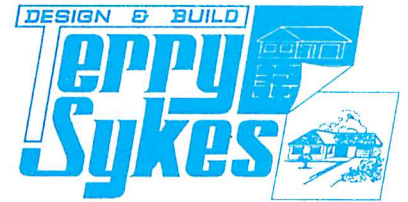


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BY:



Terry Sykes MCIOB, FFB

BRIEF STATEMENT WITH REGARDS TO FLOOD RISK

Applicant –

Bridge House Independent Schools Ltd.

Site Address –

Bridge House Independent Schools Ltd, Bridge House, Grantham Road, Boston, Lincs, PE21 7NL

Proposal –

Change of use from Vocational Training Centre to Independent School Ltd.

Supporting details to be referred to –

O.S Location Plan 1: 1250 showing site coloured red.

Site Layout Plan 1: 500.

Existing building and use:

The existing buildings on site are of traditional brick construction consisting of ground and first floor accommodation that provides tutorial rooms, recreational area, offices, kitchen, and toilets. In addition supporting accommodation is provided by three single storey porta-cabins of which are located on north side of the main school building, allowing for direct easy access to the main building. There are security controlled entry and existing points along both side of the building with the first floor being access by two internal staircases, the first floor of which serves as a refuse area in case flooding.

Location of site in relation to present flood risk:

The site is located within Flood Zone 3a (classified as High Probability), but with the now near completion of the tidal barrier in Boston may be classified of a lower risk, however this will be subject to further model testing of the tidal barrier by the Environment Agency. The two potential sources of flooding affecting this site is the Boston Haven (tidal) and The South Forty Foot Drain (fluvial), the latter of which boundaries the north side of the site. Since planning permission was granted in 2007 for change of use from offices to vocational training centre no flooding of the site has been encounter and with regards to surface water flooding the site is considered to be at low risk.

Site levels:

During 2018 Daniel Charles Survey Ltd carried out a topographical survey of the whole site a summary of the existing level are as shown below:

- a. Approximated ground floor level of 3.225m ODM
- b. Road level opposite front drive access 3.475m ODM
- c. Average site level of adjoining tarmac car parking area 3.060m ODM

- d. Average site level of grass area between building and river bank top approximately 2.780m ODM.
- e. Average site level of additional front gravel car parking area and grass area to rear 2.440m ODM.

Conclusion:

The proposed site accommodates an existing building use of Class D1 approved in August 2007 (Application B/07/0366), the only difference now of which is the educational up-dates and changes in legislation that have been required for the present day running of such specialist behavioural schools. The actual building use with regards to special educational purposes does not change and therefore the risk with regards to possible flooding is based on the present and historical use.

Applicant's awareness:

The applicants are naturally aware of the potential risk to possible flooding and have therefore already encompassed such risk within their existing site emergency evacuation plan, the following however (if not already under consideration) should be checked against such existing plan.

- a. Up-date of existing emergency evacuation plan in order to encompass any relevant educational changes with regards to flood risk and awareness.
- b. Environment Agency automatic flood warning alert directed to applicants land line, mobile phone and/or e-mail address.