

Our Reference : D3732-FRA-01
Your Reference :

3rd February 2022

Mr Richard Maudsley
Sunderland Peacock and Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

Dear Richard,

Talbot Hotel, Chipping - Flood Risk Assessment

Introduction

In accordance with your recent instruction, PSA Design Ltd has prepared a Flood Risk Assessment (FRA) to support an application being made for the conversion of the former Talbot Hotel and adjacent barn to residential dwellings at Talbot Street, Chipping, Preston, PR3 2QE.

Site Location & Description

A site location plan and aerial extract is shown below.



The Old Bank House
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Longridge
Preston PR3 3JA
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The site is loosely rectangular in shape and is accessed directly off Talbot Street. The site currently encompasses the former Talbot Hotel PH together with associated outbuildings, barns, car park and gardens. The topography generally falls circa 2m from North (112.5m) to South (110.5m).

Chipping Brook watercourse runs south-easterly along the eastern boundary of the site running under Talbot Street.

Proposals

The proposed scheme involves the conversion of the pub building into a new dwelling and holiday let, the separate barn into 3 dwellings. There will be associated alterations made to the existing car park / gardens to provide suitable gardens and parking facilities for the new dwellings.

The footprints of the existing buildings will largely remain the same with the exception of a small area of the pub building which will be removed to enable the construction of the proposed access into the rear of the site.

Flood Risk Assessment

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) set out Government policy aims on development and flood risk for England. The aim is to ensure flood risk is taken into account at all stages of the planning process, to avoid inappropriate developments in areas at risk of flooding, and to direct development away from areas of highest risk.

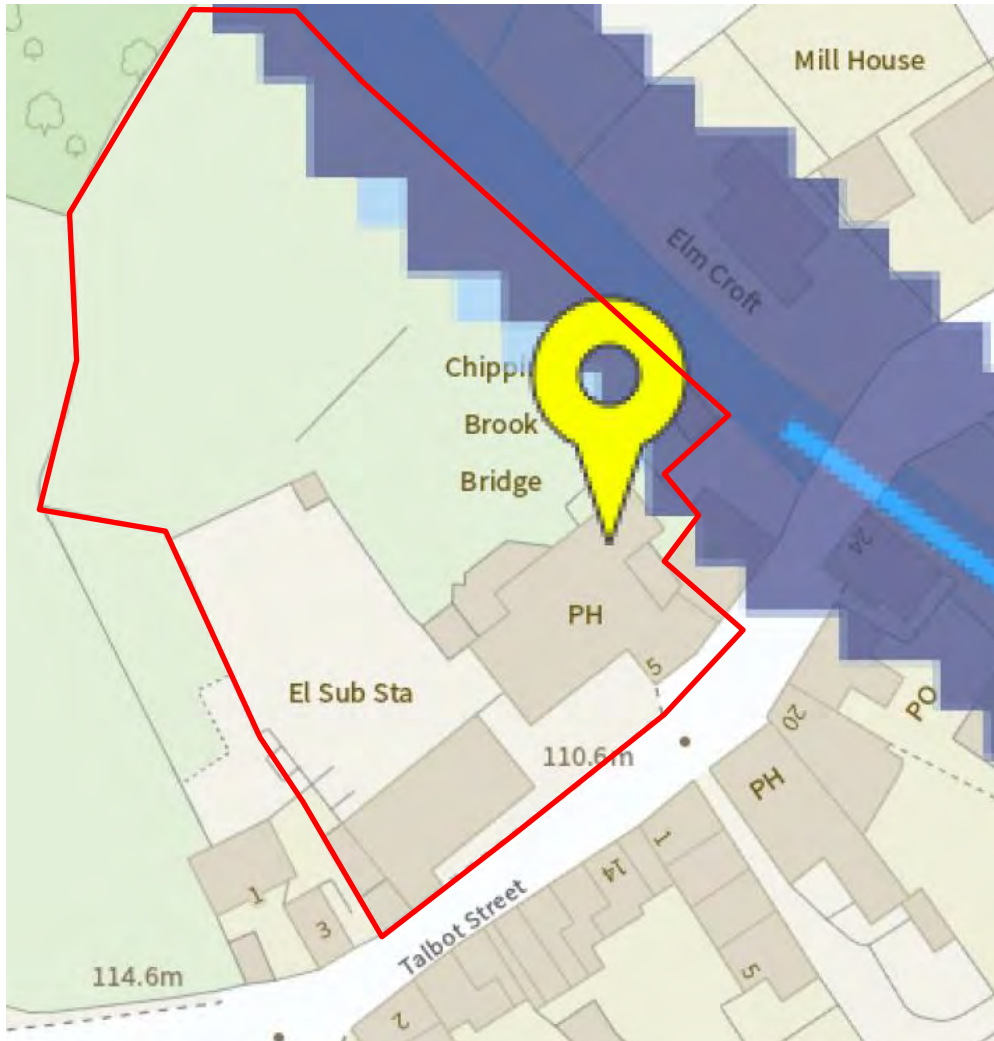
This FRA is site specific and will consider the following:-

