

FLOOD RISK ASSESSMENT, SCAWFELL HALL, ALBERT STREET,  
SEASCALE, CUMBRIA, CA20 1QF.

PLANNING APPLICATION TA/2022/690

CHANGE OF USE

As the basement is the only part of the building at risk from flooding and there are no plans to change the layout of the basement, by way of new walls etc., the works proposed do not change the risk of flooding in any way, neither to Scawfell Hall nor the surrounding buildings.

Only parts of the first and second floors will have slight alterations made in terms of use, with no structural changes.

There is already extensive drainage throughout the basement, as originally installed when the building was constructed in 1898, all still serviceable, originally for drainage from the stables and carriage room, which form the basement. These drains flow out into the main sewer, originally intended to dispose of horse manure and urine.

All new power sockets which make up the new basement ring main, have been installed at a height of 1.5 metres from floor level, way above any possible flood water.

In addition to the internal drains, the existing large access door is not watertight and so will allow any flood water to drain out into the road drain on the East side of the building.

It is our opinion therefore that the proposed change of use and associated works will not alter in any way the flood risk in the area.