Flood Risk Assessment

Proposed Flat above Mumfords, Hugh Street, St Marys, Isles of Scilly

Prepared November 2024

1 - Development site and location

a. Location:
Flat above Mumfords, Hugh Street, St Marys, Isles of Scilly TR21 0LL.
As identified on Location Plan accompanying Prior Approval Application

b. Current Use:
Ground Floor – Newsagents
First Floor – ancillary /storage /office

c. Flood Zone:
Flood Zone 3

d. Other Sources of Flooding:
None identified

2 - Development proposals

a. Conversion of upper parts into residential, with ground floor entrance to Garrison Lane.

b. Vulnerability to Flooding:
Storm surge at times of strong winds / high tides / low pressure

c. Lifetime of Development:
100 years

3 - Sequential test

NOT REQUIRED

4 - Climate Change

How is flood risk at the site likely to be affected by climate change?
Rising sea levels will inevitably increase the frequency and severity of tidal surges.

5 - Site specific flood risk

The site is identified as being on the edge of a flood area, showing maximum depth of flood water over a 200-year timeframe of between 0 – 250mm.

The lowest part of the building is along its Hugh Street frontage. The road level increases up Garrison Lane, so that the proposed entrance to the flat is on the very edge (or probably beyond) the identified flood area.

We have taken levels around the property, as summarised below:

Lowest point (road level outside entrance to Mumfords Newsagents):	0mm (datum)
Road level outside Proposed Entrance to Flat:	+450mm
Threshold to Flat Entrance:	+520mm

The point at which water could enter the flat is therefore 520mm higher than the area identified in the 1:200 year flood map, which has a predicted maximum depth of 250mm.

There is therefore a 270mm upstand over and above the highest predicted flood depth. We therefore consider the property does not suffer a significant flood risk.

In any event, the premises are situated at first floor level, with just an entrance hall at ground floor level. As a precaution:

1. A demountable flood gate will be provided for the main entrance;
2. All ground floor services will be installed at a minimum height of 500mm above FFL;
3. Ground floor wall finishes will be in non-Gypsum-based materials, and;
4. Ground floors will be in solid concrete / screed with a ceramic / stone tiled covering.

Egress from the site in the event of flooding would be via the higher ground of Garrison Lane to avoid areas of standing water.

6. Surface water management

AS EXISTING

7. Occupants and users of the development

a. Will the development proposals increase the overall number of occupants and/or people using the building or land, compared with the current use?
Up to two permanent residents compared with current intermittent use by up to four persons.

b. Will the proposals change the nature or times of occupation or use, such that it may affect the degree of flood risk to these people? If this is the case, describe the extent of the change.
As residential accommodation the premises will inevitably be occupied day and night. However, given:

1. The ground level data provided above;
2. The fact the flat is at first floor level, and;
3. The flood mitigation measures proposed

we do not consider there are real risks to occupants.

8. Exception test

a. Would the proposed development provide wider sustainability benefits to the community?
The provision of accommodation above the shop will support retail provision within Hugh Town by enhancing viability, thus ensuring a sustainable community.

b. How can it be demonstrated that the proposed development will remain safe over its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere?
The proposals will not increase flood risk elsewhere – this is not new building, merely conversion of existing premises. As first floor premises with a raised entrance threshold we do not consider there is a genuine flood risk.

c. Will it be possible for the development to reduce flood risk overall (e.g. through the provision of new or improved flood defences, or improved drainage)? See paragraph 038 for further advice.
As details above, and on plan attached.

9. Residual risk

a. What flood related risks will remain after the flood risk avoidance, management and mitigation measures have been implemented?
None

b. How, and by whom, will these residual risks be managed over the lifetime of the development? (e.g. putting in place emergency plans).
Not applicable.

10. Flood risk assessment credentials

You can use this section to provide details of the author and date of the flood risk assessment.

a. Who has undertaken the flood risk assessment?
Ian Sibley MRICS

b. When was the flood risk assessment completed?
13th November 2024.

Attached Document: Proposed Floor Plan Amended November 2024

Sibleys

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