- the flood risk to the proposed development and whether it could be appropriately designed such that any residual flood risk to either the development, or its users, would be acceptable.
- the potential impact of the proposed development on flood risk elsewhere and whether it could be designed so as not to increase flood risk elsewhere.
- how a sustainable drainage system could be delivered on the proposed site.

Fluvial Flooding

Reference to the online Environment Agency (EA) flood mapping (extract below) shows that the site generally falls within Flood Zone 1. Flood Zone 1 comprises land that has a low annual probability of flooding (less than 1 in 1000 (<0.1%) from rivers in any year.

The east of the site (following the line of Chipping Brook) shows a band Flood Zone 2/3.



PSA Design approached the EA for detailed flood modelling in the area, however, we were informed that no such detailed modelling existed for the area at present.

To aide a more detailed, site specific assessment we have downloaded the Flood Zone 2 boundary (worst case) and overlaid this on the existing and proposed site plans. This can be seen on PSA Design drawing D3732-01.

The drawing shows, that for all intents and purposes, the existing buildings lie outside an area at risk of flooding.

The maximum ground level within the EA's Flood Zone 2 outline in the vicinity of the existing buildings is 110.90m AOD. Therefore, the 1 in 1,000-year flood level at the site is estimated at 110.90m AOD around the buildings, rising to 111.40m AOD to the north boundary of the site.

The existing Talbot Hotel threshold level is shown to be 111.60m AOD. This would consolidate the previous assumption that the building does indeed lay outside of an area at risk of flooding (i.e., within Flood Zone 1)

With reference to Table 2 from PPG, the proposed development would fall into the "more vulnerable" category. In accordance with Table 3, the site proposals, "more vulnerable" development within Flood Zone 1 would be deemed "appropriate".

There will therefore be no requirement for a Sequential Test or Exception Test to be carried out for this development.

There will be no raising of levels within the flood zone areas as a result of the proposals and hence there will be no loss in flood water storage. Any proposed fencing should be open in structure to allow free passage of water. Flood pathways will therefore remain unaltered and contained to driveways / lawn areas. The proposed site access will remain unaffected during any flood event.

Given the nature of the development (conversion of existing buildings) there is little scope to raise existing threshold levels. The development will however ensure that existing floor levels remain at or above those of the existing.

Reference to the Architects plans and elevation (included) shows a proposed entrance to the "workshop" on the same side as Chipping Brook. Whilst there are steps up to this threshold, it is recommended as an extra precaution that this door should be flood resistant as this is the most vulnerable area of the property in regard to flood risk being close to the brook and within an enclosed courtyard.

Surface Water Management Strategy

National Planning Policy Framework (NPPF, 2019), outlines that SuDS must be included within any proposed development scheme where it is practicable to do so. In order to demonstrate that the development will meet with the requirements, the drainage strategy should show;

- That it will be feasible to balance surface water run-off to the Greenfield run-off rate, or reduce existing run-off rate in terms of a brownfield development for all events up to the 1 in 100 year storm, including an allowance for climate change and set out how this could be achieved.
- If there is potential for any additional impermeable area being introduced to the site in the future, then an appropriate allowance should be made to cover this. This is known as Urban Creep.

For new development, it may be necessary to provide surface water storage and/or infiltration to limit and reduce both the peak rate of run-off and the total volume discharged from the site.

