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Technical Note

Project	Innox House, Trowbridge	Project No	13310
Subject	Flood Risk Statement	Date	19 July 2023
File Ref	13310-CRH-XX-XX-RP-0005 - Innox House Flood Risk Statement.docx	Pages	5

1.0 INTRODUCTION

1.1 CampbellReith have been commissioned by Innox Mills Ltd (The Client) to provide a Flood Risk statement to support the refurbishment of Innox House, Trowbridge.

1.2 This statement has been produced to address the requirements of the National Planning Policy Framework (NPPF), published February 2019 in relation to flood risk.

1.3 The Flood Risk statement identifies any potential flood risk sources or surface water management issues related to the proposed development site that may warrant further consideration.

1.4 This statement has been based on available existing information, including the Site-specific FRA for hybrid planning application (Ref PL/2021/08064), Strategic Flood Risk Assessment (SFRA) and Environment Agency Flood Maps.

1.5 The Flood risk statement identifies any flood risk issues and outlines mitigation measures where appropriate for the proposed development to be made safe in terms of flood risk and in accordance with the NPPF and its supporting Technical Guidance

2.0 SITE LOCATION AND PROPOSED DEVELOPMENT

2.1 Innox House is located near Station Approach, Trowbridge. The nearest postcode is BA14 8HH and national grid reference. 385295, 158001.

2.2 The proposals include external works comprising replacement and installation of addition of fenestration and doors; repairs to roof and stonework; new hard landscaping; erection of bin store and enclosure; installation of solar PVs to south facing roof - to enable conversion to 2 No. flats and 2 No. studios with ancillary communal facilities at ground floor level.

2.3 Residential dwellings will be located at first floor level.

2.4 A copy of the site location plan and proposed development plan can be found in Appendix 1.

3.0 FLUVIAL MODELLING AND EA FLOOD MAPS

3.1 Following a review of the EA flood maps contained in Appendix B. The site is shown to be located very close or within Flood Zone 2 indicating land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding. An extract of the EA Flood Map can be found in Appendix B.

3.2 Detailed fluvial modelling undertaken by Edenvale Young in support of the wider hybrid planning application for Innox Mills (Ref PL/2021/08064) was undertaken in October 2020. The modelling was subsequently accepted in principle by the LLFA and the Environment Agency through formal consultation in regard to the Hybrid Planning Application.

3.3 The detailed modelling results show that the existing Innox House building lies within Flood Zone 1, indicating a very low chance of flooding, less than 1 in 1000 annual probability. The area to the north of the building where flooding is more likely is 650mm below the existing FFL of the building and safe access can be achieved through the multiple existing northern doorways within Flood Zone 1.

3.4 A review of the EA surface water flooding maps show a low to medium risk of flooding to the north of the existing building, however as stated this area is circa 650mm below the FFL of Innox House.

3.5 For extracts of the EA flood mapping and the revised flood mapping refer to Appendix 2.

4.0 OVERLAND FLOWS

4.1 Consideration must be given for a rainfall event in excess of the 100-year storm +40% climate change and failures or blockages within the surface water network. Above-ground flow routes will match existing routes and lead surface water away from the existing building.

5.0 DRAINAGE STRATEGY

5.1 The area of hardstanding is not to be increased from the predevelopment, the building is also remaining and as such surface flow rates will not be increased from the existing situation. It is proposed to retain the existing rainwater pipe connections to the existing surface water network.

5.2 The foul network will remain as existing, discharging to the private system to the south of the existing building.

6.0 CONCLUSION

6.1 The site is located in Flood Zone 1 following detailed fluvial model undertaken in October 2020.

6.2 It is concluded that the proposed refurbishment of Innox House, will not raise flood risk in the vicinity of the site.

