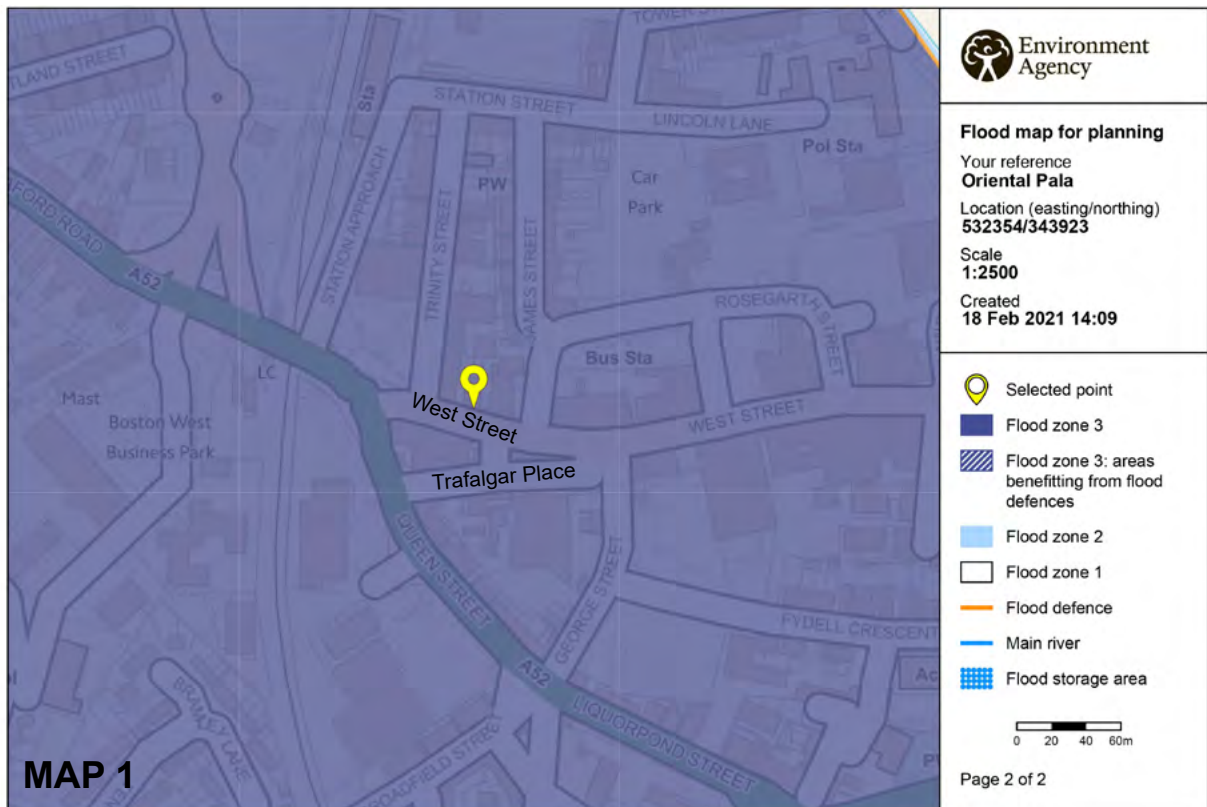


# Flood Risk Assessment

## SITE:

Mr H Peng  
Oriental Palace  
138-140 West Street  
Boston  
PE21 8RE



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## PROPOSAL

**Change of Use** - Site is currently occupied by an A1 Retail Unit and an A3 Restaurant Unit. The proposal involves re-purposing the Restaurant space to allow for the enlargement of the existing A1 Retail unit, along with the creation of 2 new A1 Retail units and the separation and reuse of the existing Restaurant kitchens to form an A5 Hot Food Take Away.

