



Flood Risk Assessment

Lewes Working Men's Club, Malling Street, Lewes BN7 2RJ

Client

Mr David Winter
37 Oakmede Way
Ringmer
BN8 5JL
Ref: 12785
Date: January 2024

Consulting Engineers

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Issue	Issue date	Compiled	Checked
Preliminary Issue	12 January 2024	JP	MR

1 Introduction

- 1.1 GTA Civils Ltd. was appointed by Mr David Winter to provide a Flood Risk Assessment (FRA) report in relation to the proposed conversion of the Lewes Working Men's Club, Malling Street, Lewes BN7 2RJ. No responsibility is accepted to any third party for all or part of this study in connection with this or any other development.
- 1.2 GTA Civils & Transport Limited was appointed by the client to provide a Flood Risk Assessment (FRA) as requested by the Environment Agency and Lewes District Council in order to achieve Planning Approval at said property.
- 1.3 This report will take the form of a formal Flood Risk Assessment in accordance with the 2023 National Planning Policy Framework (NPPF) and the 2022 Planning Practice Guidance (PPG).
- 1.4 It is understood that FRA reports supporting change of use applications have to consider only 'appropriate flood mitigation' and 'safe access/egress to/from dry land'. The Sequential and Exception Tests do not have to be considered for such applications.

2 Existing Site and Current Flood Conditions

- 2.1 The application site lies within the area administered by Lewes District Council (LDC). It comprises a vacated two-storey social club with private garden area. It is accessed from Malling Street to the east. A site location map and an aerial view are shown in Appendix A.
- 2.2 Hydrology: the River Ouse flows broadly north-south, passing the site approximately 380m to the WSW. A ditch watercourse system serving the Brooks Road industrial area to the northwest of the site, is located approximately 50m to the west and discharges into the River Ouse.
- 2.3 Fluvial/Tidal flooding: the Environment Agency's (EA) Rivers and Seas flood map in Appendix B indicates that while a section of the southern boundary is located within Flood Zone 2 (FZ2), the majority of the site is situated in FZ3. Inland sites located in FZ2 have a greater than 1 in 1000 years but less than 1 in 100 years (>0.1%, <1%) chance of flooding in any given year. Inland sites lying in FZ3 have a greater than 1 in 100 years (>1%) chance of flooding in any given year.
- 2.4 Surface water flooding: this can occur when excess rainwater does not infiltrate into the ground, or is not intercepted by urban drainage systems - and instead flows across the surface. The EA's online 'Surface Water Depth - Low Risk Scenario' (1 in 1000 years) Flood Map in Appendix B shows the site's north, east and southeast peripheries are susceptible to flooding up to depths of 300mm and in one area to the north between 300mm and 900mm.
- 2.5 EA have defined the site to be located in an area with a 1% AEP (1 in 100 years) Plus CC 45% (Undefended Fluvial). The EA has provided their flood data (known as Product 4) – refer to the maps in Appendix B. There is 2D modelled flood levels at depths for two nodes within the site, externally at the front/east (#2) and internally at the rear/west (#1). The 1 in 100yrs + 35% CC depth – at #1 is 1.47m and that outside the unit (#2) is 1.52m.
- 2.6 This scenario is the closest to the EA's guidance on climate change allowances. The Adur and Ouse Management Catchment peak river flow allowances page (at <https://environment.data.gov.uk/hydrology/climate-change-allowances/river-flow?mgmtcatid=3000>) shows the Central Band for the 2080s+ is 37% climate change.
- 2.7 Artificial sources: flooding from reservoirs, canals and docks. The EA's Reservoirs Flood Map in Appendix B shows site is liable to flood from this source 'when there is also flooding from rivers'. The pattern extends to east of Malling Street, slightly less extensive than FZ2's limit. The 1000yrs flood depth at #1 is 1.50m, so this is as close an estimate of this modelled level as is possible to arrive at, without access to the model's output. There are no docks or canals nearby.

- 2.8 Historical Flooding: the EA's historical flood maps in Appendix B shows the site has been affected by flooding in the past.
- 2.9 Groundwater Flooding: The EA's mapping for Groundwater Vulnerability (GWV) Zone and Groundwater Protection (GWP) Zones show the site to overlie a 'Medium-High' GWV Zone and lies within Zone II – Outer Protection Zone.
- 2.10 In conclusion, the flood risk profile of the site is 'High', owing to its susceptibility to fluvial and reservoir flooding.

3 Proposed Development, Mitigation & Safe Access to Dry Land

- 3.1 The proposed scheme is for change of use, converting the existing social club facility into 3 no. residential units, 3 split level maisonettes. Refer to the layout drawing in Appendix D.
- 3.2 The site is liable to flood to depths of 1.52m externally and 1.47m internally.
- 3.3 The Sequential Test: it is understood that the Sequential Test does not have to be applied for 'change of use' applications. That said, this report addresses the second part of the Exception Test, namely by demonstrating that the development will be safe over its predicted lifetime.
- 3.4 New buildings' (habitable accommodation) floor levels must be set at least 0.3m above the critical flood level over its expected lifetime (called freeboard). All bedrooms will be placed at 1st floor level, at least 1.1m above the predicted flood level – ie well in excess of the minimum 0.6m freeboard required for compliance with the NPPF.
- 3.5 As the ground floor and external approaches to each doorway are set already, there is very limited scope for raising the ground floor level. The ground floor will be raised by 70mm.
- 3.6 Flood Mitigation: additional flood mitigation is needed due to the predicted internal flood depth of 1.47m – now 1.40m once the floor level has been raised by 70mm. This depth is too great for resistance (barrier systems) to be safe. Standard construction can withstand hydraulic pressure up to 0.7m in height only. Above this level the water pressure is likely to cause a local hazardous failure – or partial collapse. For this reasoning, the ground floor and up to 1.7m (wall surfaces) will be constructed using flood resilient materials and techniques. Because fluvial flooding takes days to rise and fall, there will be minimal pressure difference between inside and outside flood level.
- 3.7 The document "Improving the Flood Performance of New Buildings - Flood Resilient Construction" published by DEFRA/Environment Agency is a good source of information on resilient techniques. It is conceded that the principles set out in this will have to be modified to suit a non-residential building.
- 3.8 Flood resilient construction may include - and not necessarily limited to the following:
- Waterproof screed and/or durable flooring with integral skirting;
 - Electrical distribution to be routed down from the ceiling; sockets placed above the critical level;
 - Waterproofing installed up to the critical level; waterproofing will be tied in to the ground floor as appropriate; details will be provided at detailed design, to comply with building regulations;
 - Plasterboard, if used, will be installed horizontally to minimise the number of sheets damaged;
 - Any wood fixings below the critical level will be robust and/or protected by suitable coatings to minimise damage;

