

FLOOD RISK ASSESSMENT

42 - 46 Baldwin Street Bristol BS1 1PN

Prepared by

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Our Reference: TS.LPC.5646

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Description of works

Extension of existing office floorspace on 6th storey, including perimeter terrace space and refurbishment works to existing communal terrace on 7th storey, with associated works.

Use

Office (Class E).

Policy Context

Planning Practice Guidance (PPG)

The stated aim of PPG is to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk.

The Flood Risk Vulnerability Classification for the proposed development has been determined in accordance with Annex 3 of the Flood Risk PPG. The proposed development is classified as a 'Less Vulnerable' development.

Table 2 in the PPG states that developments deemed as 'Less Vulnerable' are appropriate for areas classified as within Flood Zone 3, and no Exception Test is required.

Flood Risk

While there is an existing flood risk to the property according to the Environment Agency, which places the building in Zone 3, the proposed works will have no impact on this, given they are for alterations on the roof levels at floor 6 and 7 of the building, well away from any risk of flooding.

The Environment Agency report is attached.

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
358831/172856

Created
4 Dec 2023 10:04

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

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.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Flood map for planning

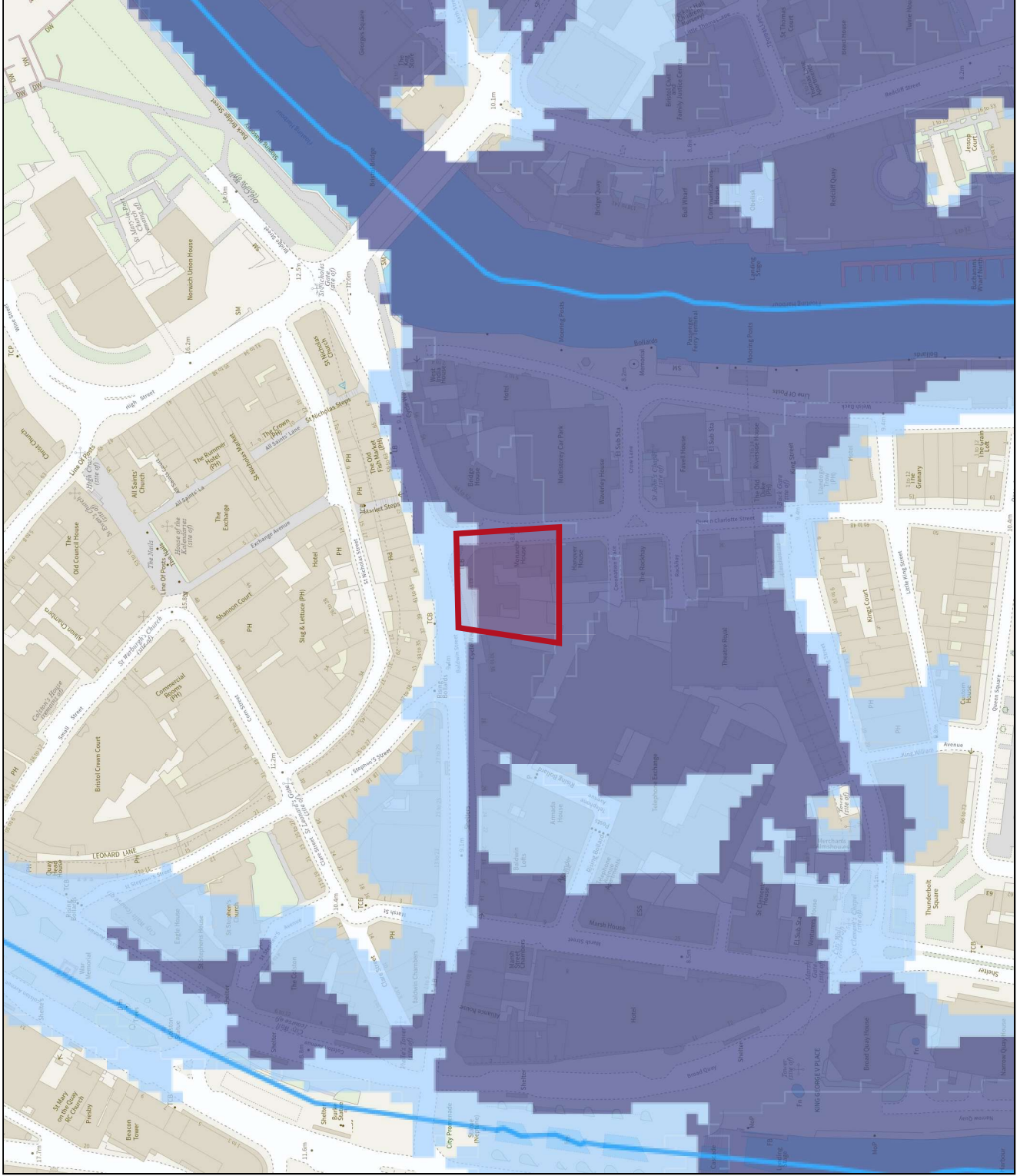
Your reference
<Unspecified>

Location (easting/northing)
358831/172856

Scale
1:2500

Created
4 Dec 2023 10:04

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area



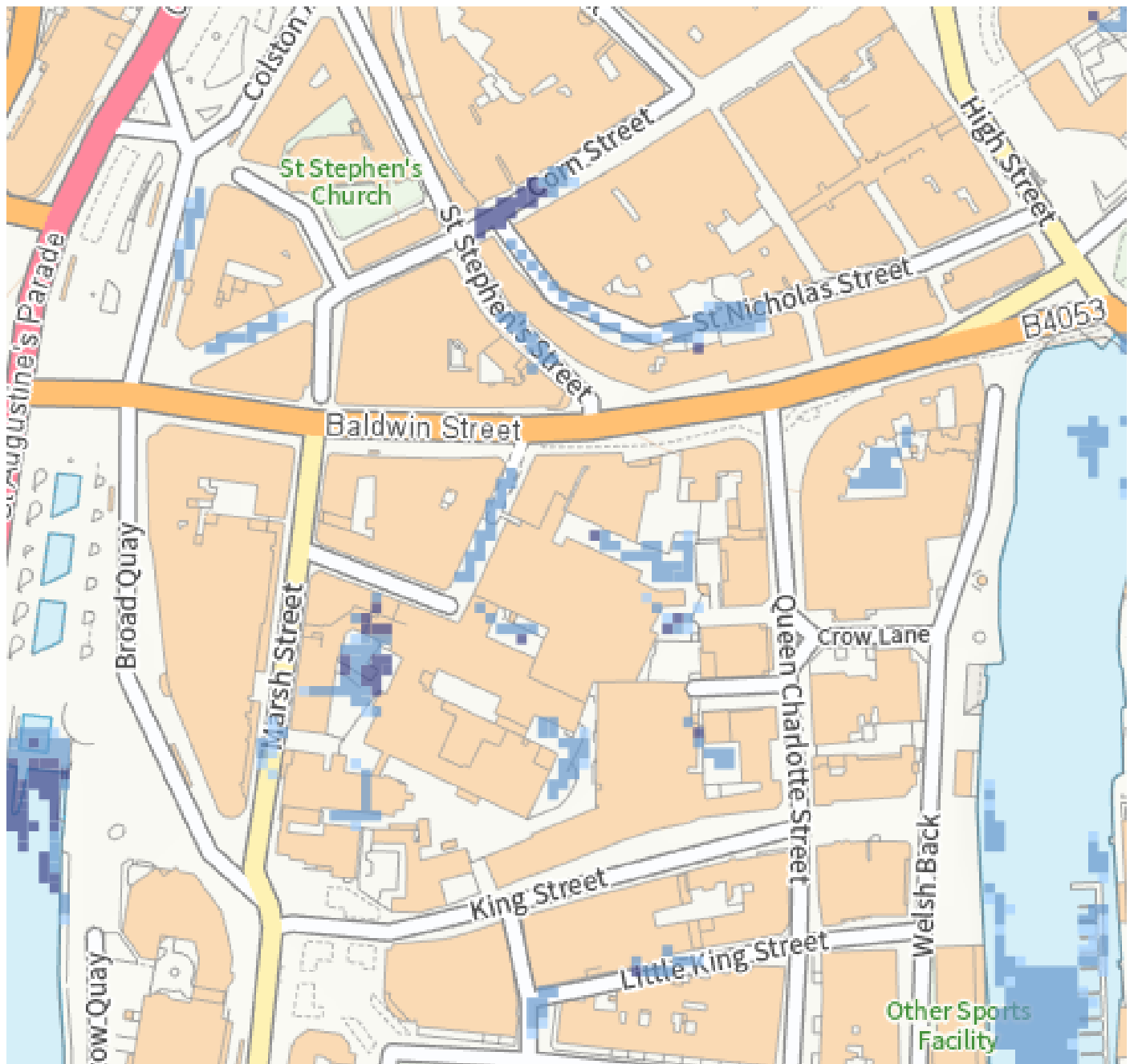


Baldwin Street—Surface Water - High Risk—Most Often

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

Flood depth (millimetres)

