



**Keystone**  
Design Associates Ltd.

Flood Warning & Evacuation Plan

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**ST GEORGES CHAMBER, 2 ST GEORGES AVENUE,  
THORNTON-CLEVELEYS**

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## CONTENTS

1. Introduction
2. Objectives
3. Description of the Site
4. Key Points from Flood Risk Assessment
5. Preparation
6. Flood Warnings
7. Who to Inform & How
8. Action to be taken
9. Evacuation
10. Invacuation
11. Stand Down
12. Site Re-Occupation
13. Useful Sources of Information

# St Georges Chambers, 2 St Georges Avenue, Thornton-Cleveleys

## Flood Warning & Evacuation Plan

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### 1.0 Introduction

This Flood Warning & Evacuation Plan (FWEP) has been produced by Keystone Design Associates Ltd in respect of the development for the change of use of the upper floors of the existing property at St Georges Chamber, 2 St Georges Avenue, Thornton-Cleveleys.

The FWEP captures a summary of the property's flood risk, taking into account flood mitigation measures incorporated in the design of the site and properties, and provides all relevant information, contact details and procedures to prepare for, respond to and recover from a flood event.

This is a plan to ensure the effective evacuation of St Georges Chamber, 2 St Georges Avenue, Thornton-Cleveleys in the event of a flood.

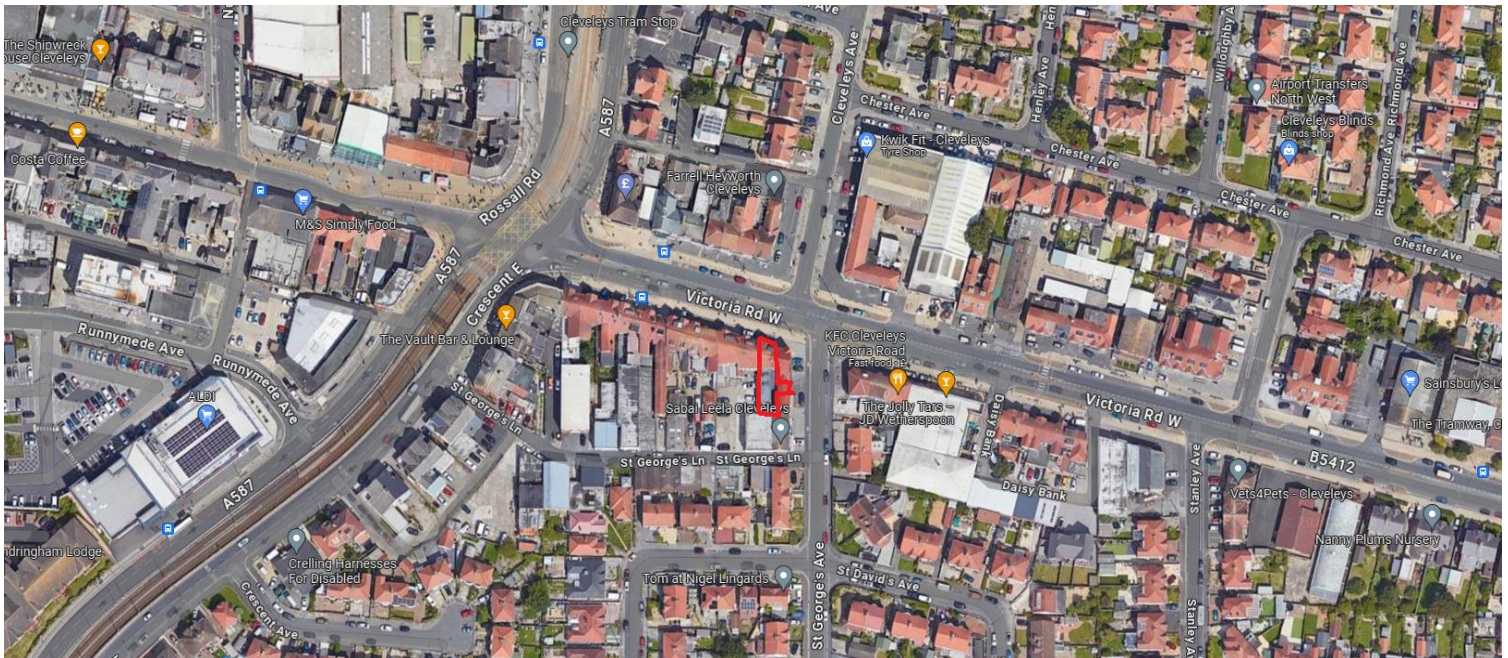
### 2.0 Objectives

In the production of this FWEP Keystone Design Associates Ltd have identified the following key objectives:

- To ensure adequate ingress and egress for the emergency services & occupants; and
- Reduce the risk to life and damage to property.

### 3.0 Description of the Site

The development site comprises of an existing building consisting of offices at St Georges Chamber, 2 St Georges Avenue, Thornton-Cleveleys. The site is accessed directly off St Georges Avenue and lies within Flood Zone 3.



