

Appendix 4. Flood Risk Assessment – York Recovery Hub

As this is a change of use, the floor levels will not be lower than existing levels. The lowest existing floor level is 9.25mAOD & above the modelled flood level.

The building forms part of the North Street flood defence which has a defence level of 10.55mAOD and a standard of protection of over 1 in 100 year flood event (1% AEP).

The building will generally be occupied during the daytime most days throughout the week, with some evening opening. The building will be closed overnight.

We will:

- register to receive flood warnings¹
- ensure insurance covers flooding
- put an emergency and evacuation plan in place, following Environment Agency guidance², and establish twice-yearly reviews and tests of the plans.

Please note as there has been no substantive change to the building structure in the intervening period, this assessment has been updated from the flood risk assessment included in the 2017 change of use application conducted by the Environment Agency: [17/00527/FUL | Change of use from community bike shop/workshop to public drop in centre/exhibition space with ancillary office accommodation | The Hub Station Wellington Row York YO1 6BE](#)

¹ [Sign up for flood warnings - GOV.UK \(www.gov.uk\)](#)

² [Community flood plan - GOV.UK \(www.gov.uk\)](#)