

FLOOD RISK STATEMENT

FOR: PROPOSED INTERNAL & EXTERNAL ALTERATIONS TO EXISTING GII LISTED PUB (WITH STAFF ACCOMMODATION). CHANGE OF USE OF REDUNDANT BAR AREAS TO PROVIDE INCREASED STAFF ACCOMMODATION & ASSOCIATED WORKS TO INTERNAL AND EXTERNAL TRADE AREAS.

**AT: THE BISHOP & WOLF PUBLIC HOUSE, HUGH STREET, ISLES OF SCILLY, TR21 0LL.
ON BEHALF OF: ST AUSTELL BREWERY**

DOCUMENT REF NO: 3258 - Flood Risk Statement v2

ISSUE DATE: April 2024

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Figure 1: The Bishop & Wolf

INTRODUCTION

CAD Heritage is acting as the agent for the proposed works at The Bishop & Wolf on behalf of the applicant, St Austell Brewery. The applicant is seeking consent for a scheme of alteration works to the existing building – partially retrospective, to address and improve the viable commercial use of the existing building. The intended works seek to provide much needed staff accommodation and improve the quality, condition, and wider enjoyment of the existing historic building – maintaining its ongoing successful use for the foreseeable future.

FLOOD RISK

EXISTING SITUATION

The existing building is located within designated flood zones 2/3 as identified by Environment Agency mapping data, however the building is located in a largely central position in Hugh town, close to equidistant between both Town Beach and Little Porth/ Porthcressa beaches.

The existing building is formed of a ground and first floor pub (and back of house areas) with a beer garden in the external courtyard to the south of the site which also forms the access to ground floor staff accommodation.

At first floor level, the existing building comprises redundant restaurant area with further back of house areas and staff accommodation facing the courtyard. At second floor level, managers/ staff accommodation is accessed via a central stair which terminates in the centre of the ground floor bar area.

Escape, in the event of a flood, would can be coordinated in either direction (north and south) via access through the ground floor pub. No known flood proofing measures are installed on the building.



Figure 2: Location Plan- Bishop & Wolf in red



Figure 3: Existing plans- flood escape routes marked in blue

PROPOSED WORKS

The proposed works seek to enhance the ground floor trade area and utilise redundant first floor trade areas to provide additional and enhanced staff accommodation.

The existing pub use will be retained, but access from staff/ managers accommodation will be more carefully managed for improved fire safety- this involves the creation of new fire lobbies to separate the existing ground floor staircase linking accommodation at first floor level and above from the main trade area at ground floor.

As manager's and staff will be present (should the need arise) and alternate flood escape via the pub can be maintained as indicated in green below, but given the similar relative ground levels of the building on both elevations it is expected that this will make little difference in respect of evacuation.