# St Georges Chambers, 2 St Georges Avenue, Thornton-Cleveleys

## Flood Warning & Evacuation Plan

### 4.0 Key Points from Flood Risk Assessment

The development site lies within Flood Zone 3 being the zone with risk of 1 in 100 year (1% AEP) or less for fluvial flooding or 1 in 200 year (0.5% AEP) or less for tidal flooding.

### 5.0 Prevention

The development is for works to an existing building; therefore no further prevention is required.

### 6.0 Protection



No protection is required as the development is an existing building.

### 7.0 Preparation

The works will be constructed in accordance with the FRA flood resistance requirements. A copy of this plan will be kept on-site throughout the life of the building.

### 8.0 Flood Warnings


The following action will be taken for each flood warning.

<i>Warning</i>	<i>Message</i>	<i>Timing</i>	<i>Action</i>
 <p><b>FLOOD ALERT</b></p>	<p><b>Flooding is possible.</b></p> <p><b>Be prepared.</b></p>	<p>2 hours to 2 days in advance of flooding.</p>	<ul style="list-style-type: none"> <li>▪ Be prepared for flooding.</li> <li>▪ Prepare a flood kit.</li> </ul>
 <p><b>FLOOD WARNING</b></p>	<p><b>Flooding is expected.</b></p> <p><b>Immediate action required.</b></p>	<p>Half an hour to 1 day in advance of flooding.</p>	<ul style="list-style-type: none"> <li>▪ Act now to protect your property.</li> <li>▪ Block doors with flood boards or sandbags and cover airbricks and other ventilation holes.</li> <li>▪ Move pets and valuables to a safe place.</li> <li>▪ Keep a flood kit ready.</li> <li>▪ Move any critical equipment and information to a safe location</li> </ul>

## St Georges Chambers, 2 St Georges Avenue, Thornton-Cleveleys

### Flood Warning & Evacuation Plan

---

 <p><b>SEVERE FLOOD WARNING</b></p>	<p><b>Severe flooding.</b></p> <p><b>Danger to life.</b></p>	<p>When flooding poses a significant threat to life and different actions are required.</p>	<ul style="list-style-type: none"><li>▪ Be ready should you need to evacuate from the property.</li><li>▪ Co-operate with the emergency services and call 999 if you are in immediate danger.</li></ul>
<p><b>Warning Removed</b></p>	<p><b>No further flooding is currently expected for your area.</b></p>	<p>Issued when a flood warning is no longer in force.</p>	<ul style="list-style-type: none"><li>▪ Flood water may still be around and could be contaminated.</li><li>▪ If you've been flooded, ring your buildings and contents insurance company as soon as possible.</li></ul>

#### 9.0 Who to Inform and How

The Environment Agency's flood risk early warning system will contact Mr Pallikuangara on 07979 747473. Mr Pallikuangara has also signed up to the Environment Agency Flood Warning Scheme at <https://www.gov.uk/sign-up-for-flood-warnings>.

