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FLOOD RISK ASSESSMENT

PROPOSAL
Demolition of ground floor extensions.
Proposed replacement ground floor extension.
Proposed first floor dormer and roof terrace.
Internal alterations.

At

7 Buzza Street, St Mary’s, Isles of Scilly, TR21 0HX

Site Location

This application site is located on Buzza Street in Hugh Town, St. Mary's.

Existing building use

No 7 Buzza Street is a two-storey, two-bedroom mid-terrace residential dwelling

Currently, the dwelling includes two flat-roof single-storey extensions at the rear that accommodate a bathroom and kitchen. There is a central dining area with a living area located at the front of the property providing access to Buzza Street. There are two bedrooms at first floor and a pitched slate tile roof with a small dormer to the rear.
There is a small walled courtyard garden with an outbuilding containing a WC.

SUMMARY OF PROPOSAL

Ground Floor:

- Demolition of the two existing rear flat-roof extensions.
- Construction of a single ground-floor rear extension to create a bedroom and lobby area, connecting to An open plan central kitchen and dining room. The existing living room will remain at the front.
- Relocation of the stair access to the first floor within the new kitchen area.

First Floor:

- Removal of the existing stair in the front bedroom to create an ensuite bathroom.
- Construction of a new dormer for the existing rear bedroom, providing access to a restricted roof terrace above the new flat roof below. Create an ensuite bathroom.

Other:

- Removal of the render on the front elevation to expose and restore the original stonework, with repairs as needed to bring it back to its original condition.

FLOOD RISK ASSESSMENT

VULNERABILITY TO FLOODING

The building is classed as ‘more vulnerable’ as defined by The National Planning Policy Framework’s Annex 3: Flood risk vulnerability classification.

SEQUENTIAL TEST

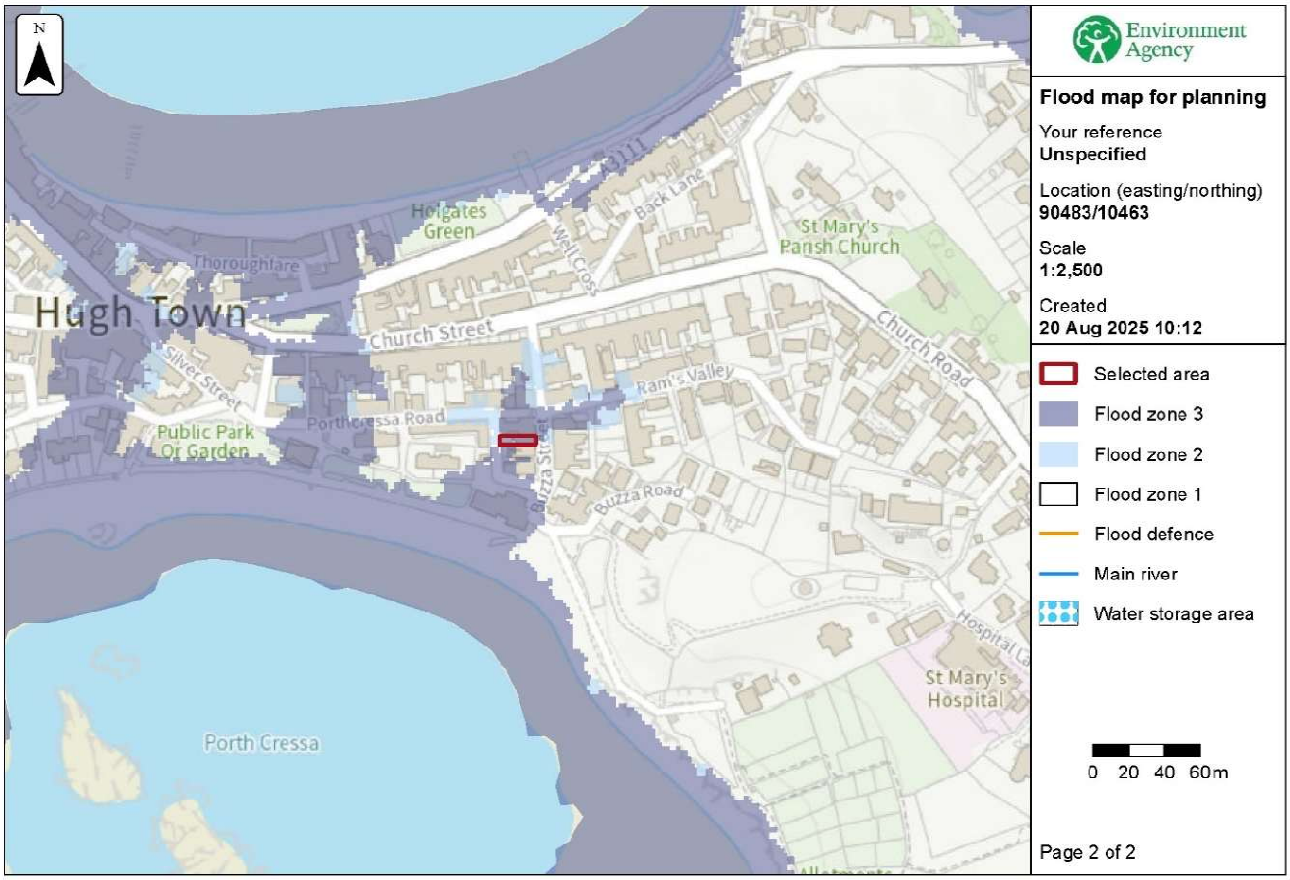
The developments are submitted under a householder development application and are not subject to the sequential test:

- ‘Applications for some minor development and changes of use 62 should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments.’
- (62) This includes householder development.

(National Planning Policy Framework. 14. Meeting the challenge of climate change, flooding and coastal change, Paragraph 176.)