NPPF requires that, for the range of annual flow rate probabilities, up to and including the 1% annual probability (1 in 100-year event) the developed rate of run-off from a proposed site should be no greater than the undeveloped rate of run-off for the same event.

With regards to surface water run-off the existing/proposed elements can be split into the following key areas: -

Conversion of the existing buildings – The existing buildings are currently drained via traditional gutter and downspouts. The proposals will not affect this regime

Existing Car Park – The existing car park is tarmac surfaced and drained via a number of yard gullies. A large area of the existing car park will be broken out to provide lawned gardens for the proposed dwellings. This will reduce surface water run-off.

Proposed Parking and Driveways – It is proposed that the proposed parking spaces to the west and driveway to the east will be porous and/or laid to drain water to the adjacent landscaping areas. This will reduce surface water run-off.

PSA Design drawing D3732-02 highlights the existing and proposed drained areas discussed above and illustrates a 30% reduction in drained surface area.

The delivery of a SuDS drainage system incorporating the above features can (and likely will) be secured through a suitably worded planning condition. Either way, it is clear that there will be a reduction in surface water run-off as a direct result of the proposals.

Summary

- It has been proven beyond reasonable doubt that the vulnerable areas of the existing (and given the nature of the development therefore the proposed site) are located within Flood Zone 1
- There will be no increase in building footprint. Existing floor levels will remain at or above the existing.
- Whilst outside of the flood zone, the external door to the workshop on the east side of the former Talbot Hotel building will be flood resistant to provide future protection in the most vulnerable area. Any new proposed boundary fencing should be open structure to allow free passage of water and levels within the area at risk of flooding should remain unaltered.
- Calculations show that there will be a 30% reduction in drained area and hence surface water run-off. The delivery of a suitable SuDS drainage system can be secured via planning condition if required.

Conclusion

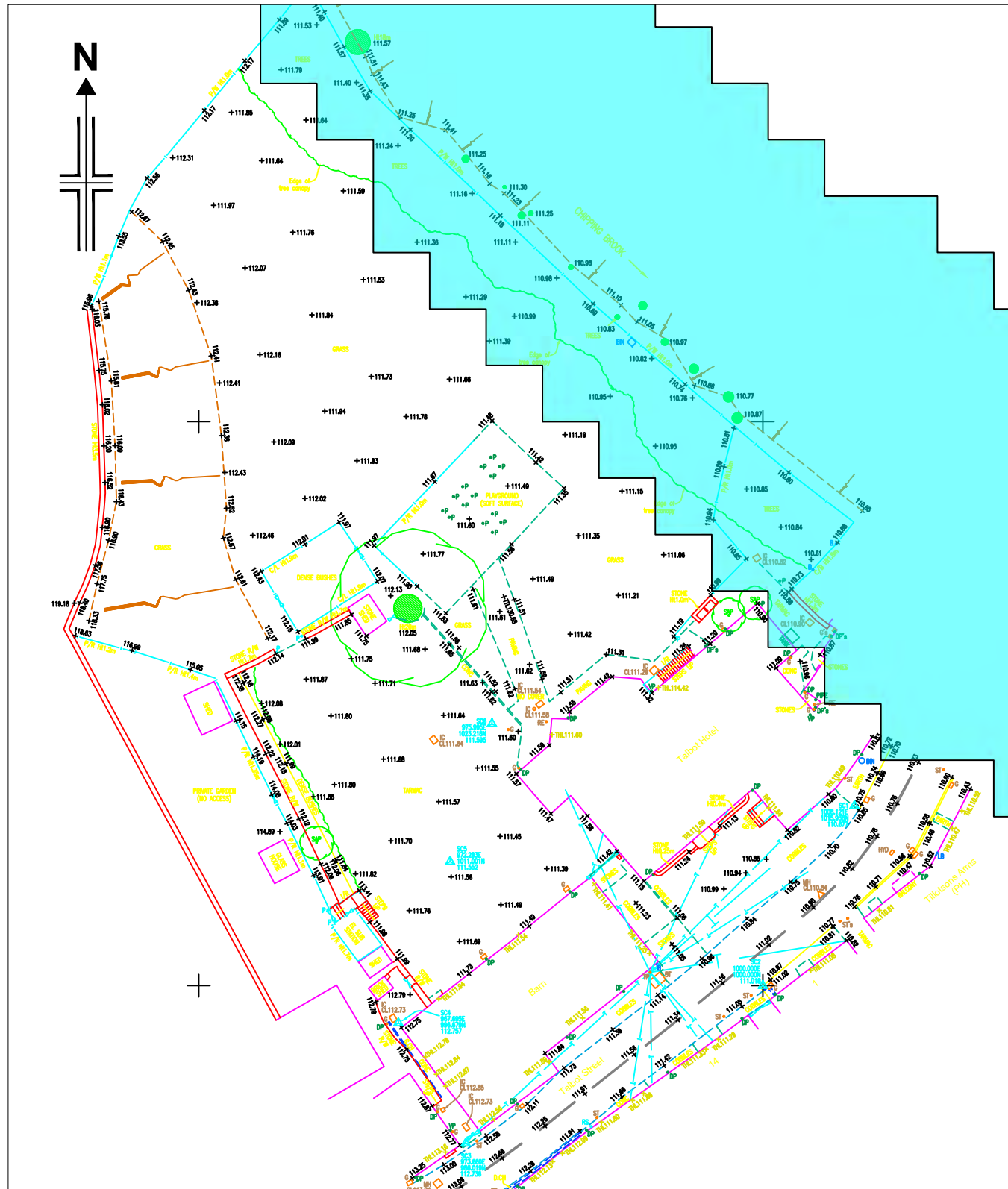
This document demonstrates that the proposals are deemed appropriate development in terms of flood risk and a SuDS solution that meets with the requirements of current legislation is deliverable within the constraints of the site and will ensure that flood risk both on and off site will not be exacerbated.