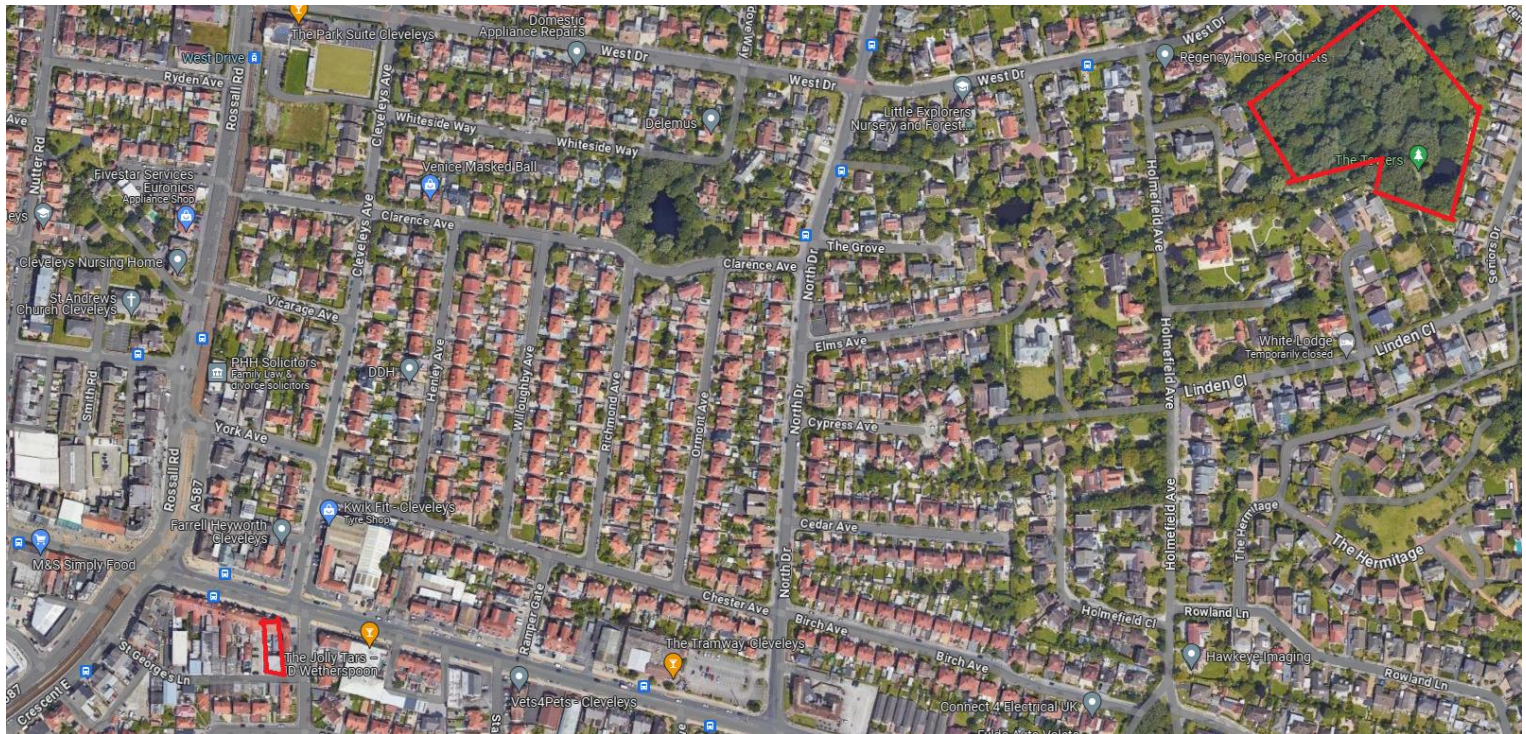


# St Georges Chambers, 2 St Georges Avenue, Thornton-Cleveleys Flood Warning & Evacuation Plan

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## 10.0 Action to be taken in the event of an Alarm Raised or Flood Warning received

- 1) If a flood warning is received:
  - a) Raise the alarm and evacuate the property to a point of safety above the flood, this is considered to be The Towers, 11 Seniors Drive, Thornton-Cleveleys, FY5 2RB.
  - b) Contact the Emergency Services (999) if necessary
  - c) If safe to do so, locate and turn off key services e.g. water, gas & electricity.
  - d) Following enquiries/assessment the house should either be evacuated, evacuated or stood down.



## **St Georges Chambers, 2 St Georges Avenue, Thornton-Cleveleys**

### Flood Warning & Evacuation Plan

---

#### **11.0 Evacuation**

- 2) In the unlikely event that evacuation is required, with having received notice from the Environment Agency, evacuation to a point of safety at The Towers, 11 Seniors Drive, Thornton-Cleveleys is necessary. If the site starts to flood whilst the property is occupied, immediate action is for all occupants to go to the first or second floor and contact the emergency services (999) and await rescue.

#### **12.0 Invacuation**

- 3) If warning has been received but the site has not yet started to flood and the property is occupied, immediate action is to invacuate to the first or second floor of the property.

#### **13.0 Stand Down**

Following confirmation from the Environment Agency, the decision can be taken to stand down. In this eventuality, the property should return to normal following the agreed re-occupation procedure.

#### **14.0 Site Reoccupation**

Site Reoccupation cannot be done initially following a flood due to contamination from flood water. The owners are to contact their insurers and complete a claim. It is envisaged that the owners insurance will lead to the reinstatement of the property, decontamination and arrange suitable alternative accommodation.

## **St Georges Chambers, 2 St Georges Avenue, Thornton-Cleveleys**

### Flood Warning & Evacuation Plan

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#### **15.0 Useful Sources of Information**

Am I at Risk of Flooding?

<http://www.environment-agency.gov.uk/homeandleisure/floods/31650.aspx>

Floodline Warnings Direct

<https://fwd.environment-agency.gov.uk/app/olr/register>

Prepare a Flood Plan for your Business

<http://www.environment-agency.gov.uk/business/topics/flooding/32362.aspx>

Business Flood Checklist

<http://www.environment-agency.gov.uk/business/topics/flooding/32358.aspx>

Make an Emergency Flood Plan for your Home

<https://www.gov.uk/government/publications/personal-flood-plan>

Preparing your home or business for flooding

<http://www.environment-agency.gov.uk/homeandleisure/floods/31644.aspx>

Improving the flood performance of new buildings: flood resilient construction.

<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

Improving the flood resistance of your home - advice sheets

[http://www.ciria.com/flooding/pdf/CIRIA\\_Advice\\_sheet\\_3.pdf](http://www.ciria.com/flooding/pdf/CIRIA_Advice_sheet_3.pdf)

Flood Protection Association (Promote the interests of manufacturers and installers of flood protection equipment and requirements)

<https://thefpa.org.uk/>

Direct Gov Preparing for emergencies

<https://www.gov.uk/government/publications/preparing-for-emergencies/preparing-for-emergencies>

UK Resilience

<http://www.cabinetoffice.gov.uk/ukresilience.aspx>