

Class MA Prior Approval

**For Conversion of Ground Floor at 27 Whitecross Road Weston Super Mare
BS23 1EP**

Flood Risk Statement (March 2024)

1.0 - Introduction

On reference to the Environment Agency Map the site is located within Flood Zone 1. The map has been submitted with this document. Flood Zone 1 (an area with low probability of flooding) and therefore no flood risk assessment is required.

On reference to the North Somerset Planning web site. The site is located in SFRA Zone 3a. There is clearly a conflict in the information.

Flood zone 3a is distinguished as land which has a 1% or greater annual probability of river flooding or a 0.5% or greater annual probability of sea flooding. 1 in 200 probability.

Weston Super Mare benefits from sea defences.

2.0 – Flood Risk Statement

Existing Situation

The existing site consists of an original Victorian two storey dual pitched building with a single storey extension and garage beyond that. On the ground floor there is an existing retain premises with storage and on the first floor there is a two bedroom flat accessed at the rear via a metal staircase. There is also a landing area in front of the first floor flat before the flat entrance. At ground floor there are three means of access one on each elevation.

The existing roof drains to RWP's which are connected to the existing below ground drainage system.

The building roof area occupies the entire site area and the building has a total internal footprint area of approximately 94m². Whilst the proposal includes the conversion of the ground floor no additional footprint is proposed. Therefore, there is no increased threat from storm water.

Proposed Situation

It is proposed to convert the ground floor of the building into a 2 bedroom flat accessed in the same way as currently. This area of Whitecross Road is predominantly residential as a result there are many instances of residential accommodation at ground floor.

The existing flat at first floor will remain unaltered by the proposal. However, the occupants of the ground floor would be able to use the staircase at the rear to access the landing area which is substantial enough to be used as a refuge. This will provide plenty of time to be able to get to this area. However, given the sites location it is likely that ample flood warnings will be given. The likelihood of flooding is a 1 in 200 event so is of a relatively low risk.

Evacuation Plan

In the unlikely event of an instant flooding event where occupants do not have time to egress the building it is proposed that they would escape to the first floor external landing of the first floor flat as indicated on drawing PL05. The property is in the same ownership so there will be no issue with this proposal.

In addition to the above:

The Environment Agency (EA) and Met Office provide flood warnings up to five days in advance. These warnings can be coupled with specific on site systems to provide a useful system of escalation tide to specific actions.

Flood Forecasting and Warning Services

The EA operate a Flood Forecasting and Warning Service in areas at risk of flooding from rivers or the sea, which relies on direct measurements of rainfall, river levels, tide levels, in- house predictive models, rainfall radar data and information from the Met Office. This service operates 24 hours a day, 365 days a year.

If flooding is forecast, warnings are issued using a set of four easily recognisable codes.

Flood Warnings Direct (FWD)

Floodline Warnings Direct is a free service operated by the EA that provides flood warnings direct to you by telephone, mobile, email, SMS text message and fax. Sign up for Floodline Warnings Direct by calling Floodline on 0845 988 1188 or going online and using the link included in Appendix 2.

Estimated Flood Warning Time

It is important to determine the estimated lead time between the EA sending out the warning and the time flooding might occur and depending on the cause / type of flooding the estimated duration of the flood.

Alarms

An alarm should be raised when a specific warning or trigger is received. This alarm should be obvious to those using the site and they should be clear on how to respond. Alarms should also take into account those with sensory or mobility impairment.

Environment Agency Warning Codes To Be Provided to All Site Workers and Occupants

Flood Warning Codes

What the flood warning codes mean and what action to take.

Four codes are used for flood warnings. They can be issued in any order, usually ending with an 'all clear'.

Flood Alert



What it means

Flooding is possible. Be prepared.

When it's used

Two hours to two days in advance of flooding.

What to do

Be prepared to act on your flood plan.

Prepare a flood kit of essential items.

Monitor local water levels and the flood forecast on our website.

Flood Warning



What it means

Flooding is expected. Immediate action required.

When it's used

Half an hour to one day in advance of flooding

Move family, pets and valuables to a safe place.
Turn off gas, electricity and water supplies if safe to do so.
Put flood protection equipment in place.

Severe Flood Warning



Severe flooding. Danger to life.

When it's used

When flooding poses a significant threat to life.

Stay in a safe place with a means of escape. ie: first floor landing
Be ready should you need to evacuate from your home.
Co-operate with the emergency services.
Call 999 if you are in immediate danger.

Warnings no longer in force

What it means

No further flooding is currently expected in your area.

When it's used

When river or sea conditions begin to return to normal.

What to do

Be careful. Flood water may still be around for several days.
If you've been flooded, ring your insurance company as soon as possible.

3.0 Occupation

The occupants will be made aware of the likely frequency of floods events. Given that the area is a densely populated area the warnings are likely already to be well organised. The first floor external landing of the property is well above the flood plain and can be used for refuge. The property will also be supplied with three flood barriers for the doors to assist with flood protection.

The occupants will also be provided with subscription details to Environment Agency flood warning system. 'Flood Warning Direct'

(<https://fwd.environment-agency.gov.uk/app/olr/home>) 0845 988 1188.

4.0 Conclusion

The occupants of the property will be fully aware of any flood events due to the site's location within a densely populated area. This will either give them ample time to leave the property or if not escape to the first floor external landing of the first floor flat. These actions will significantly decrease the flood risk to future occupiers.