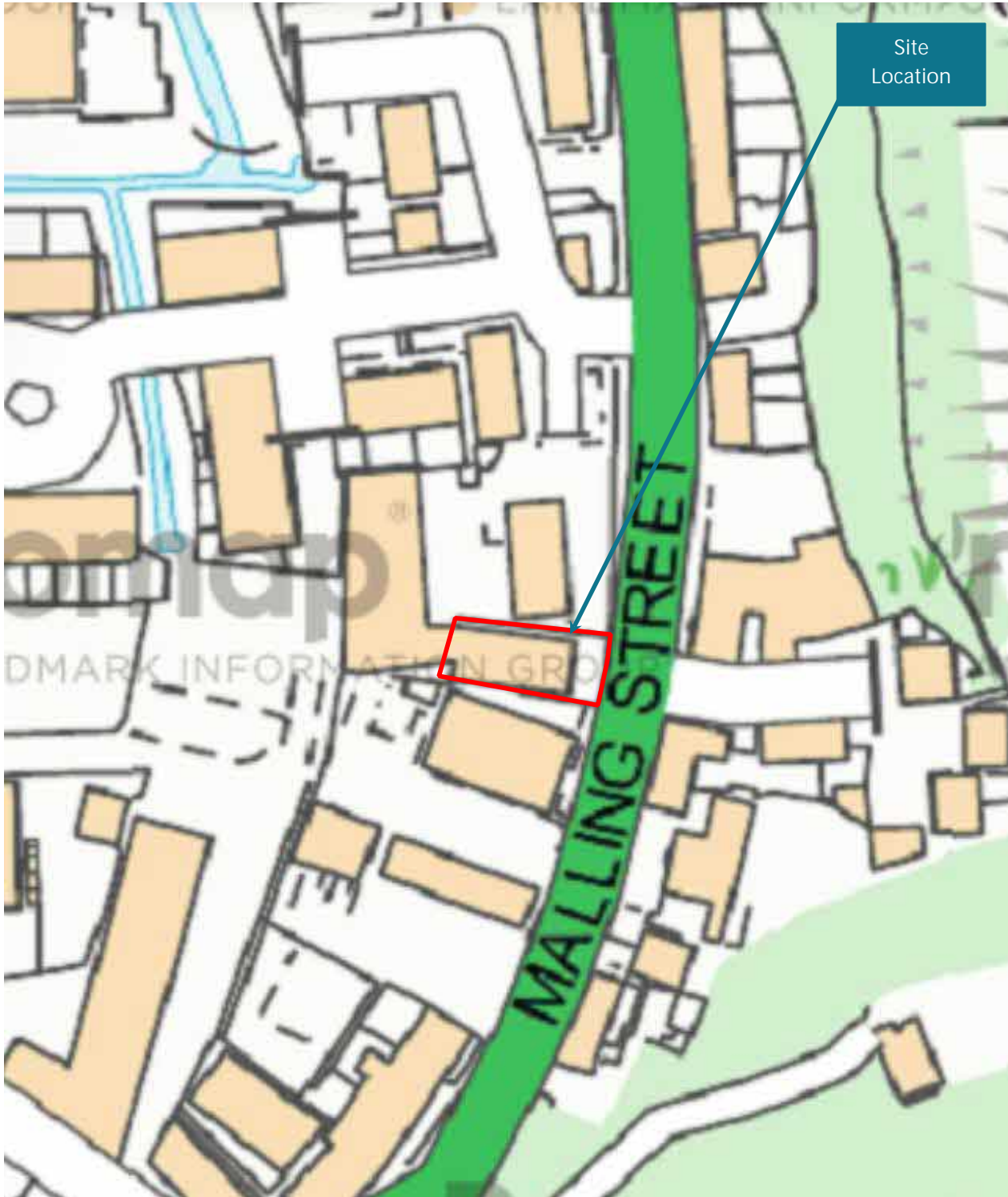
Boilers and meter cupboards will be placed above the critical level;
Non-return valves shall be fitted to the foul water drainage network.

- 3.9 Resistance: a low demountable flood barrier system should be fitted to each external door to protect each unit in lesser storm intensities, as there will be many more occurrences of these than the 1 in 100 years event over the development's lifetime. These barriers should be no higher than 0.6m.
- 3.10 Safe Access To Dry Land: In order to comply with the NPPF, all occupants must be able to make their way, unassisted by the Emergency Services, to dry land. This is known as 'safe access to dry land' and it does not have to be dry, just not hazardous (safe).
- 3.11 The access/egress of the site would be in depths of over 1.5m. Clearly this would be hazardous to all users, whether able bodied or not. A Flood Risk Management Plan has been prepared – see the Annex at the back of this report. The FRMP would raise the occupants' awareness of the flood risk issues relating to this site. It would encourage them to plan - well in advance of the site flooding – how and where they would evacuate. If they do not manage to evacuate in time then they would have to reside at 1st floor level until the flood level recedes.
- 3.12 Conclusion: this development will not increase the flood risk either on this site or to neighbouring properties - and so complies with the 2023 NPPF and 2022 PPG.

- End of Report -

Appendix A

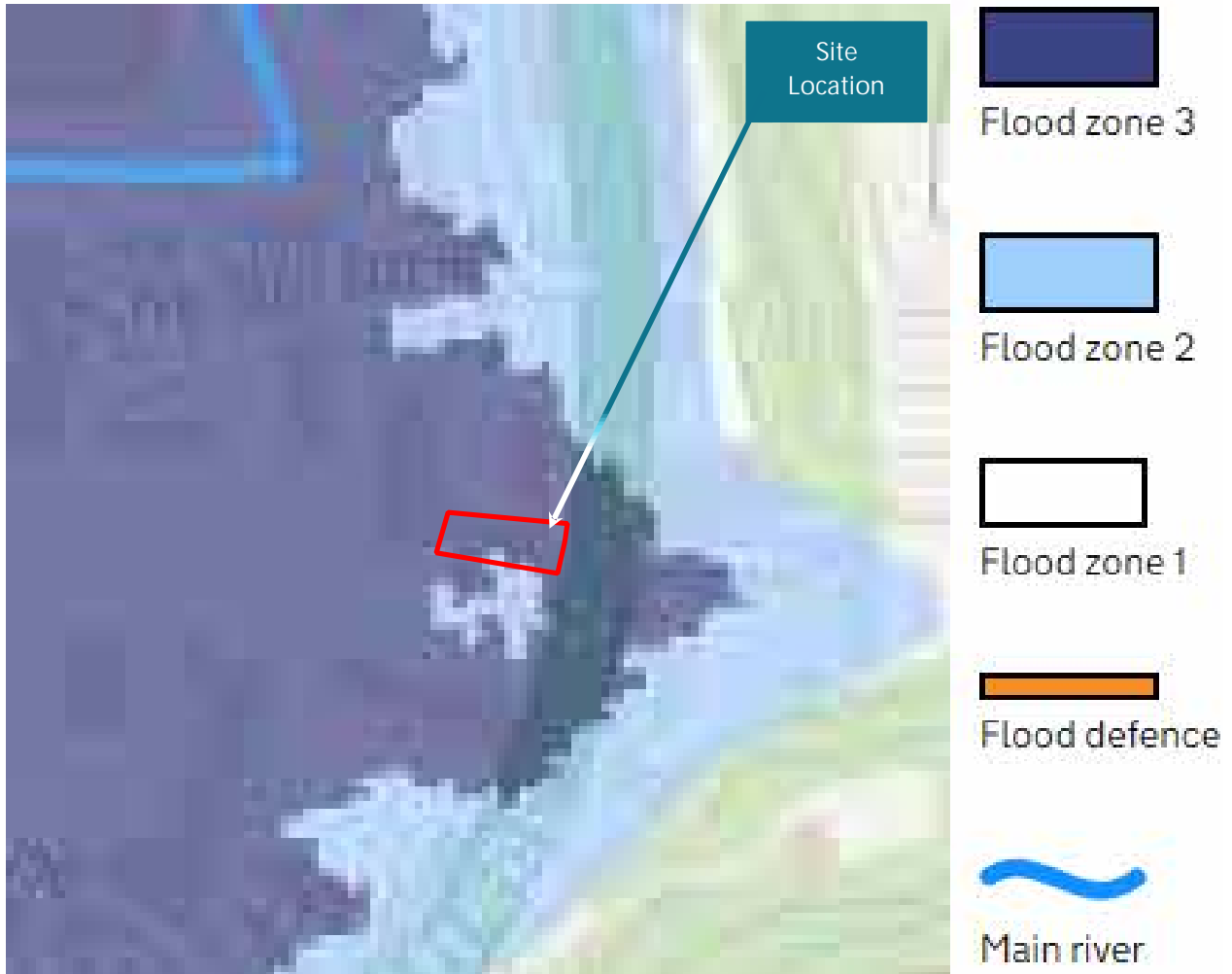
Site Location Map & Aerial Photo





Appendix B

Environment Agency Flood Data












EA's Online Flood Map for Planning (Rivers and Seas)

While a section of the southern boundary is located within Flood Zone 2 (FZ2), the majority of the site is situated in FZ3

Modelled Flood Outlines (Defended Fluvial). Centred on BN7 2RJ. Created on 23/10/2023.