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

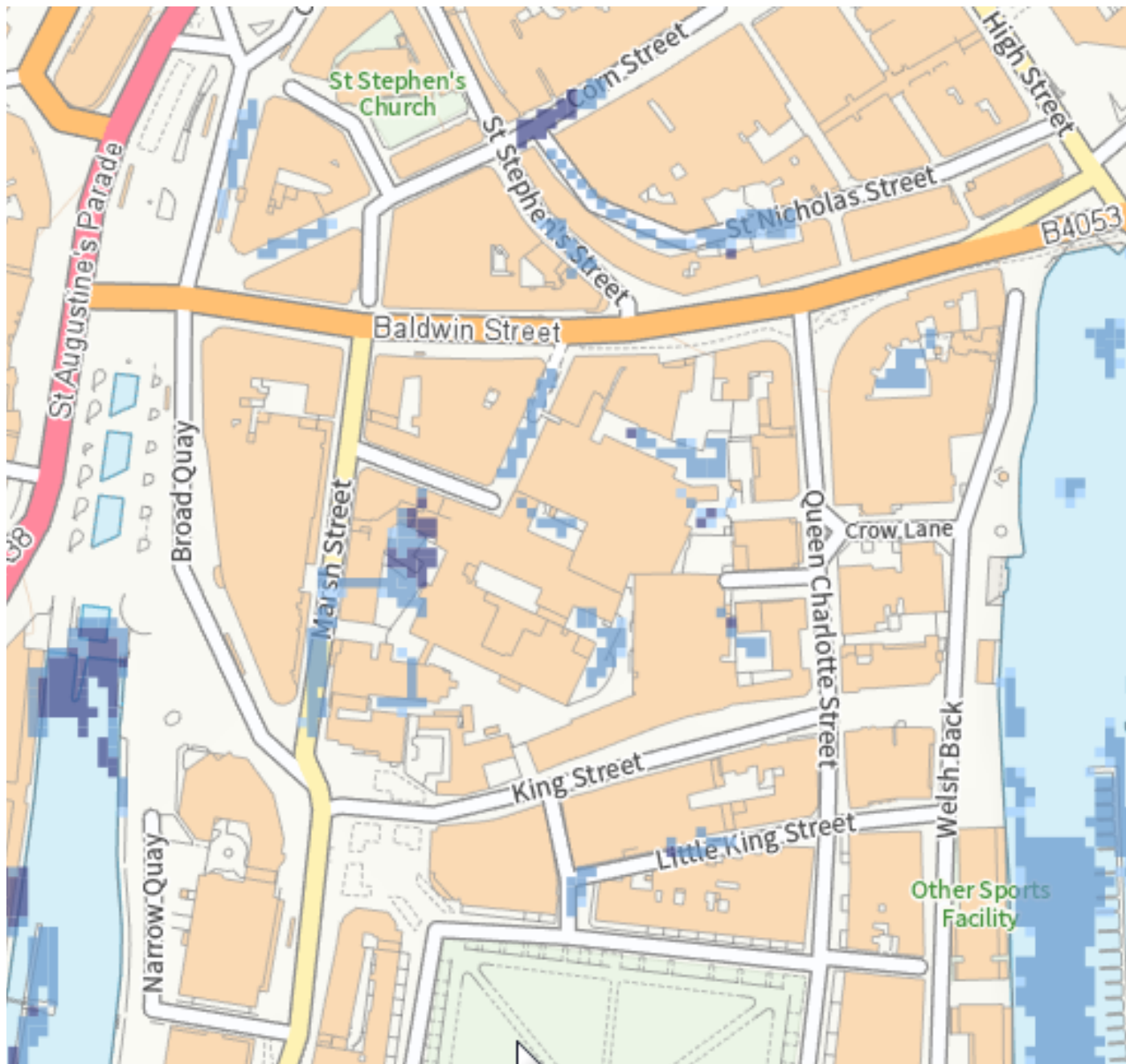


Baldwin Street—Surface Water - Medium Risk— Moderately Often

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

Flood depth (millimetres)

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



Baldwin Street—Surface Water - Low Risk— Not Often

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

Flood depth (millimetres)

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