Yours sincerely,



Graham Sanderson
PSA Design Ltd.

PSA Drawings



Existing Site with FLOOD ZONE 2 boundary overlay



Proposed Site with FLOOD ZONE 2 boundary overlay

P1	03/02/22	Preliminary for Comment	GS	DLW	GS
REV	DATE	AMENDMENT DETAILS	DRAWN	CHECKED	APPROVED

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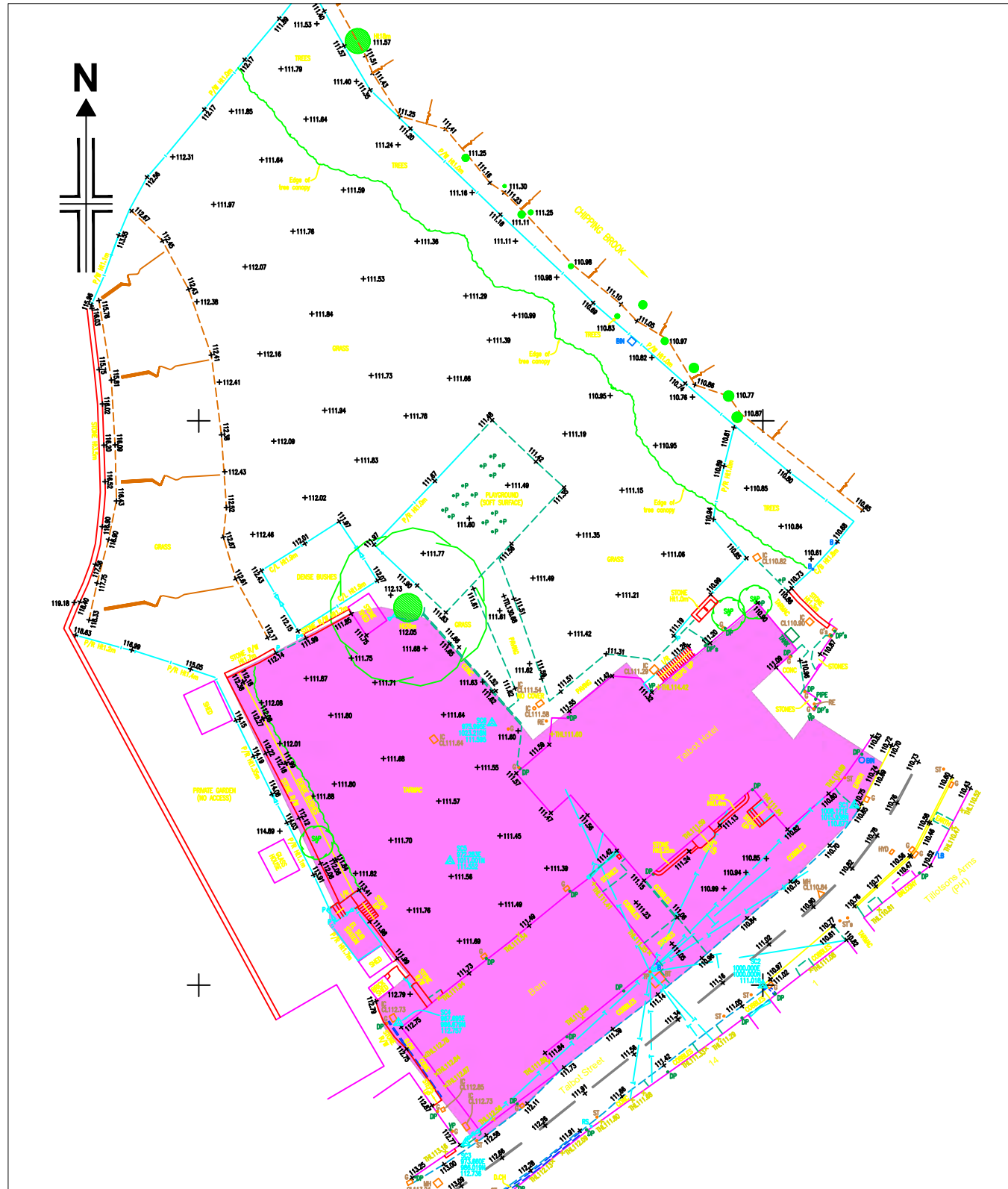
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Client	Sunderland Peacock and Associates Ltd.
Job	Talbot Hotel, Chipping
Title	Flood Zone Overlay

Drawn	GS	Date	Scale	Sheet Size	Drwg No.	Rev.
Check		03/02/22	1:500	A3	D3732/01	P1
Appr.						



Existing Impermeable Area (hatched purple) = 1470m²



**Proposed Impermeable Area (hatched purple) = 1030m²
(30% Reduction)**

P1	03/02/22	Preliminary for Comment	GS	DLW	GS
REV	DATE	AMENDMENT DETAILS	DRAWN	CHECKED	APPROVED