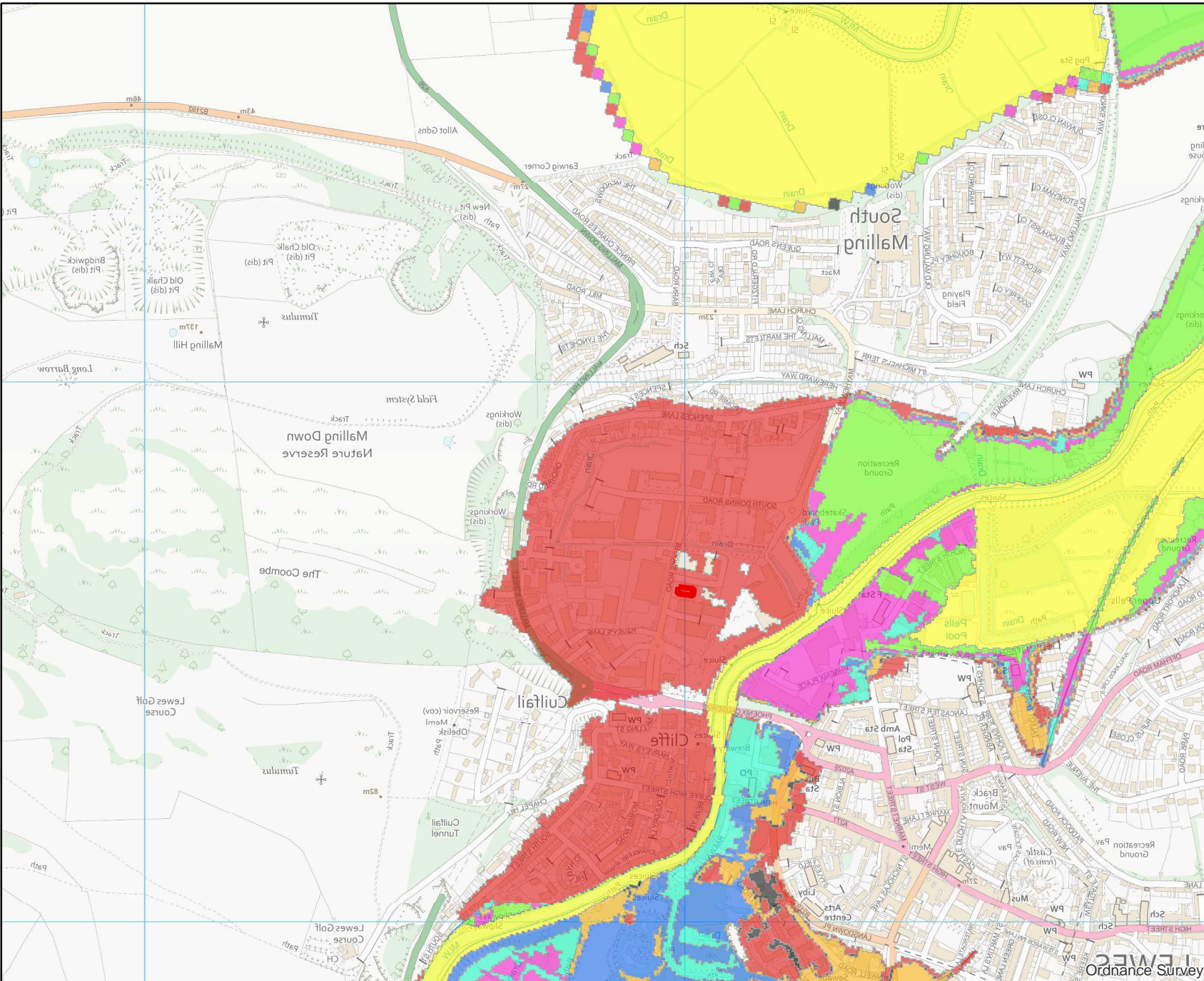
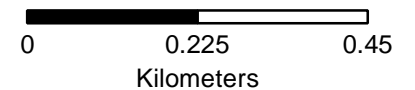


Legend

-  Site Boundary
-  20% AEP (Defended Fluvial)
-  5% AEP (Defended Fluvial)
-  2% AEP (Defended Fluvial)
-  1.3% AEP (Defended Fluvial)
-  1% AEP (Defended Fluvial)
-  1% AEP Plus CC 20% (Defended Fluvial)
-  0.4% AEP (Defended Fluvial)
-  0.1% AEP (Defended Fluvial)

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.









Scale: 1:10,000



Modelled Flood Outlines (Un defended Fluvial). Centred on BN7 2RJ. Created on 23/10/2023.

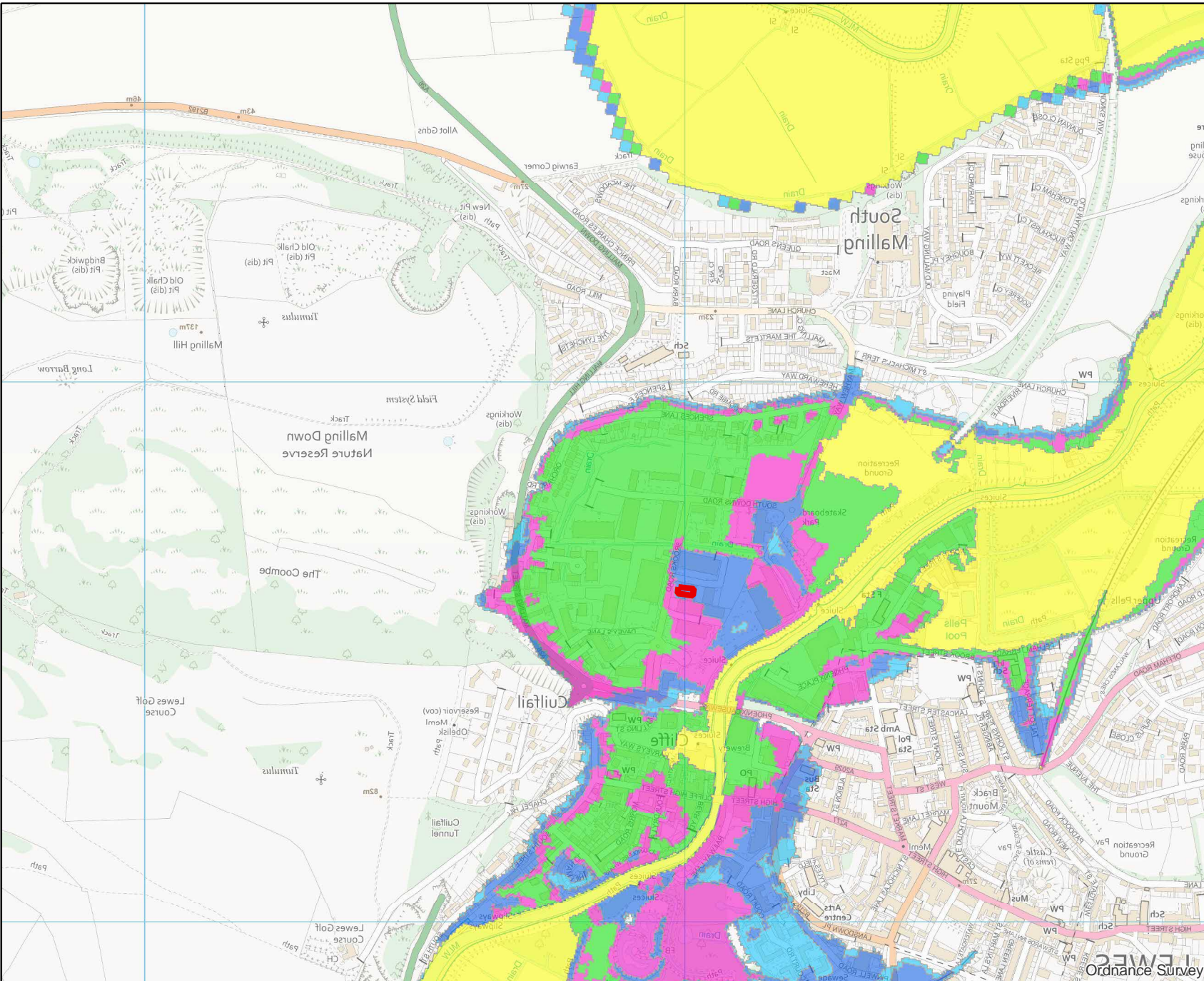
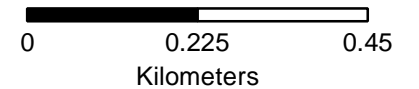