6.3 Existing drainage routes will be maintained with no impact on downstream systems.



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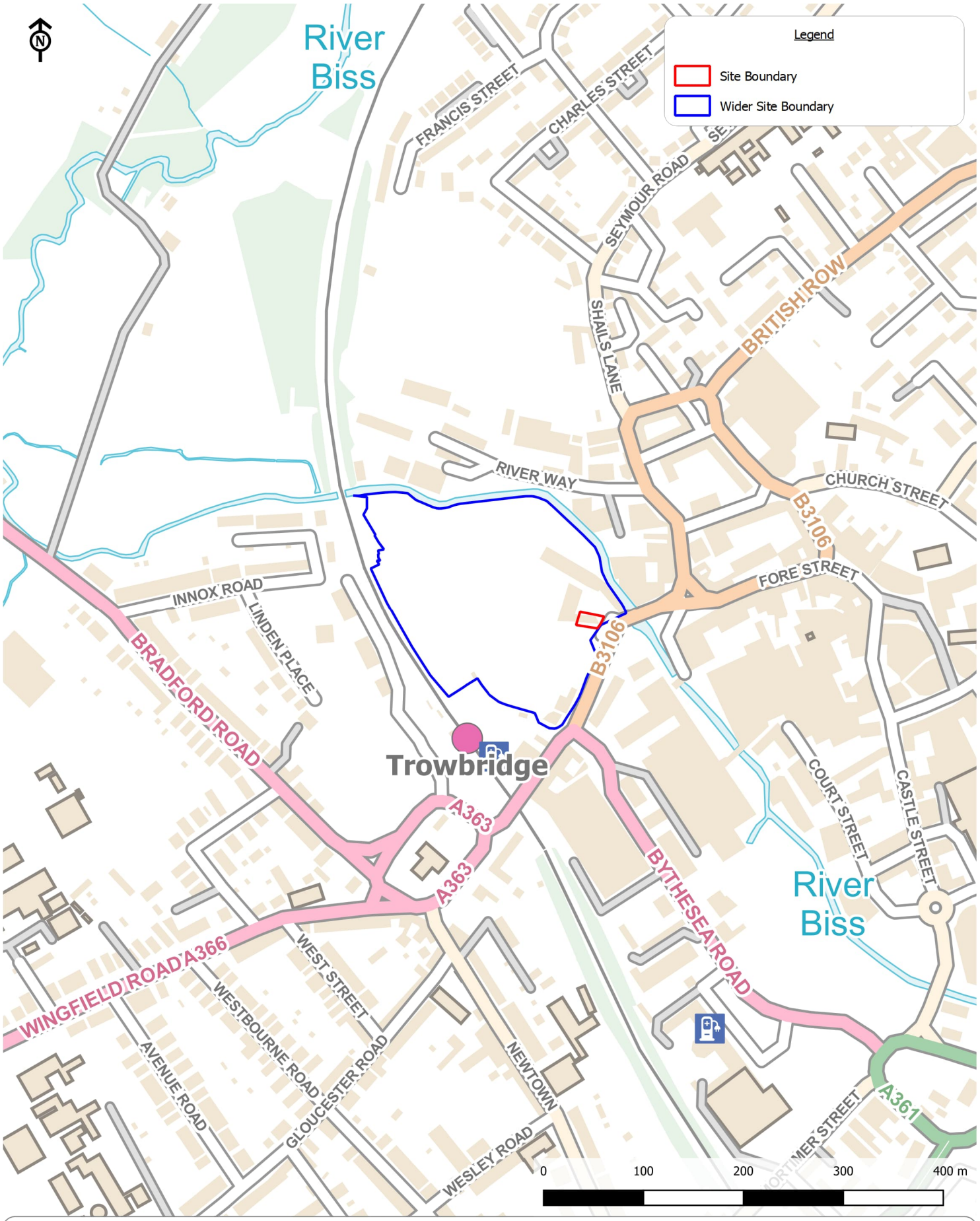
Appendix 1

Site Location & Site Plan



Innox House, Trowbridge

Client: Innox Mills Ltd

Site Location

Scale: 1:5000@A4

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Job Number: 13310

Drawn by - Checked by: RP - PT

Drg No - Status/Revision: 13310-CRH-XX-XX-FG-G-7012 - P1

File location: N:\13250 - 13499\13310 B - Innox Mills\Project_Workspaces\Innox House FRA (pdf in Outputs)

Date (Revision History): 18/07/2023 (P1, First Issue, 17/07/23, RP)