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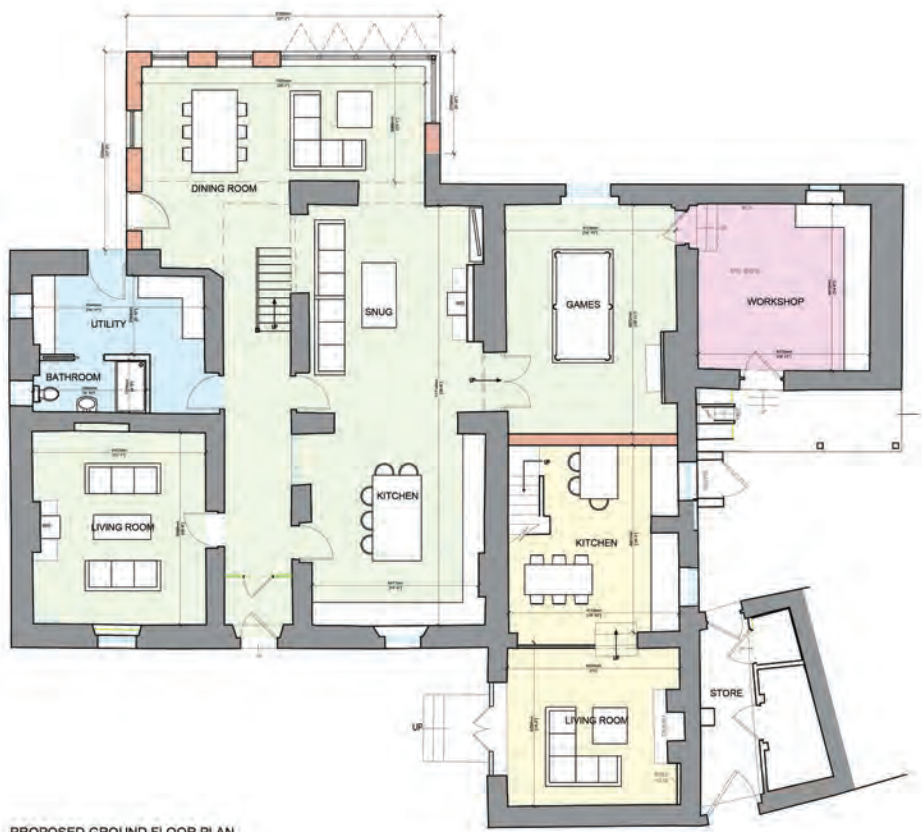
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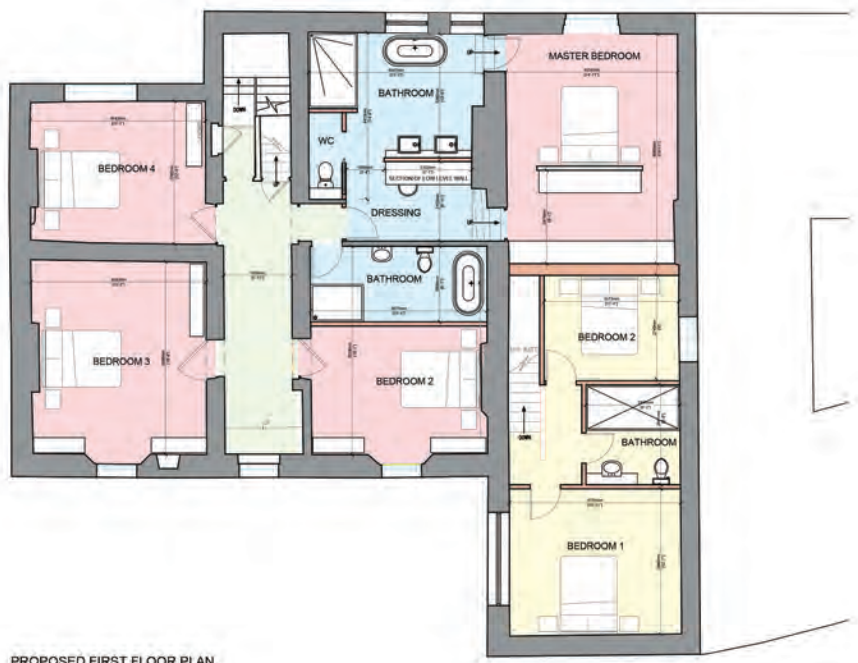
Client	Sunderland Peacock and Associates Ltd.
Job	Talbot Hotel, Chipping
Title	Existing and Proposed Drained Areas

Drawn	GS	Date	Scale	Sheet Size	Drwg No.	Rev.
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Appr.						