Legend

-  Site Boundary
-  5% AEP (Un defended Fluvial)
-  1% AEP (Un defended Fluvial)
-  1% AEP Plus Climate Change (Un defended Fluvial)
-  0.1% AEP (Un defended Fluvial)
-  1% AEP Plus CC 35% (Un defended Fluvial)
-  1% AEP Plus CC 45% (Un defended Fluvial)
-  1% AEP Plus CC 105% (Un defended Fluvial)

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale: 1:10,000

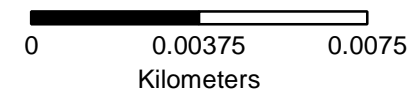


Legend

-  Site Boundary
-  Site Nodes

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale: 1:169



Ordnance Survey

Product 4 Flood Risk Data Requested by: John Pakenham, gta Consulting Engineers.

Site: Lewes Working Mens Club, Malling Street, Lewes BN7 2RJ

Table 1: Water Levels: Fluvial undefended

Node Ref	NGR		Modelled Flood Levels in Metres AOD				
			Undefended Annual Exceedance Probability				
	Eastings	Northings	1%	0.1%	1% + CC (35% flow increase)	1% + CC (45% flow increase)	1% + CC (105% flow increase)
1	542279	110613	4.33	5.95	5.61	5.74	6.49
2	542299	110611	4.33	5.95	5.61	5.74	6.49

Table 2: Water Levels: Fluvial Defended

Node Ref	NGR		Modelled Flood Levels in Metres AOD
			Defended Annual Exceedance Probability
	Eastings	Northings	0.1%
1	542279	110613	5.64
2	542299	110611	5.64

Table 3: Water Depths: Fluvial undefended

Node Ref	NGR		Modelled Flood Depths in Metres AOD				
			Undefended Annual Exceedance Probability				
	Eastings	Northings	1%	0.1%	1% + CC (35% flow increase)	1% + CC (45% flow increase)	1% + CC (105% flow increase)
1	542279	110613	0.20	1.82	1.47	1.61	2.36
2	542299	110611	0.24	1.86	1.52	1.65	2.40

Table 4: Water Depths: Fluvial Defended

Node Ref	NGR		Modelled Flood Depths in Metres AOD
			Defended Annual Exceedance Probability
	Eastings	Northings	0.1%
1	542279	110613	1.50
2	542299	110611	1.55

All model data taken from Lower Ouse Flood risk Mapping Study, completed in 2012 by JBA Consulting. The site is unaffected by defended tidal modelling scenarios.

The site is unaffected by tidal modelling scenarios.


There is no additional information or health warnings for these levels/depths or the model from which they have been produced.

The flood risk data provided is based on existing EA hydraulic models for existing 0.5% annual probability events with an allowance for climate change. Please note the climate change allowances provided are not up to date. These were updated on 17 December 2019. You should refer to 'Flood risk assessments: climate change allowances' for the most up to date allowances. You will need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

Produced on: 23/10/2023

Recorded Flood Outlines. Centred on BN7 2RJ. Created on 23/10/2023.

Legend

 All recorded flood outlines





Surface water flood risk: water depth in a low risk scenario
Flood depth (millimetres)

- Over 900mm
- 300 to 900mm
- Below 300mm

EA's Online Surface Water Flood Depth Map in a 'Low Risk Scenario'
(1 in 1000 years storm event)

The site's north, east and southeast peripheries are susceptible to flooding up to 300mm and in one area to the north between 300mm and 900mm

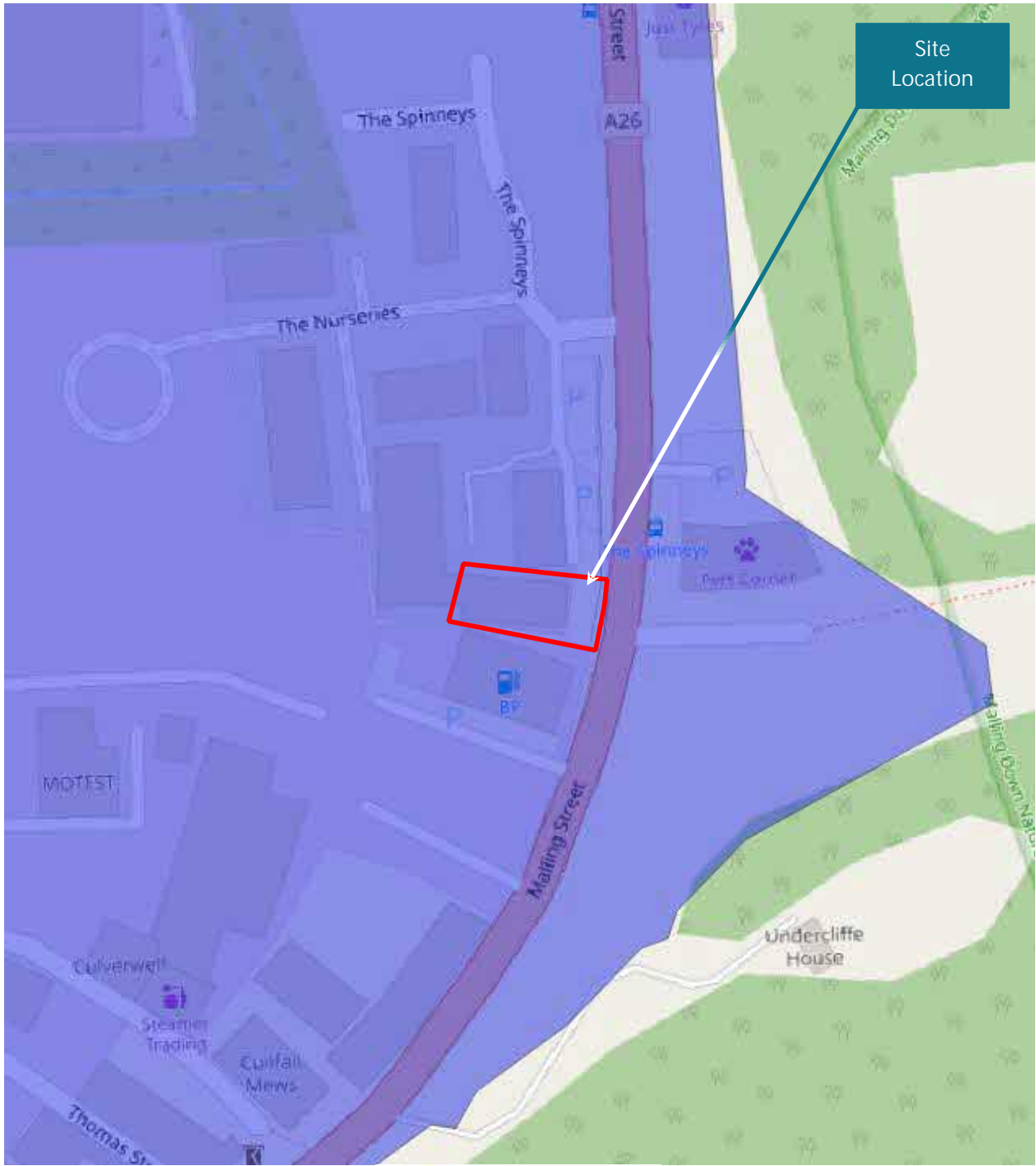


Maximum extent of flooding from reservoirs:

