

PROPOSED NEW GLAZED DOORS AND BALCONY TO FRONT FACADE OF HARBOURSIDE FLATS WEST STRAND WHITEHAVEN

FLOOD RISK ASSESSMENT

LOCATION

The building is located on West Strand in Whitehaven , overlooking the harbour. The building contains a number of residential units and was converted from an old empty commercial building in to this use some 35 years ago.

FLOOD ZONES

The building is located in Flood Risk Zones 2 and 3.

FLOOD DEFENCES

Is the site protected by flood defences?

Yes the sea lock in the harbour is designed to prevent any flooding of sea water on to the promenade and West Strand.

No flooding has occurred on West Strand since the building was converted.

A further flood defence is that the ground floor level of the building is 1.0m above pavement level on West Strand.

In the highly unlikely event that flooding did occur on West Strand, it would have to be a MAJOR event to flood the ground floor, 1m higher than ground level outside the flats.

PROPOSAL

The proposal does not include any new additional residential units. It is simply an improvement proposal replacing elements of the front elevation, with new ones. (New glazed doors and a balcony replacing defective rotten Oriel windows).

CONCLUSION

We would conclude that although the building is located in Flood Zones 2 and 3, the small scale and nature of the works, will not increase the flood risk in the area of West Strand, where the flats are located.

RL

9/2/22