

# Peter Hitchen Architects

**Peter Hitchen Architects Ltd**  
Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE  
16 April 2024

**PROPOSED CHANGE OF USE FOR A GIN LAB (SUIS GENERIS)  
APPLICATION FOR PLANNING AND LISTED BUILDING CONSENT  
35A KING STREET, WHALLEY, LANCASHIRE**

## **Flood Risk Assessment.**

- 1.1 This assessment has been prepared for the above application to redevelop the existing building for new (Suis Generis) use as gin lab
- 1.2 The application site is currently vacant at the rear of a parade of A1 A2 commercial uses on King Street.
- 1.3 The property is located within Flood Risk Zone 2-3.
- 1.4 The NPPF requires FRAs to be submitted for an application located within Flood Zones 2-3, However there is no requirement to subject the proposal to a sequential or exception test.
- 1.5 Back inlet gullies will be installed at the external junction walls, where indicated on the attached drawing, which will provide the necessary rainwater discharge into the existing drainage system. In order to meet the 'thermal value' the existing internal floor level will be further insulated and increased by approx 100mm to match the existing property level, therefore the risk to flooding is not increased by the proposed development.
- 1.6 The development is a 'less vulnerable' development therefore it is not considered There will be any risk of damage during a flood event that requires mitigation
- 1.7 The surface water as stated above will discharge within the existing drainage system, again this will be complied and to the satisfaction of Building Control.