- when river levels are normal
- when there is also flooding from rivers

EA's Online Risk of Flooding from Reservoirs' Map

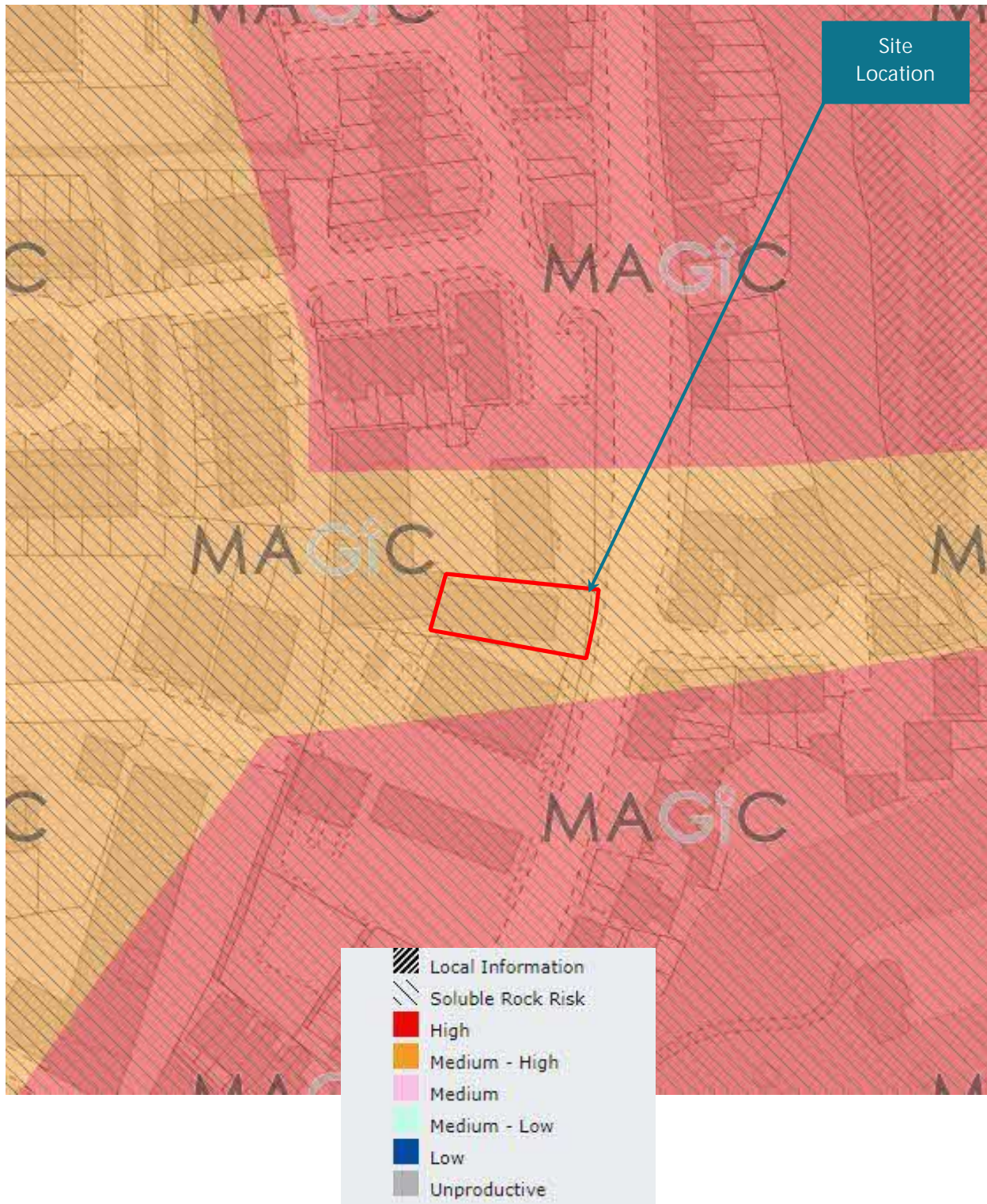
The site is liable to flood from this source 'when there is also flooding from rivers'



Historical Flooding

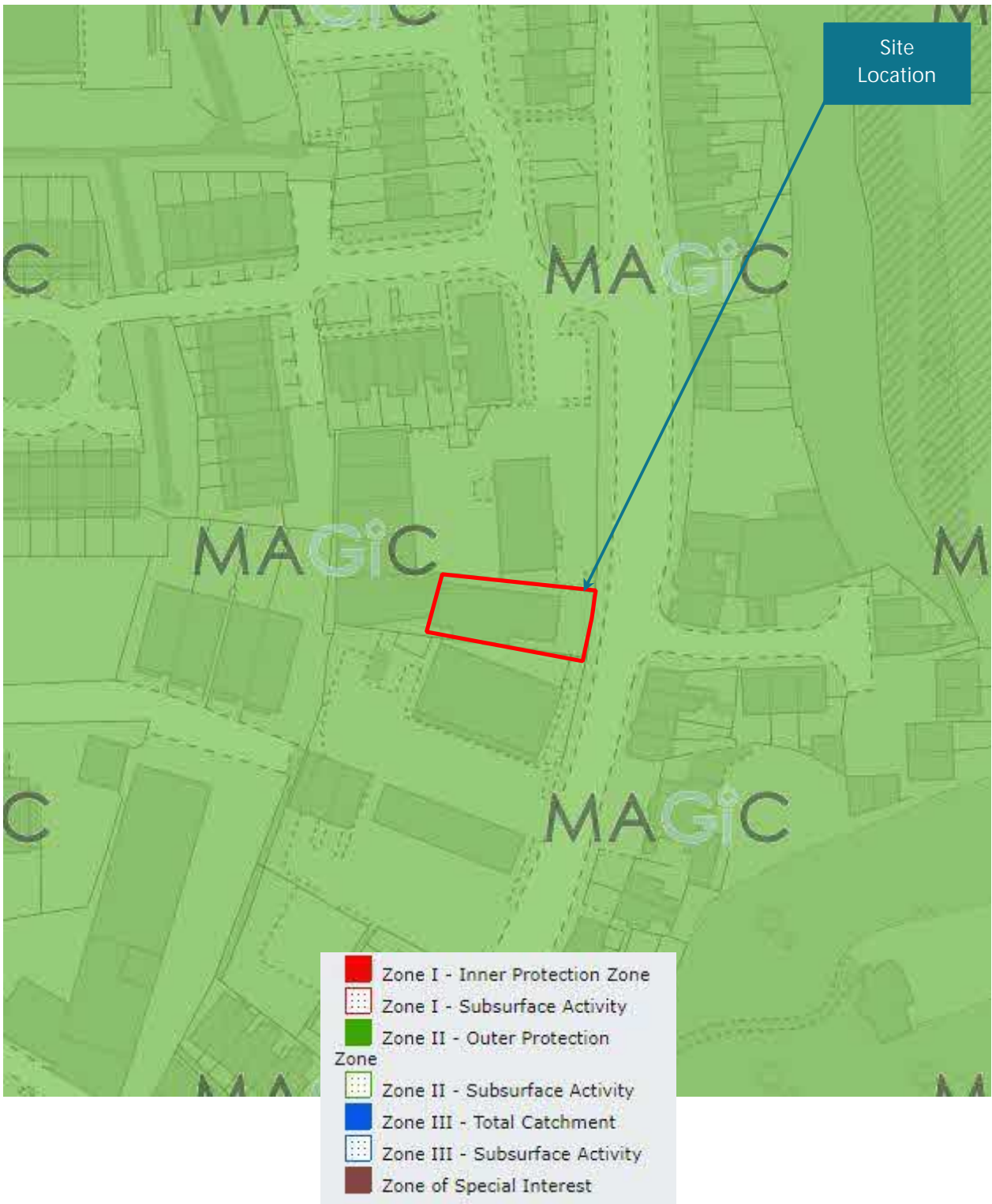
[Environment Agency's Online Historic Flood Map](#)

