

STANIFORTH

ARCHITECTS

FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY FOR PROPOSED 36 EXTRA CARE FLAT SCHEME AT FORMER POW BECK CARE HOME SITE – Planning Application Ref: TA/2021/394 - POW BECK HOUSE, MEADOW ROAD, MIREHOUSE, WHITEHAVEN.

Flood Risk Statement

The property lies in a flood zone 1 and as per the attached information a formal flood risk assessment is not required.

Drainage Strategy

The existing Pow Beck Care Home, has a substantial existing foul and surface water infrastructure on the site of some 3109m².

The site also takes drainage runs from the adjacent St Andrew's Court scheme and also Cumbria County Council retains formal drainage easement rights across a section of the southern most tip of the site. Both of these drainage runs are shown on the attached plan.

In respect of surface water discharge, our proposal for the redevelopment of the site results in an 'on plan' area not dissimilar to the existing footprint. We have again illustrated this point on the attached drawing. In addition the existing roadway provides access for the residents of St Andrews Court and therefore needs to stay as is, and the proposed surface car park provision is also very similar to that existing at the present time.

In respect of foul water discharge, our proposal results in a similar number of foul drainage fittings to that currently existing in the Care Home and it is therefore reasonable to conclude that the existing foul drainage infrastructure has sufficient capacity to take our proposal.

There are several areas of sedum flat-roof proposed that will contribute to the attenuation of rainwater run-off.

It is for the legal reasons stated above and the fact that that this proposal is effectively a similar sized scheme [on plan] on a previously developed 'brownfield' site that our drainage strategy seeks to utilise the existing discharge disposal arrangements to public sewers and that a more formal SuDs based approach would therefore not be appropriate in this instance.

Flood map for planning

Your reference
pow beck

Location (easting/northing)
298405/515503

Created
16 Apr 2021 6:57

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Environment
Agency

Flood map for planning

Your reference
pow beck

Location (easting/northing)
298405/515503

Scale
1:2500

Created
16 Apr 2021 6:57



Selected point



Flood zone 3



Flood zone 3: areas
benefiting from flood
defences



Flood zone 2



Flood zone 1



Flood defence



Main river



Flood storage area



Page 2 of 2



