

FLOOD RISK ASSESSMENT

19 Lemon Street, Truro, Cornwall, TR1 2LS

Introduction

The primary intention of the planning and listed building application for 19 Lemon Street is to change the use from office use to residential. The proposed works will provide one dwelling and one basement flat.

The site lies within the Truro Critical Drainage Area and as such the application for the proposed works needs to be accompanied by a Flood Risk Assessment.

Flood Risk Context

19 Lemon Street is situated at the bottom of a sloping street on the outskirts of the city centre. The nearest watercourse to 19 Lemon Street is the River Kenwyn which runs North/West of the site, approx 80km away, at a lower elevation to the site.

Figure 1 below taken from GOV.UK flood map for planning, shows that the site is deemed to be at low risk of flooding from rivers or the sea as it is situated within Flood Zone 1 - Low probability. This means in any year land has a less than 0.1% chance of flooding from rivers or the sea.



Figure 1: Flood Map for Planning identifying the location of the proposed development site (GOV.UK 2023)

Figure 2 below taken from GOV.UK flood map for extent of flooding from surface water shows that the site has a very low risk of flooding from surface water sources, groundwater or sewerage sources. This means the area has a chance of flooding of less than 0.1% each year. The road to the rear, Tabernacle Street, has a low chance of flooding from surface waters sources, ground water or sewerage sources. This means this area has a chance of flooding between 0.1% and 1% each year, having a 1 in 1000 ear chance of flooding, see figure 3.



Extent of flooding from surface water

● High
 ● Medium
 ● Low
 Very low
 ⊕ Location you selected

Figure 2: Extent of flooding from surface water (GOV.UK 2023)

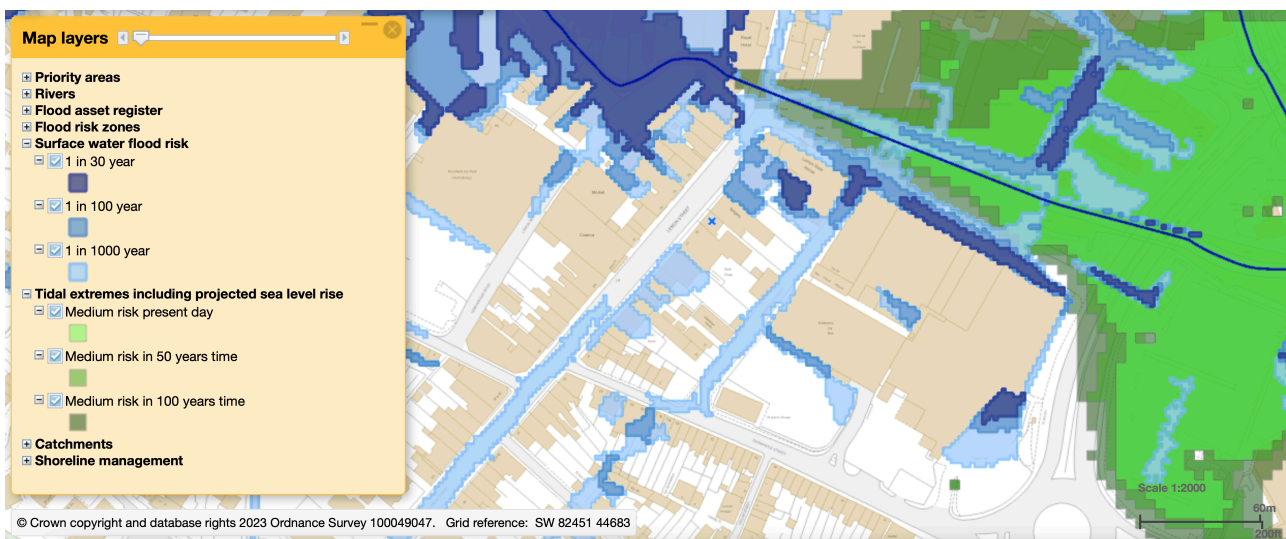


Figure 3: Surface water flood risk and Tidal extremes (Cornwall Council 2023)

Flooding as a Result of the Development

The proposed works comprise the conversion of the existing building from offices to a residential dwelling and basement flat. There will be no additional drainage than it's previous use and will therefore not create additional pressure on the drainage system.

All existing drainage will remain as existing and will not be altered as a result of the proposed change of use.

The proposed works will not increase the flood risk to its site or downstream neighbouring properties.

Maintenance

Maintenance of drainage systems will remain as is as the drainage system serving the premises will not be affected by the proposal.

Conclusion

Although the site lies within Truro Critical Drainage Area it is of very low - low risk of surface water flood. The proposed works will not result in additional flow and will not be detrimental to the existing drainage system.

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