The site has been affected by flooding in the past



Environment Agency's Groundwater Vulnerability (GWV) Zone Map

The site overlies a 'Medium - High' GWV Zone



Environment Agency's Online Groundwater Source Protection Zones Map

The site lies within Zone II – Outer Protection Zone

Appendix C

Proposed Scheme Drawings

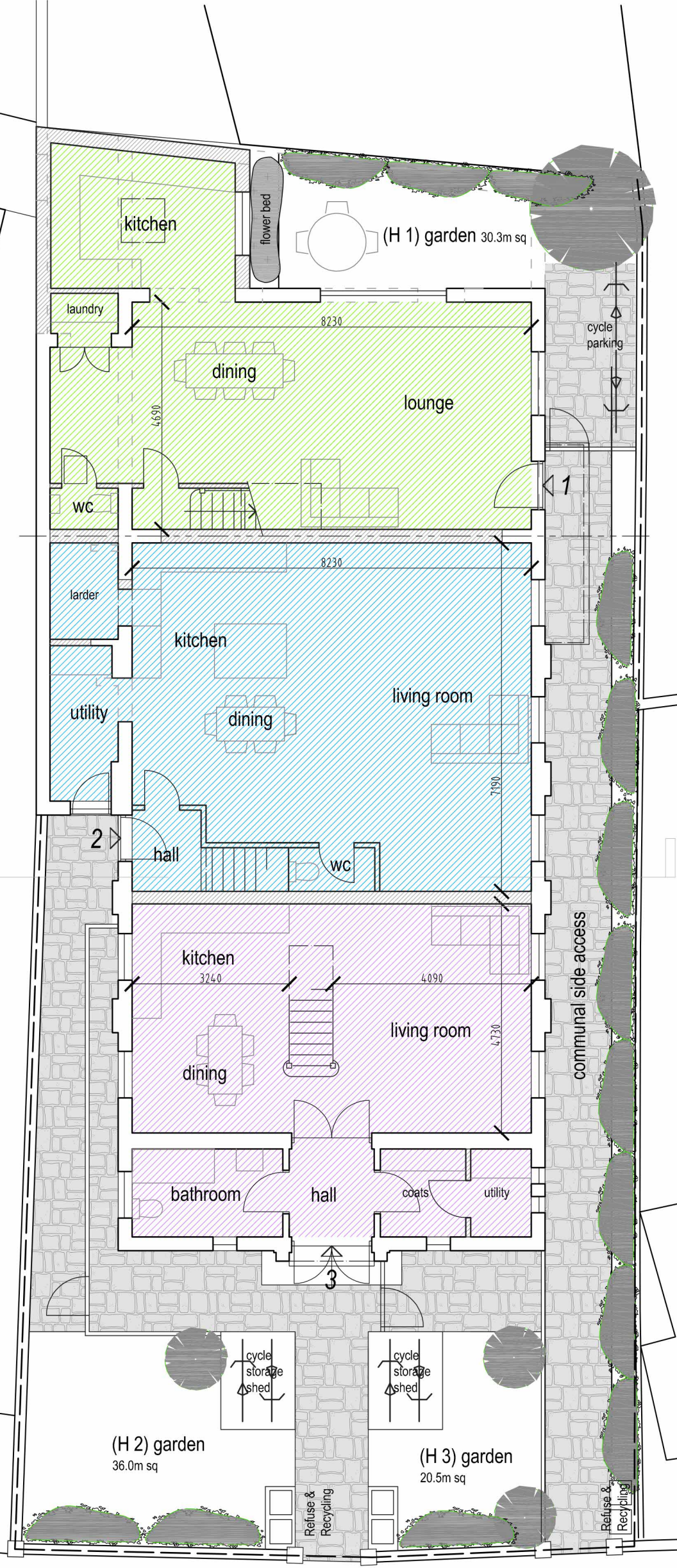
--- Line of flood barrier

Floor area:

 House 1 - 89.9m²

 House 2 - 118.8m²

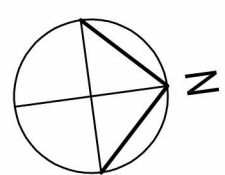
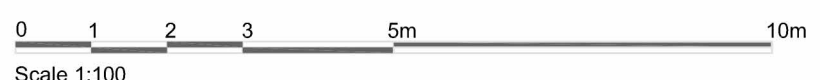
 House 3 - 92.9m²



Rev	Description	Date
Job Reference		Client
Residential Conversion Working Mens Club Malling Street, Lewes		Mr & Mrs Winter
Drawing Title		Drawing No
Proposed Ground Floor Plan		ADC1100/19
Date	Scale	Dwg Size
07.12.23	1:100	A3
Plot Style	Drawn	Checked
ADCgreyscale	AD	AD

Ground Floor Plan @ 1:100

Malling Street (A26)

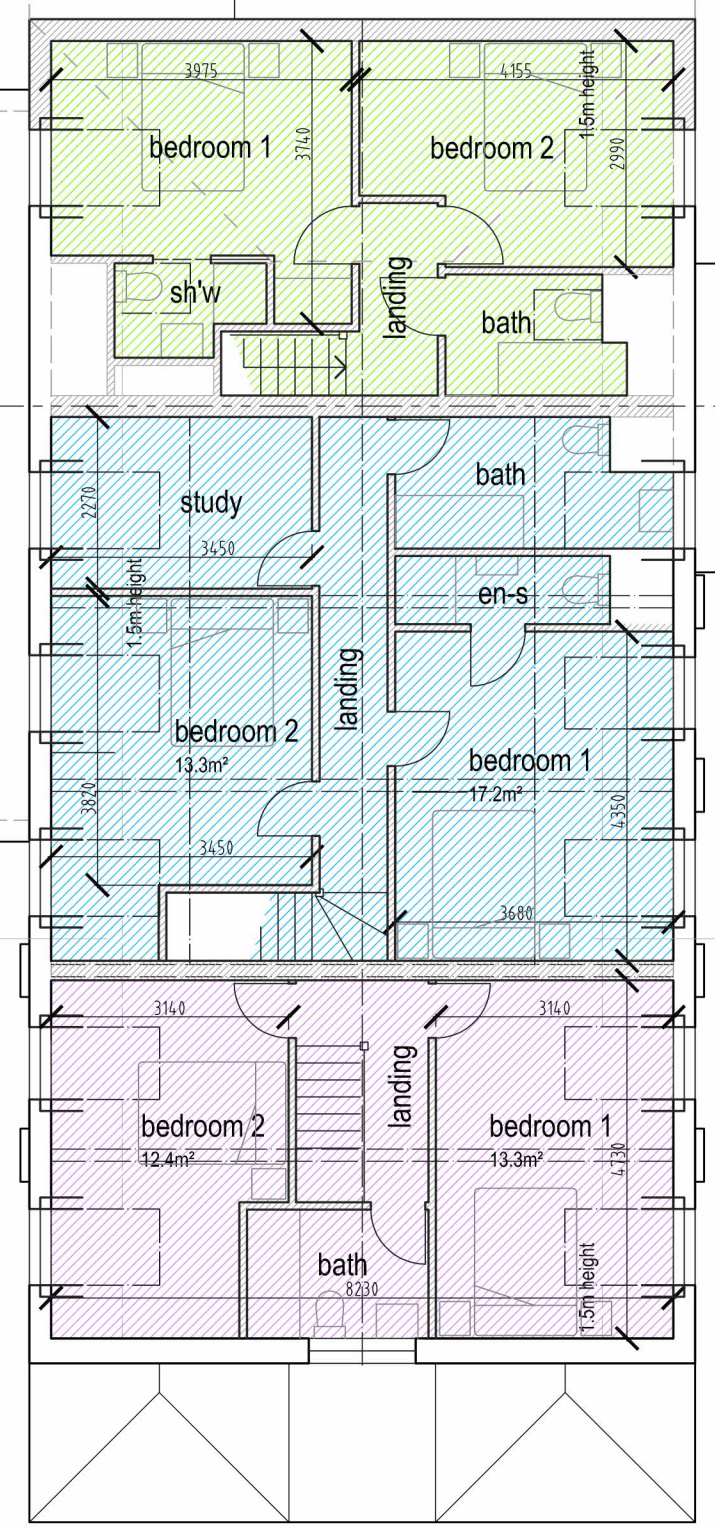
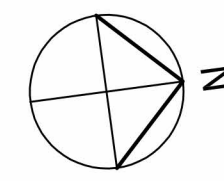
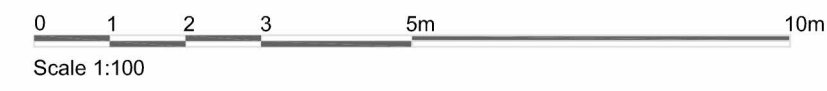


