

7.0 Proposed Development

Development Outline

The proposed development entails the conversion of a restaurant to a dwelling. See GWPA layout in Appendix A.

Proposed Drainage Strategy

As the development consists of what is essentially an internal refurbishment no attenuation or alterations to the existing drainage strategy, other than repairing and updating if necessary, are deemed appropriate. No alterations are proposed to the landscaping.

Sequential Testing

The proposed site use as residential is deemed as more vulnerable under Annex 3 of the Flood Vulnerability Classification. The main body of the site falls within FZ2 with the access in FZ3. As such the site fails the sequential test and the exception test is required

Exception Test

There are buildings on the Help Out Mill Estate which are Grade 2 listed. The list entry number of the site is 1188178, initially listed 10th January 1973. The existing restaurant itself is not listed however as this is part of the Help Out Mills estate it should be encouraged to stay in use as it enhances the appearance of the overall site.

Buildings adjacent to the site within the Help Out Estate are currently used as accommodation as such converting this building for residential use is appropriate and fitting with the surrounding site use.

We have reports from site residents that the buildings and site access have not flooded in 46 years. Correspondence included in Appendix B.

The exception test is considered to have been passed, the benefit to the wider community being that a building close to listed structures is kept from falling into disrepair. The residents will be kept safe from flooding which may affect the site by measures described below.

Flood Resilient Construction

The floor level of the building is c400mm above the peak water level from the 100 year event plus 22% for climate change. As the site is listed the existing floor levels of the buildings are to be maintained. We would recommend that flood gates will be fitted across external doorways to deter water entering the properties (upto a minimum height of 200mm to provide 600mm protection to the 100 year + 22% event)

Electrical sockets and wiring will be fitted a minimum 200mm above floor level to prevent them becoming affected by flood. Wiring should be taken down from the ceiling to the lower lying plugs.

The proposed floor construction is structurally concrete with a concrete screed, as such will not be susceptible to water damage. Any proposed floor coverings should either be either easily replaced in event of flooding or water resilient.

Any existing low lying air bricks will be sealed to prevent water ingress. Ventilation to be provided at a higher level in the building.

Flood Warning

The proposed site falls in an area covered by the flood warning service for the River Sence. This will alert the occupiers whether to deploy flood gates across doorways or move personal goods. Future residents will be made of this service.