

PAGE 1.

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

PLANNING APPLICATION.

CHANGE OF USE

As the basement is the only part of the building at risk from flooding, (see next paragraph) 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.

The first floor, being 2970mm above the basement level, is well above the depth of any possible flood water and so will not be affected in the event of a flood. (This statement is based on the fact that Scawfell Hall is roughly 100m from Seascale beach and flood water of sufficient depth will flow onto the beach freely and thus into the sea).

The incoming mains terminates at the meter at a height of 1800mm above ground level and 2317mm above basement level and will therefore also be above any flood water. Thus, in the event of a flood, the electricity supply will not be affected in the building.

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.

Continued on next page.

PAGE 2.

All new power sockets which make up the new basement ring main, have been installed at a height of 1.5 metres from basement 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 as flood water recedes. It is not designed to, nor is it practical to, prevent water entering the building. The new up and over garage door will similarly not be watertight. Instead, any flood water entering the building will be immediately taken away by the internal drainage system. Once the flood water recedes, any water in the basement will also recede either through the two garage doors or via the drainage system.

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.

END.