All dimensions to be checked on site and do not scale from this drawing. This drawing should be approved by Local Authority Building Control or other appropriate checking authority prior to commencement of work. This drawing should not be reproduced without the prior consent of the author.

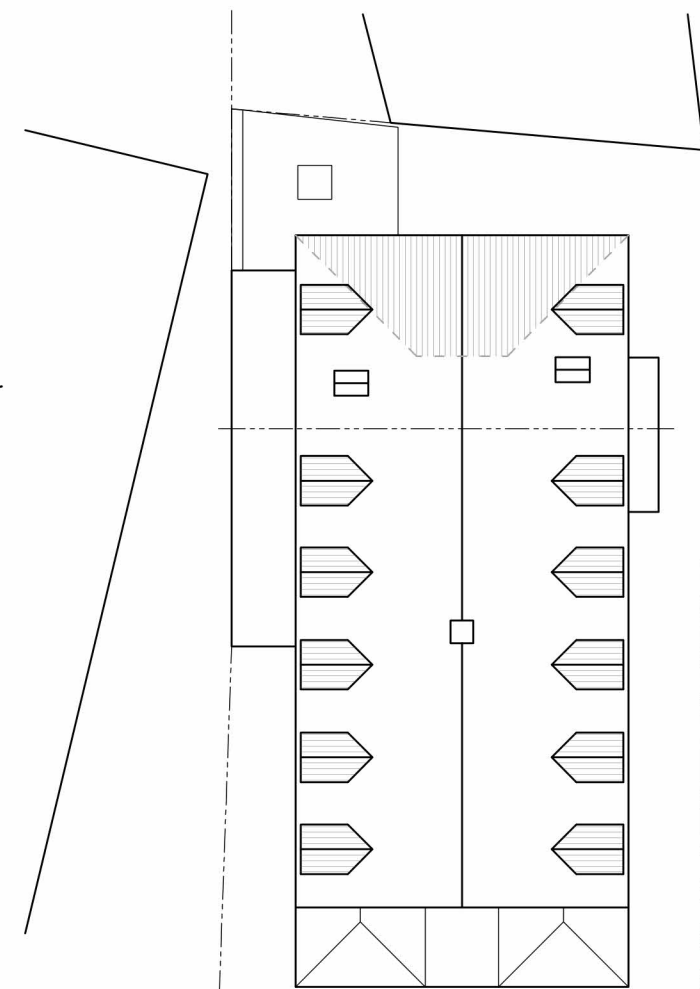
ADC Alistair Dodd Consulting

Architectural Services

72a Beaconsfield Road, Brighton, East Sussex . BN1 6DD



First Floor Plan @ 1:100



Roof Plan @ 1:100

Rev	Description	Date
Job Reference		Client
Residential Conversion Working Mens Club Malling Street, Lewes		Mr & Mrs Winter
Drawing Title		Drawing No Rev
Proposed Upper Floor Plans		ADC1100/20
Date	Scale	Dwg Size
07.12.23	1:100	A3
Plot Style	Drawn	Checked
ADCgreyscale	AD	AD

All dimensions to be checked on site and do not scale from this drawing. This drawing should be approved by Local Authority Building Control or other appropriate checking authority prior to commencement of work. This drawing should not be reproduced without the prior consent of the author.



Architectural Services

72a Beaconsfield Road . Brighton . East Sussex . BN1 6DD

Annex

Flood Risk Management Plan

The main objectives of this Plan are to 1) raise the awareness of the flood risk to residents of this development; and 2) to highlight the need for all residents to plan in advance how they would evacuate this area before the peak flooding (when the water levels will make evacuation hazardous).

This development is in the area administered by Lewes District Council.

The main threat of flooding is from the River Ouse – and also if a nearby reservoir were to breach (fail) at the same time. Reservoir failure flooding is a more remote risk, that said.

The predicted extreme internal flood depth is 1.5m. Flood Resilient construction has been incorporated to the ground floor to mitigate this risk.

The flood depth in the external areas is liable to be as high as 1.6m or more at the peak. Such a depth is hazardous to both able bodied and elderly/disabled people, and so it is vital that you reside at 1st floor level until the flood waters recede – or evacuate in good time prior to this site flooding.

1. Responsibility for the Plan

The procedures and measures set out in this plan shall be contained in a Householder Pack and appended to the title deeds.

For tenanted properties the landlord shall complete the sections below that require the tenants' and landlords' contact details, plus other information like insurers/utilities providers.

2. Warning Arrangements

This area is covered by the EA's Flood Warnings service. All residents are 'strongly advised' (ie must) subscribe to 'Floodline', the Environment Agency's free flood warning system. Visit <https://www.fws.environment-agency.gov.uk/app/olr/register>, this being the best web page at the time of preparing this in 2021 – search "EA flood warnings UK" if this has changed.

The possibility of flooding to the property will trigger an automatic 24 alert message to the registered address contact. These flood warnings are intended to be given in sufficient time to allow evacuation plans to be implemented.

For tenanted dwellings: The landlord is responsible for ensuring that the details in this section are completed with the correct occupant details at the beginning of each change of tenancy. If the tenant changes their details they should communicate this to the landlord who will then update this FRMP with the correct information. The registered contact for the site is [INSERT OCCUPIER'S NAME], and his/her contact number is [INSERT OCCUPIER'S TELEPHONE NUMBER]. His/her email address is [INSERT OCCUPIER'S EMAIL ADDRESS].

Time to inundation: the EA provides good warnings of such river flooding - with sufficient time (up to 2 days) for occupants to finalise plans - and evacuate, as necessary.

This plan has been prepared so that occupants can prepare to evacuate the area via the best safe route. Occupants would simply have to wait until the flood waters recede from peak level. The total time of inundation may last many days, so occupants should prepare either for a long wait, or plan to evacuate.

This plan has been prepared so that occupants can prepare to evacuate the area via the best safe route – see the Appendix - so as to minimise the impact on the emergency services.

In addition to the automated service, further information on the flooding can be obtained by consulting the Environment Agency website (www.environmentagency.gov.uk/flood) and phoning Floodline on 0345 988 1188, selecting option 1. The site lies within an EA Flood Warning Area. Information on these telephone numbers is updated every 15 minutes.