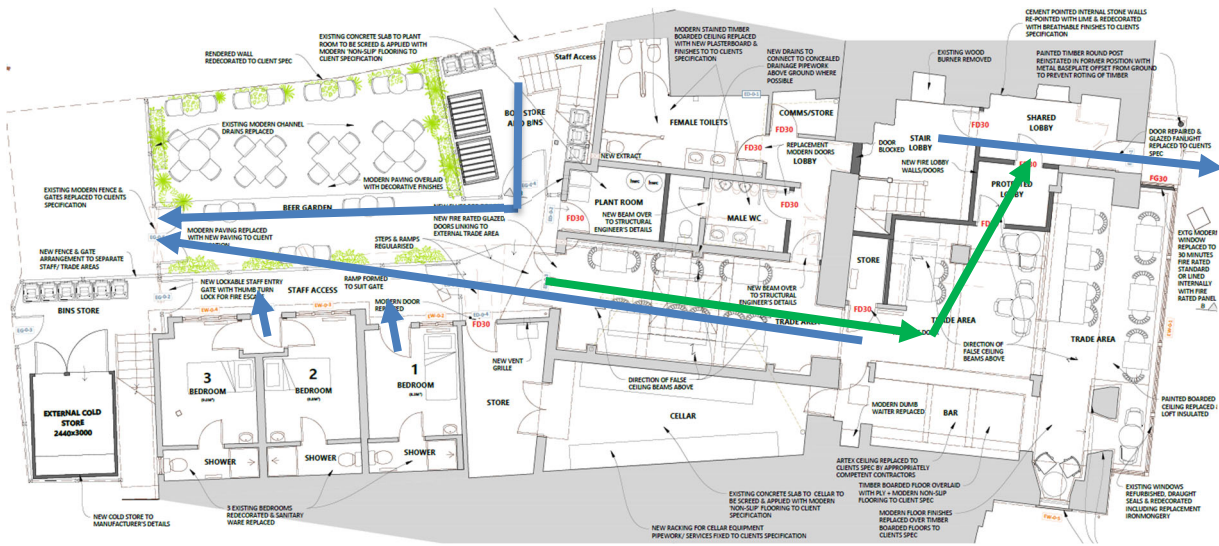


Figure 4: Proposed ground floor plan. - flood escape routes marked in blue, alternate route marked in green.

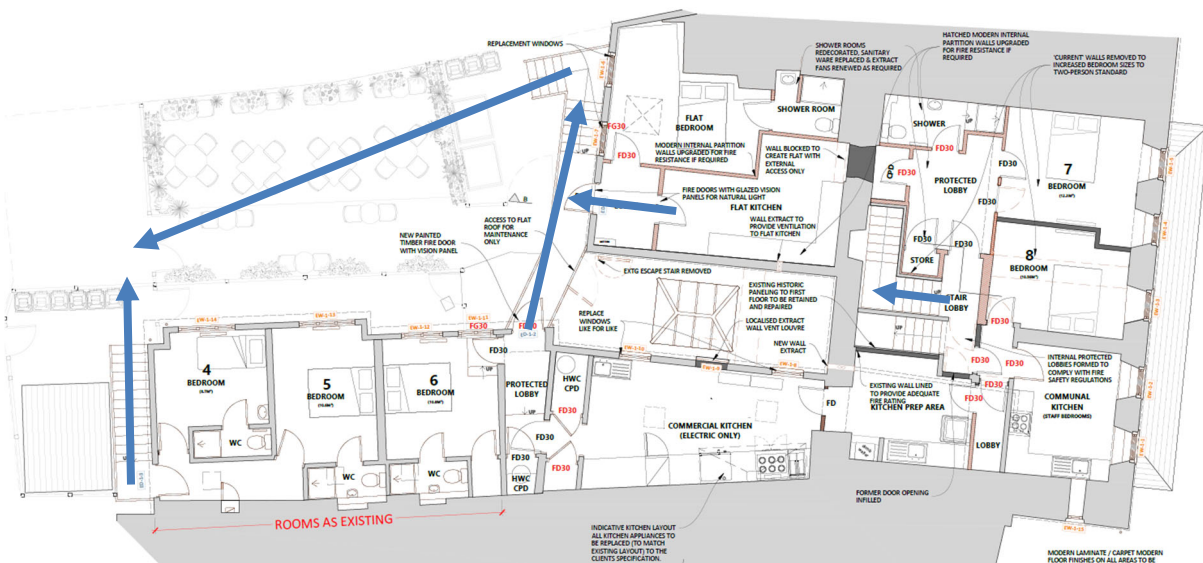


Figure 5: Proposed first floor plan - flood escape routes marked in blue

CONCLUSION

FLOOD RISK ASSESSMENT

- **The existing use and escape routes from the building can be maintained as existing.**
- There will be **no increase in surface water or off site risk of flooding as a result** of the proposed works.
- All accommodation will be occupied by **staff that will be familiar with the building**. Management protocols and inductions can be coordinated for evacuation measures.
- **A site based risk assessment** for evacuation should be undertaken prior to occupation of the premises by the operator. Operators are encouraged to monitor weather/ Met Office/ Environment Agency's reports to ensure evacuation plans can be made and agreed in advance.
- **During the works** special attention shall be paid to the site's existing flood risk in a number of manners:
 - Prior to the commencement of works contractors shall prepare proportionate method statements to the works in hand.
 - Contractors will be urged to sign up to Environment Agency's free Floodline Warning Direct service to obtain notifications of flood warnings during the course of the works.
 - Evacuation procedures for flood instances and site emergencies will be established.
 - Due to the nature of the works limited excavations are expected to be necessary and existing on site services will be carefully retained (where present) below ground.

As a result of the above, the proposals are considered to be no worse than existing from a flood risk perspective and suitable for the nature of the site and context.

Prepared by

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For and on behalf of **CAD Architects Ltd**