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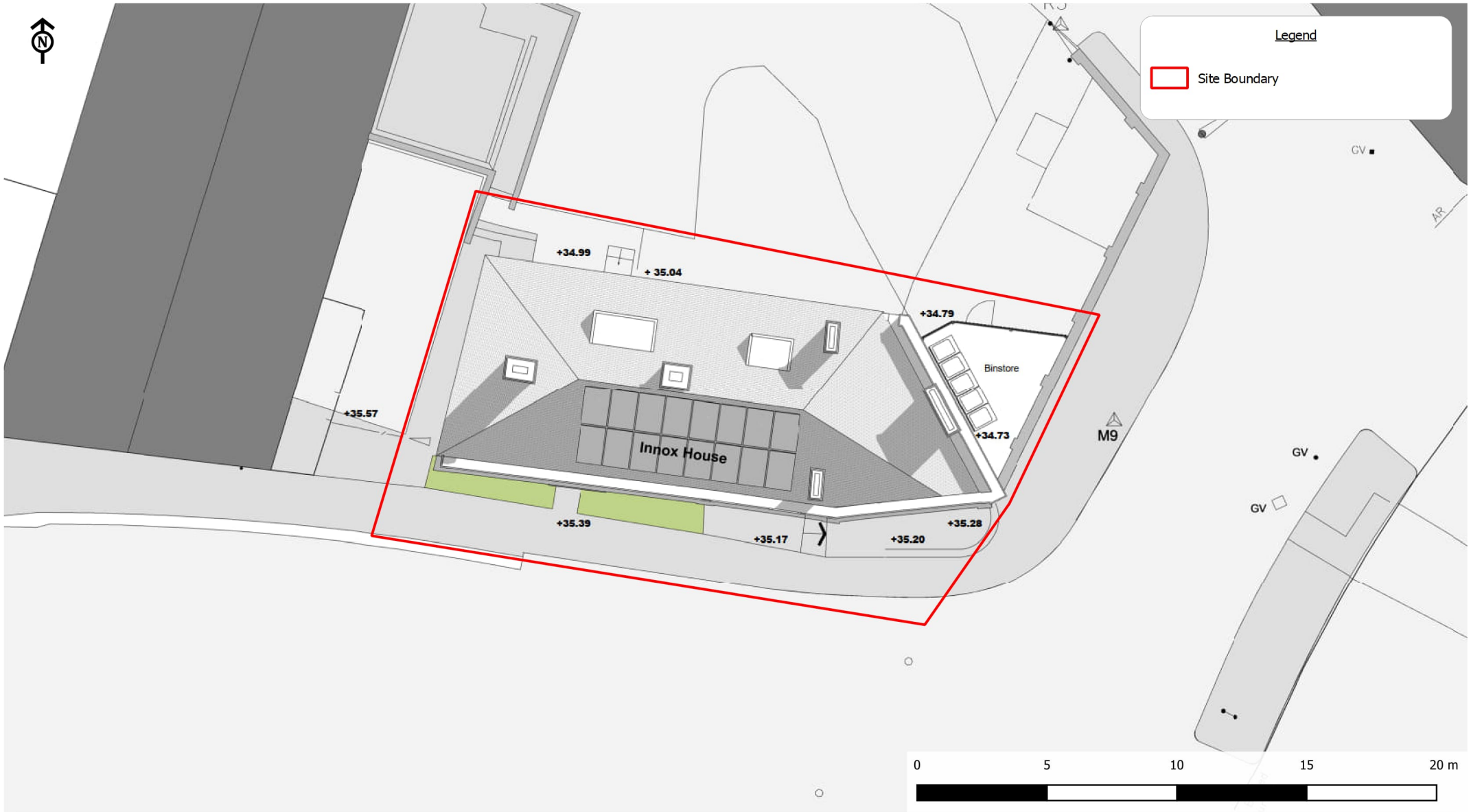

Innox House, Trowbridge

Client: Innox Mills Ltd

Proposed Development

Scale: 1:200@A4
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ProjectEntity Site Plan - Proposed, drg no A-110 (Jul 2023)
Job Number: 13310
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Drg No - Status/Revision: 13310-CRH-XX-XX-FG-G-7013 - P1
File location: N:\13250 - 13499\13310 B - Innox Mills\Project_Workspaces\Innox House FRA (pdf in Outputs)
Date (Revision History): 18/07/2023 (P1, First Issue, 17/07/23, RP)

