

FLOOD RISK ASSESMENT

The building is in food risk zone 3, and this needs to be considered in the development.

The type of risk involved is reasonably predictable as the pattern of the tides is foreseen. In addition, I have run a business in the building next door for 21 years, so I am accustomed to being vigilant. I am constantly checking to make sure I am up to date on the weather forecast and when the tides will be very high.

All that said there are still precautions that we will take:

- The internal floor will be raised so in the unlikely event of a flood, the room and equipment will be above the floor level.
- All plug sockets will be placed at least 500mm above the new floor level.
- There is no door or ground level entry on the promenade side of the building, only the window which is 1m from ground level. This would all make it harder for water to enter the building.
- No customers will be inside the building.
- The entrance and emergency exit from the building is on the street side (the opposite direction from any potential flood water) so the staff would always have a safe exit.
- In extreme weathers conditions we would not open so as to keep the building sealed and safe and to not encourage the public to walk on the promenade.