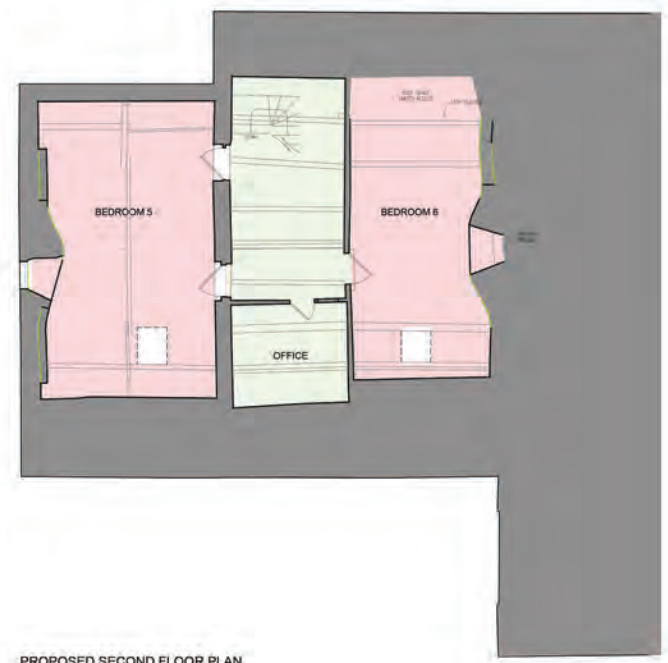
Architects Drawings



PROPOSED GROUND FLOOR PLAN



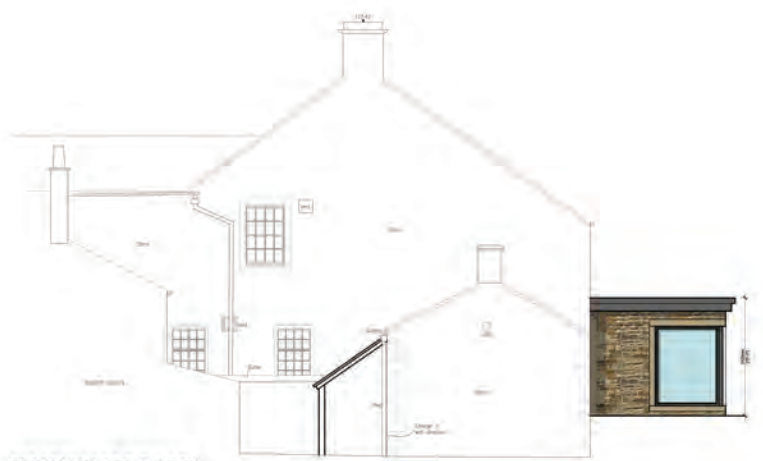
PROPOSED FIRST FLOOR PLAN



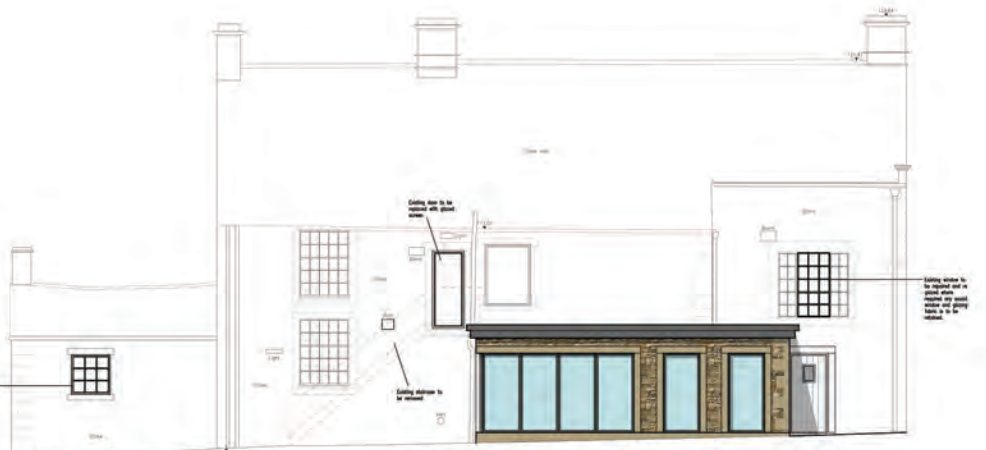
PROPOSED SECOND FLOOR PLAN



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

3	SKT	Amended following client comments	14/12/2021
4	BLB	Amended following client comments	25/11/2021

Client
Taylor and Doody

Job Title
**Proposed Alterations to
 Talbot Hotel
 Talbot Street
 Chipping**

Drawing Title
Proposed Plans and Elevations

Scale	Date	Drawn
1:100@ A1	Oct 2021	TDS

spa
 ARCHITECTS

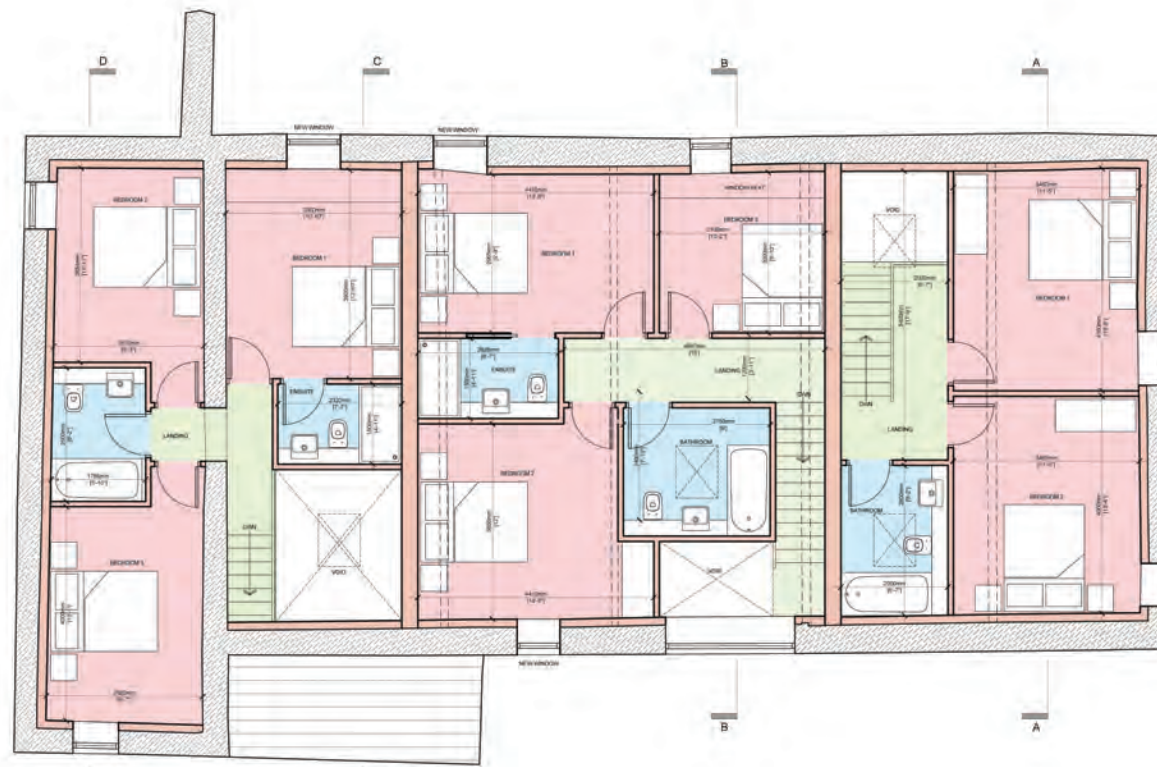
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PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



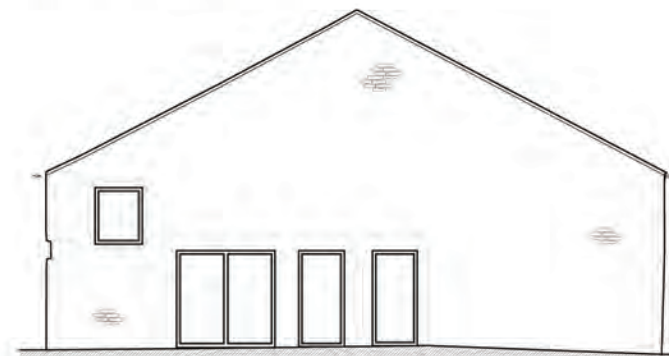
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

A 15.01.2021 Approved following client consultation. BWT

Client
Taylor and Doody

Job Title
Proposed Alterations to
Talbot Hotel
Talbot Street
Chipping

Drawing Title
Proposed Barn
Plans and Elevations

Scale Date Drawn
1:100@ A2 Dec 2021 BWT

spa
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6521 - SK02 REV A



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 Note: proposed drawing based on OS dig information. All illustrated dimensions are approximate and all site dimensions are to be checked on site and subject to site survey.



Key

- Hit and miss timber fencing 1.8m high.
- Cobble strip
- Tarmac
- Stone sets (Existing to be relayed and repointed)
- Gravel track between stone sets

A 19.03.2022 Amended following client consultation 087

Client
Taylor and Doody

Job Title
Proposed Alterations to
Talbot Hotel
Talbot Street
Chipping

Drawing Title
Site Plan

Scale
1:200 @ A1

Date
November 21

Drawn
BWT

spa
ARCHITECTS

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