FLOOD ZONE

The site lies within Flood Zone 3, indicated on the Environment Agency's Flood Map for Planning. A flood risk assessment is therefore required.



PAST FLOOD EVENTS

The Isle of Scilly Local Flood Risk Management Strategy notes:

There have been no significant past local events from local sources of flooding, namely surface water and groundwater. The risk from fluvial and pluvial flooding is considered to be very low. During periods of heavy rain, water is held within the heathland areas (and some of the permanent grassland areas on St. Mary's) or runoff either feeds into wetland areas such the Higher and Lower Moor areas on St Marys' and the Great Pool area on Tresco, away from residential areas, or it

finds its own way to the coast.

SITE SPECIFIC FLOOD RISK

The Isle of Scilly Local Flood Risk Management Strategy notes:
The only significant threat of flooding to the Islands is from coastal flooding. There is the potential for coastal flooding when the tides are particularly high and if they coincide with bad weather conditions such as high winds and wave surges. Properties at or below sea level are most at risk.

Present day flooding from the sea

The greatest risk of flooding comes from the sea. The present day annual exceedance probability (AEP) of flooding from the sea (with defences) is 3.3% chance of flooding each year (Figure 7).
Figure 7. 3.3% AEP of flooding from the sea

CLIMATE CHANGE

Climate change allowances have been taken from the Environment Agency's Flood Risk Assessment. River flooding uses the 'central' allowance, based on the 50th percentile for the 2080s epoch. Sea and tidal flooding uses the 'upper end' allowance, based on the 95th percentile for 2125.

Climate change flooding from the sea

The future (climate change) annual exceedance probability (AEP) of flooding with defences is 3.3% chance of flooding each year.

POSSIBLE FLOOD DEPTHS FROM THE SEA

The risk of flooding is shown below using the UK Government's flood risk ratings.

- High: More than 3.3% chance of a flood each year
- Medium: Between 1% and 3.3% chance of a flood each year
- Low: Between 0.1% and 1% chance of a flood each year
- Very low: Less than 0.1% chance of a flood each year

Chance of flooding from the sea to 20cm

At this location there is a **Low** chance of flooding to **20cm**

Between 2036 and 2069 this increases to a **High** chance of flooding to **20cm**

At 20cm, flood water can get into some homes and buildings, especially if the property has a basement. At this level, water can also damage your car or cause a breakdown.

Chance of flooding from the sea to 30cm

At this location there is a **Very low** chance of flooding to **30cm**

Between 2036 and 2069 this stays at a **Very low** chance of flooding to **30cm**

At 30cm, flood water can get into homes and buildings. Water at this level can also move a car, damage roads and cause major traffic disruption.

Chance of flooding from the sea to 60cm

At this location there is a **Very low** chance of flooding to **60cm**

Between 2036 and 2069 this stays at a **Very low** chance of flooding to **60cm**

At 60cm, we expect flood water to get into homes and buildings. Water at this level can float most vehicles, including 4x4s.

Flood protection measures are usually effective up to 60cm. You should not try and keep flood water out of buildings if it's over 90cm. Water at this level can cause collapse or permanent structural damage.

POSSIBLE FLOOD DEPTHS FROM SURFACE WATER

Chance of flooding from surface water to 20cm

At this location there is a **Low** chance of flooding to **20cm**

Between 2040 and 2060 this stays at a **Low** chance of flooding to **20cm**

At 20cm, flood water can get into some homes and buildings, especially if the property has a basement. At this level, water can also damage your car or cause a breakdown.

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At this location there is a **Very low** chance of flooding to **30cm**

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OTHER SOURCES OF FLOODING

The Isles of Scilly Local Flood Risk Management Strategy outlines the Preliminary Flood Risk Assessment (JBA Consulting, 2011) completed as part of the duties established under the Flood Risk Regulations 2009 and Flood and Water Management Act 2010 for managing local flood risk. This involved a review of past floods and the potential for future floods as well as determining and reviewing the presence of any “areas of significant flood risk”. No Flood Risk Areas were proposed as a result of that study and the Preliminary Flood Risk Assessment confirmed;

- There are no ordinary watercourses or main rivers on the Isles of Scilly
- There are no flood maps for fluvial flood risk
- There have been no significant past flood events from local sources (Ordinary Watercourse, Groundwater or Surface Water).

River (Fluvial) Flooding

Risk from fluvial flooding is not applicable as there are no ordinary water courses or main rivers on the Isles of Scilly.

Reservoirs

There are no water reservoirs on the Isles of Scilly of sufficient size to pose a significant flood risk, all being considerably below the risk threshold of 25,000 cubic metres of water above natural ground level.

MANAGING FLOOD RISK PRINCIPLE ACTIONS

The Isles of Scilly Local Flood Risk Management Strategy outlines the following principal actions of owners of property at risk of flooding or which is flooded:

Prepare a personal emergency plan.
Move to a safe area if life is at risk.
Prevent water from entering property if possible.
Switch off electricity and gas at supply.
Move valuable possessions above floor areas liable to be flooded.

Floor levels
The existing floor levels to remain unchanged.

Electrics
New electric services to the utility extension will be distributed through the ceiling void to mitigate against damage in the event of a flood. New electrics would be positioned at least 450mm above finished floor level to provide resilience in case of flooding.

Surface Water
The proposed extension replaces an existing extension, there is consequently no increase in impermeable surface area, and the discharge of water will continue as existing. There is no change to rain water management with the new proposals.

Foul drainage
This will remain unchanged with the proposals.

Means of escape
Existing means of escape uphill is via the front door. This will remain unchanged with the proposals.

Primary entrance
The existing primary entrance is on the east elevation. This will remain unchanged with the proposals.