

Flood Risk Assessment for Rack Shack (Swingpump Lane)

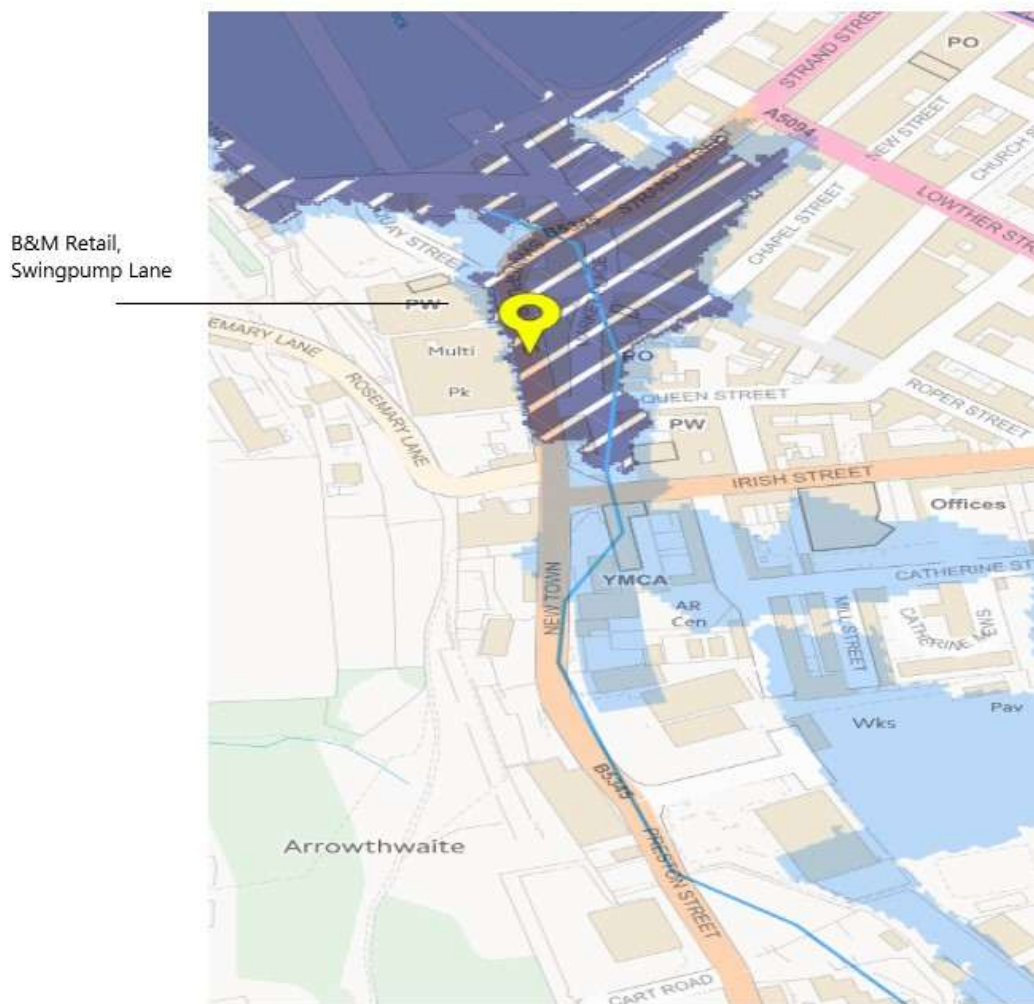
This Flood Risk Assessment supports the Change of Use application for the property that is the Rack shack on Swingpump Lane.

Current use of property - The Property is a Snooker and Pool Hall

Proposed use of property – The property will become a 'multi activity indoor entertainment venue'

Proximity to Flood Zone

From the Flood Map it can be seen that the front part of the property (less than 20%) is in the zone 2 (light blue) risk area and that the front edge of the property borders a zone 3 (dark blue) risk area.



Proposed Changes

The Change of Use does not make any significant changes to the building, it only changes what is allowed within the building, ie it will now be a 'multi activity indoor entertainment venue' rather than a Snooker and Pool hall. There will be no external changes to the property with the only significant internal changes being the reduction of a mezzanine floor within the back of the building and the addition and removal of several partition walls to relocate the snooker room and form a divide for the large area that will be used for Ten pin bowling and/or other activities.

The Change of Use application does not propose any changes to the property that would affect the existing flooding characteristics, there will be no changes to surface water run-off, drainage, ground floor levels etc.

Surface Water run-off will be disposed of using the existing Drainage System used by B&M Retail

Flood Risk from Ground surface water

This is not believed to be a significant risk as the Premises' ground floor is in an elevated position to the adjacent roads and so a significant volume of water would have to flood the road before the building doorways were breached. It should also be noted that there are no basements in the property so there is no risk of a sub ground floor being flooded.

Evacuation in the event of a flood

This is not believed to be a significant concern as any flood would be immediately noticeable to the members of staff and general public within the building during normal opening hours. However, if flooding of the building was to occur an evacuation would be carried out in the same manner as that of a Fire Alarm with all people evacuated through the fire exits to the designated roll call area.

Rack Shack history

The Rack Shack has been operating in the building for just under 8.5 years and there have been no flooding incidents in that time.

Conclusion

The proposed change of use will not lead to any changes to the building that will compromise the existing flooding risk, Drainage system and Flood Defences. The recent history of the building also supports the conclusion that the risk of flooding of the building is low. Therefore, it is proposed that no further action is necessary.