26	- 2 storey exits in Block B
Level 05	51	- 2 storey exits in Block H/E
	25	- 2 storey exits in Block B
Level 04 – Hotel	58	- 3 storey exits in Block H/E
	25	- 2 storey exits in Block B
Level 04 – Block A	10	- 1 storey exits
Level 03 – Hotel - Blocks B & C	35	- 3 storey exits
Level 03 - Hotel - Blocks E, G & H	78	- 4 storey exits
Level 03 – Block A	10	- 1 storey exits
Level 02 – Hotel – Blocks B,C,D,E, G & H	133	- 8 storey exits
Level 02 - Hotel - Block F2	11	- 1 storey exit
Level 02 - Hotel - Block F1	6	- 2 storey exits
Level 02 – Block A	12	- 1 storey exits
Level 01 - Hotel - Blocks B/C/D/E/H/G	128	- 8 storey exits
Level 01 - Hotel - Block F2	11	- 1 storey exit
Level 01 - Hotel - Block F1	4	- 2 storey exits
Level 01 – Block A	10	- 1 storey exits
Level 01 – Block J	4	- 1 storey exit
Level 00 - Hotel	234	- 6 final exits <sup>(2)</sup>
Level 00 – Flexible Commercial Block B	55	- 2 storey exits
Level 00 – Flexible Commercial Block C	52	- 1 storey exit
Level 00 – Block A	10	- 1 final exit
Level 00 – Block J	4	- 1 final exit
Level B1- Hotel meeting rooms and gym	106	- 2 final exits - 2 storey exits
Level B1 – Block A	2	- 1 storey exit
Level B1 - Hotel rooms / offices	31	- 1 final exit - 1 storey exit
Level B1 – Block J	4	- 1 final exit
Level B1 – flexible commercial	60	- 1 storey exit
Level B2 – Car Park	116	- 1 final exits to road - 5 storey exits



There are a number of exits available on each floor and in each block for guests of the hotel and commercial staff to use. All exists will be guided out of the building onto street level. Where an assembly point will be established.