For a local media outlet offering flood information use BBC Radio Sussex broadcasts on 104.5, 104.8 & 95.0–95.3 FM DAB: NOW Sussex Coast Freeview: 720. There are numerous commercial radio stations - and these are liable to change over the next 10-20 years. Online warning services may have overtaken radio broadcasts since 2020.

Emergency Telephone numbers:

- General first responders, namely police, ambulance and fire:
- EA Floodline
- Lewes District Council (business hours)
- Lewes District Council Emergency out of hours
- Gas Leaks/safety
- RSPA



You should prepare by collecting any other emergency numbers relevant to you, eg house insurance, vehicle cover (AA, RAC and the like).

3. Flood Warning Codes

If flooding is forecast, alerts are issued by the EA using a set of four easily recognisable codes.

Each of the four codes indicates the level of danger associated with the warning/alert. The EA aims to issue flood alerts up to 24-48 hours in advance, although this is not always possible. The codes may not always be used in sequence; a Severe Flood Warning may be issued immediately, with no other warning code preceding it.

The Flood Warning Codes and their meanings are:



- What it means: Flooding is possible. Be prepared.
- When it's used: two hours to two days in advance of flooding.
- Impact: flooding of low lying land and roads - property flooding is not expected.



- What it means: Flooding is expected. Immediate action required.
- When it's used: Half an hour to one day in advance of flooding.
- Impact: Property flooding of homes and businesses is expected.



- What it means: Severe flooding. Danger to life.
- When it's used: When flooding poses a significant threat to life.
- Impact: Deep, fast flowing water. Debris in water. Communities cut off

Source: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/311020/flood_warnings_LIT_5215.pdf

**WARNING
NO LONGER
IN FORCE**

- No further flooding is currently expected in this area.
- When it's used: When river (and sea) conditions return to normal.

Action to be Taken on Receipt of Flood Warnings



- What it means: Be prepared to act on your flood plan. Refer to the Action Checklist – below.
- Call Floodline [REDACTED], select option 1 for up to date information.
- Monitor local water levels and flood forecast on the EA website.



FLOOD WARNING

FLOODING IS EXPECTED. IMMEDIATE ACTION REQUIRED.

What it means: Flooding is expected. Serious consideration needs to be given to the need to evacuate. It may be impossible for the emergency services to reach this building if events unfold differently to as anticipated.

Move valuable items to as high a level as possible.

Carry out the rest of the Action Checklist – as appropriate to the nature of the flooding

THE PROPERTY MUST BE EVACUATED IF SAFE TO DO SO.



SEVERE FLOOD WARNING

SEVERE FLOODING. DANGER TO LIFE

Co-operate with the emergency services. Call 999 if you are in immediate danger.

If there has been a sudden breach or overtopping of a reservoir resulting in hazardous floodwaters surrounding the site, seek safe refuge at high level.

**WARNING
NO LONGER
IN FORCE**

Be careful. Floodwater may still be around for several days.

If you've been flooded, ring your insurance company as soon as possible.

There is a map in Section 10 below showing the best route to dry land. All adults in this property should be familiar with this.

4. Preparation for a Flood Event & Action Checklist

As the hazardous flood risk is primarily from the river, the time for the waters to recede may be well in excess of 24 hours.

Hazardous flood conditions may last for over 24 hours and there is too great a chance of electricity and other services failing – and WCs will not flush. It is therefore imperative to evacuate before the flood depth becomes hazardous. This plan has been prepared so that you can prepare well in advance.

Prepare a grab bag of essential items and keep it to hand – with a copy of this Plan. It can include some or all of the following items:

- List and set of prescription medications for the family
- Pen
- Blankets and warm clothing
- Waterproofs
- Important documents such as passport and insurance certificates
- First aid kit
- Radio (battery or wind up)

- Torch (battery or wind up)
- Spare batteries
- Spare glasses
- Mobile phone and charger
- Contact numbers in a notebook (as listed in section 4.9 above and 6.4 below)
- Insurance details
- Spare keys for house and car
- Tinned and non-perishable food, and a tin opener

Prepare a list of all your important contacts written in a notebook - and keep it close to hand, eg in the grab bag.

Ensure that all adults know exactly how to turn off electricity, gas and water.

Make arrangements with family/friends living outside a flood area to receive you in case of evacuation. If this is not feasible, ensure that you have appropriate insurance cover that provides alternative accommodation (ie guest house/hotel).

You should consider evacuating the property via this route on receipt of a flood alert.

The evacuation route guides occupants from this building to higher, dry ground. Study this so that you are familiar with this in advance of deciding to evacuate.

Evacuate! Ensure all the measures listed above are in place – and lock up.

5. Pets

Pets should be included in your emergency planning arrangements.

Be prepared:

- Make sure your cats and dogs are wearing proper identification e.g. up to date contact details on their collar, microchip
- Make sure pet foods and medicines are well stocked
- Arrange for a family member or friend living outside the flood risk area to take in your pets when an evacuation order comes

If there is a flood warning:

- Bring your small pets inside
- Move food, bedding and fresh water to somewhere safe and dry
- Keep your portable pet carriers at hand
- Keep familiar toys dry, because pets under stress will welcome something that smells of home
- Consider taking pets to a family member or friend who lives outside the flood risk area

Put documents like vaccination records, your vet's details, and microchip number(s) in a sealed bag with any other important documents. Include a current photograph in case your pet(s) get lost

If disaster strikes:

Don't leave pets behind, unless by transporting animals you will be putting your own or anyone else's life in danger

Cats, rabbits and other small pets should be transported in suitable carriers, birds in a secure cage and dogs using sturdy leads

In cold weather put a blanket over the carrier. Don't put water inside the carrier during transportation

Remember to take your pet's food, water and bedding with you

If you have no choice but to leave your pets behind, leave them with plenty of food and water.

Put notices on external doors saying there are animals inside and contact the RSPCA of your local flood warden as soon as practicable

6. When is it Safe to Return to My Home?

The responding organisations will be providing updates on the situation and notification when it is safe to return to your home. Follow their advice.

7. How do I Recover?

Do not start the clean-up until the threat of further flooding has passed

Don't throw anything away until told to do so by your insurer

Check with your insurance company if it is OK to start cleaning your property before starting

Confirm what services your insurance company will pay for

Use a permanent marker to mark on the wall the height of the flood water in each room

Wear waterproof, gloves, boots and a face mask when clearing up

Household products are sufficient to clean and disinfect your property

As soon as possible, ask your insurance company when a loss adjuster will visit

Ask your insurance company if they will pay for repairs that will make your property more flood resilient for the future

Keep records: date, time, name of person you spoke to and what was agreed

Keep receipts

Take photos and video of your damaged property

Make a list of your damaged property

8. Awareness and Review

A permanently affixed durable sign displaying the salient points from this Plan shall be installed (securely affixed) adjacent to the electrical distribution board. An example of the sign is shown below.

A plastic bound hard copy of this full Flood Risk Management Plan must be kept at the premises in a safe place.

9. Durable Plastic Sign

There shall be a durable plastic sign affixed to the wall adjacent to the electrical distribution board – as close to eye level as practically possible.

This sign will have either white background with black letters or black background and white letters for maximum contrast. There will be no more than 16 lines (to be clear and concise), with letters at least 3.5mm high.

It shall read:

This property is liable to flood internally. You should evacuate well before Malling Street floods to higher than 10cm – and certainly well before it is deeper than 20cm (8 inches). Deeper water than this is hazardous.

You must plan well in advance of such an occurrence happening: the area liable to flood to this depth is very localised so it should not prove difficult to reach dry land provided you leave in good time. Consider who you will be able to stay with – and how you will travel there.

10. Shortest & Safest Route to Dry Land



Head north by turning left – along Malling Street into Malling Hill. (If you head south you are likely to encounter deeper and significantly more hazardous flooding in many places).



Civil Engineering - Transport Planning - Flood Risk

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