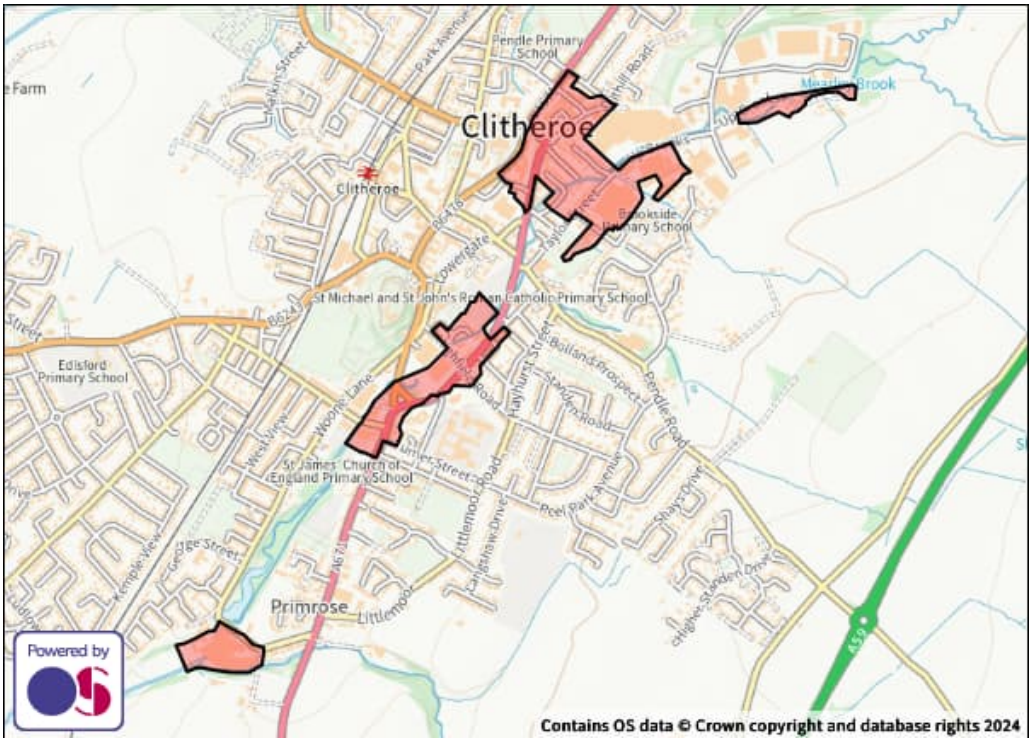
MITIGATION MEASURES

Mitigating Risk to Occupants

Flood Alert & Warning Service

The site is on the edge an area benefitting from the Environment Agency's Flood Warning Rapid Response for Mearley Brook at Clitheroe, bordering Up-Brooks, Whittle Close, Brook Street and Peel Street.



The occupiers/residents of the site are advised to sign up to this free service.

Access and Egress

In the event of any exceedance flooding events or flood alerts being issued, the recommended emergency escape route would be to walk along York Street towards the south-west.

Mitigating Risk to Buildings

Flood Resistance

In order to mitigate potential flooding of the new buildings on the site, the proposed floor level should be set above the design risk levels.

Existing buildings floor levels should be maintained.

Subject to Building Control approval, flood proofing measures which could include barriers on the lower ground floor doors or door-sets with rubber seals which are watertight at low hydraulic heads are to be considered.

Flood Resilience

It is proposed to provide flood resilience measures within the design and construction of any new buildings or refurbishments as appropriate on the development up to a minimum of 600mm above finished floor level.

These measures could include:

- Appropriately designed ground bearing concrete slab with no sub-floor void rather than a suspended timber or pre-cast concrete floor;
- Damp proof membrane to be laid fully under the slab;
- Floor insulation to be closed cell type, laid above the concrete slab but beneath the floor finishes;
- Concrete blockwork walls up to 600mm [min] above ground floor slab level. No timber stud partition walls below this level;
- Any new airbrick to be set 150mm above DPC level;

- Lime plaster to internal walls, or use of Standard Gypsum Plasterboard up to 600mm [min] above ground floor slab level with a dado rail above this level to separate the plasterboard above [for ease of replacement in the event of a flood];
- Electrical wiring to sockets, switches and fittings to be routed down walls from high level, and all electrical sockets, switches and fittings to be set at 600mm [min] above ground floor level.

In the case of the existing building refurbishments, not all of the above measures may be possible, although consideration should be given to including as many flood-resilient materials and construction methods as practically possible.