

FLOOD RISK ASSESSMENT

DATE : 06 November 2021

PROJECT :

PROPOSED HOUSING DEVELOPEMENT
FORMER CASTLE CINEMA SITE, BOOKWELL ROAD, EGREMONT.

APPLICANT : KBE (Homes) Ltd

BRIEF / EXTENT OF WORKS /USE

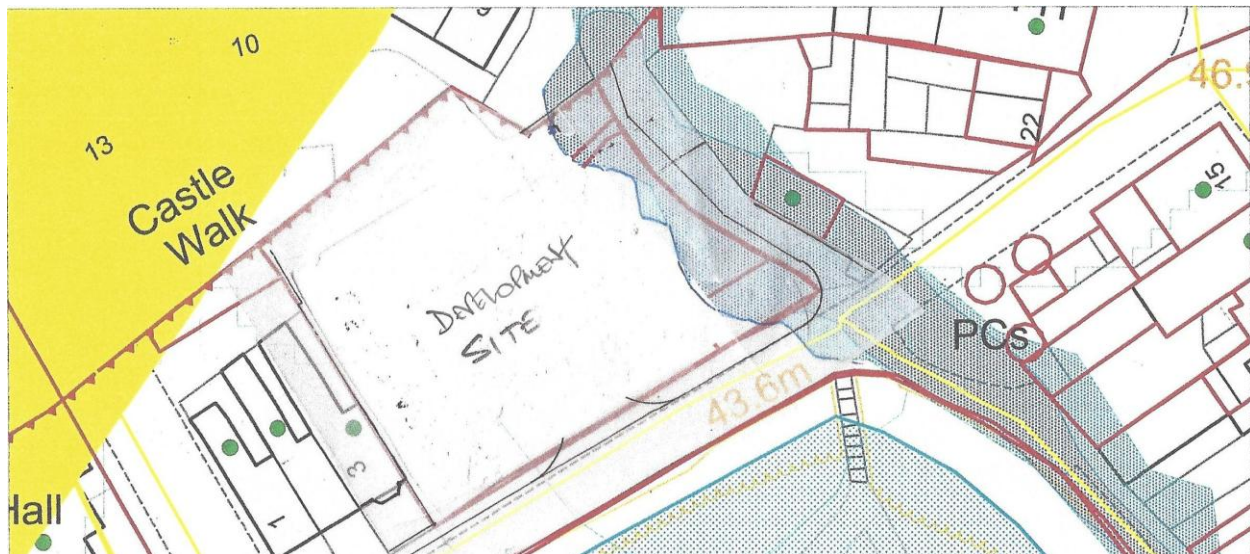
Proposed development of 4no. new build dwellings on site of demolished Castle Cinema buildings.

SITE TOPOGRAPHY AND FLOOD RISK

The site slopes from the south west boundary down to the area shown as flood risk zone on the attached environment agency map at the north eastern end of the site.

It appears from the map that the flood risk is to areas with a level below 43.6m AOD. It can be seen from the existing topographical survey that the majority of the site is above this level.

An extract from the environment agency flood map is inserted below.



An overlay of the environment agency flood zone extent is shown on attached (plan 1) which shows the proposed development in relation to the limits of the flood zone and the former cinema building. This shows that the proposed buildings (with the exception of the rear wall to unit 3) are outside of the flood risk zone. With regards levels, the proposed floor levels are shown on proposed layout extract plan and are well above the levels of the flood risk area which are assumed to be maximum 43.6m AOD (the lowest floor level is 45.60 on house no.2).

With regards to the effect of flood patterns, the removal of the existing building has already increased the area available for flood waters, although to our knowledge there has never been any flooding since 2007 which entered the site. The overlay of the existing onto the proposed plan shows that the flood plain area is improved over the former situation if the development goes ahead. The dotted red line indicates the former footprint of the Castle Cinema buildings.

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As a comparison, the flood zone overlay from the previously approved scheme for 8 dwellings is also attached (plan 2).

Access into the site is from the higher area and will not be affected by flood waters.

CONCLUSION & MITIGATION

The main site area and proposed floor levels are considered to be well above flood levels and therefore there is no risk of flooding to occupied residential buildings and we do not anticipate the need for any flood defence provision to be incorporated into the scheme. However, due to the possible flooding on the lower garden areas raised patios will be provided to enable rear door access off higher ground levels and the sub-structure of the building will be of solid construction without underfloor voids.

The site access point is well above predicted flood levels and therefore emergency services would still be able to access the site if required during a flood event.

This latest proposal is not considered to create any more flood risk than previously approved proposal for 8 dwellings under application 4/18/2039/OR1.

See supporting plans below.

The site plan shows the layout of the Old Castle Cinema complex. The buildings are labeled as follows:

- Building No. 1:** G.F.L. = 47.20, Ground Floor Cill 46.71, Ground Floor Lintel 50.53, First Floor Cill 51.60, First Floor Lintel 53.42.
- Building No. 2:** G.F.L. = 45.60.
- Building No. 3:** G.F.L. = 46.96.

The plan also shows the **SHOP** and the **OUTLINE OF CASTLE CINEMA**. The site is bounded by **BOOKWELL ROAD** to the north and **ST. W. 2.0H** to the south. The plan includes various elevations and setbacks, such as **SLW 1.6H Fence atop 0.5H** and **SLW 2.0H**. A north arrow is located in the top right corner.

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PLAN 2 –Previously approved scheme for 8no. dwellings showing environment agency flood zone