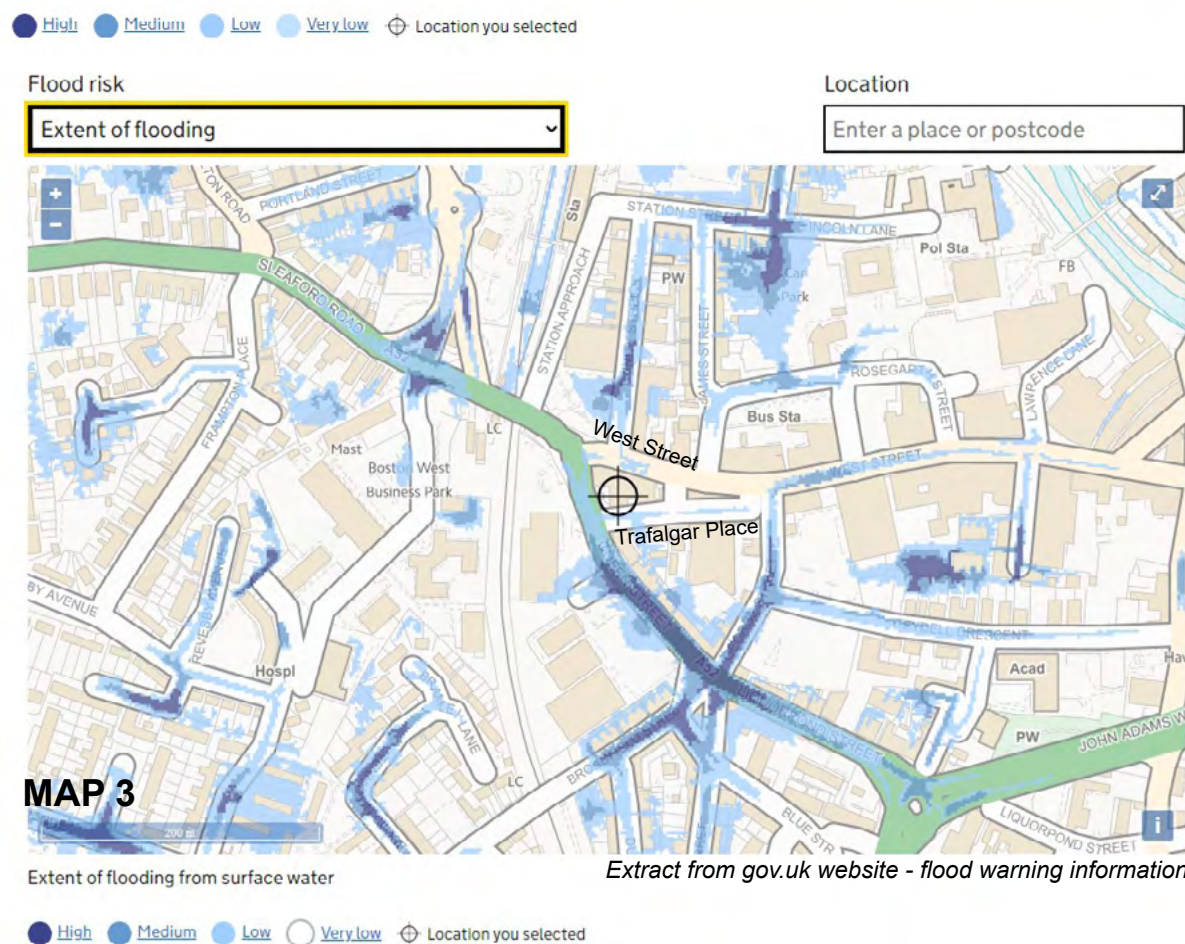
The Environment Agency Plan (MAP 1) above illustrates that the proposed site and surrounding area is classified as 'Flood Zone 3' due to the near by River Witham.

STATEMENT

MAP 2 identifies the site under development on West Steet and Trafalgar Place within the Boston city centre and confirms its classification as 'Low' risk for extent of flooding from rivers and seas and on MAP 3 (below) as 'Low' to 'Very Low' risk of flooding from surface water as identified on the 'flood-warning-information.services.gov.uk-long-term-flood-risk/map'



Extent of flooding from rivers or the sea Extract from gov.uk website - flood warning information

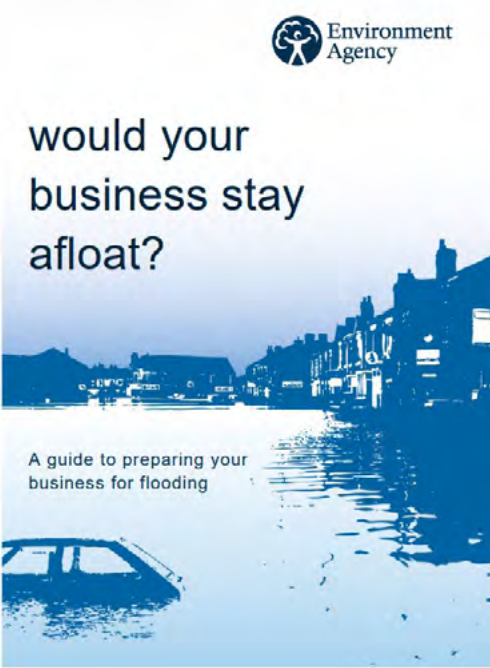


Extent of flooding from surface water Extract from gov.uk website - flood warning information

High Medium Low Very low Location you selected

SUMMARY

Due to the specific locations' 'Low to Very Low' risk classifications it is advised that the client / landlord and tennants adopt the general guidance of the Environment Agency as laid out in their document 'Flood Plan Guide to Businesses' (link below) which sets out planning to mitigate and respond to the unlikely risk of a flooding event.



([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/410606/LIT\\_5284.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/410606/LIT_5284.pdf))

Within the sites design, the interior floor levels are set above the external ground levels excepting Part M Disabled Access ramped entrances to the units. It is proposed that these entrances would be blocked off with the use of sand bags or specific floor defence door barriers.

Tennants should be advised to make all staff aware of the means to turn off electrical supplies prior to any flooding event and to use either the front or rear fire escapes to exit the building as necessary.

Written on behalf of:  
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