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Appendix 2

EA Flood Plans and Modelled Flood Extents



Innox House, Trowbridge

Client: Innox Mills Ltd

Flood Zones

Scale: 1:2500@A4

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Date (Revision History): 18/07/2023 (P1, First Issue, 17/07/23, RP)

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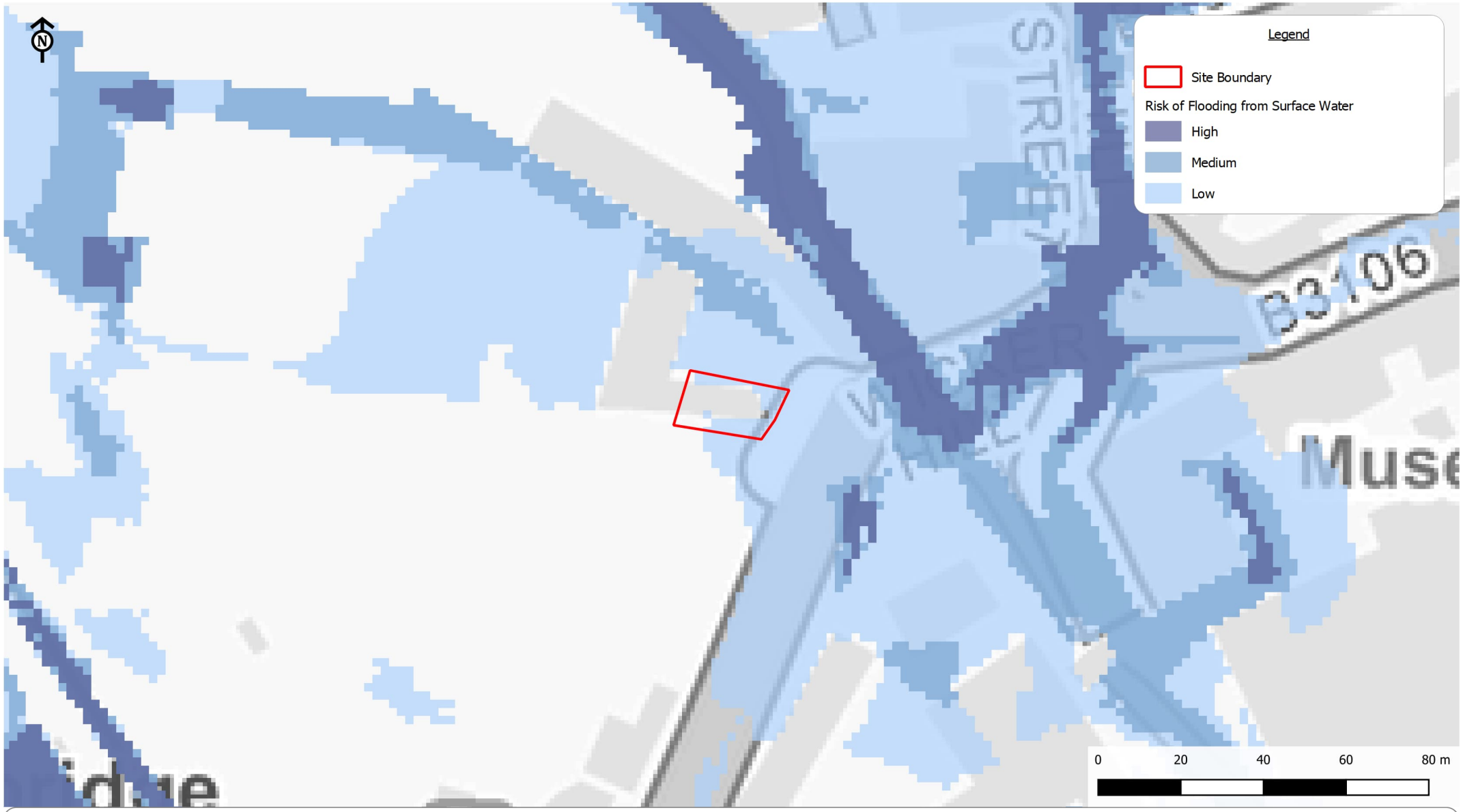

Innox House, Trowbridge

Client: Innox Mills Ltd

Surface Water Flood Risk

Scale: 1:1250@A4

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Date (Revision History): 18/07/2023 (P1, First Issue, 17/07/23, RP)

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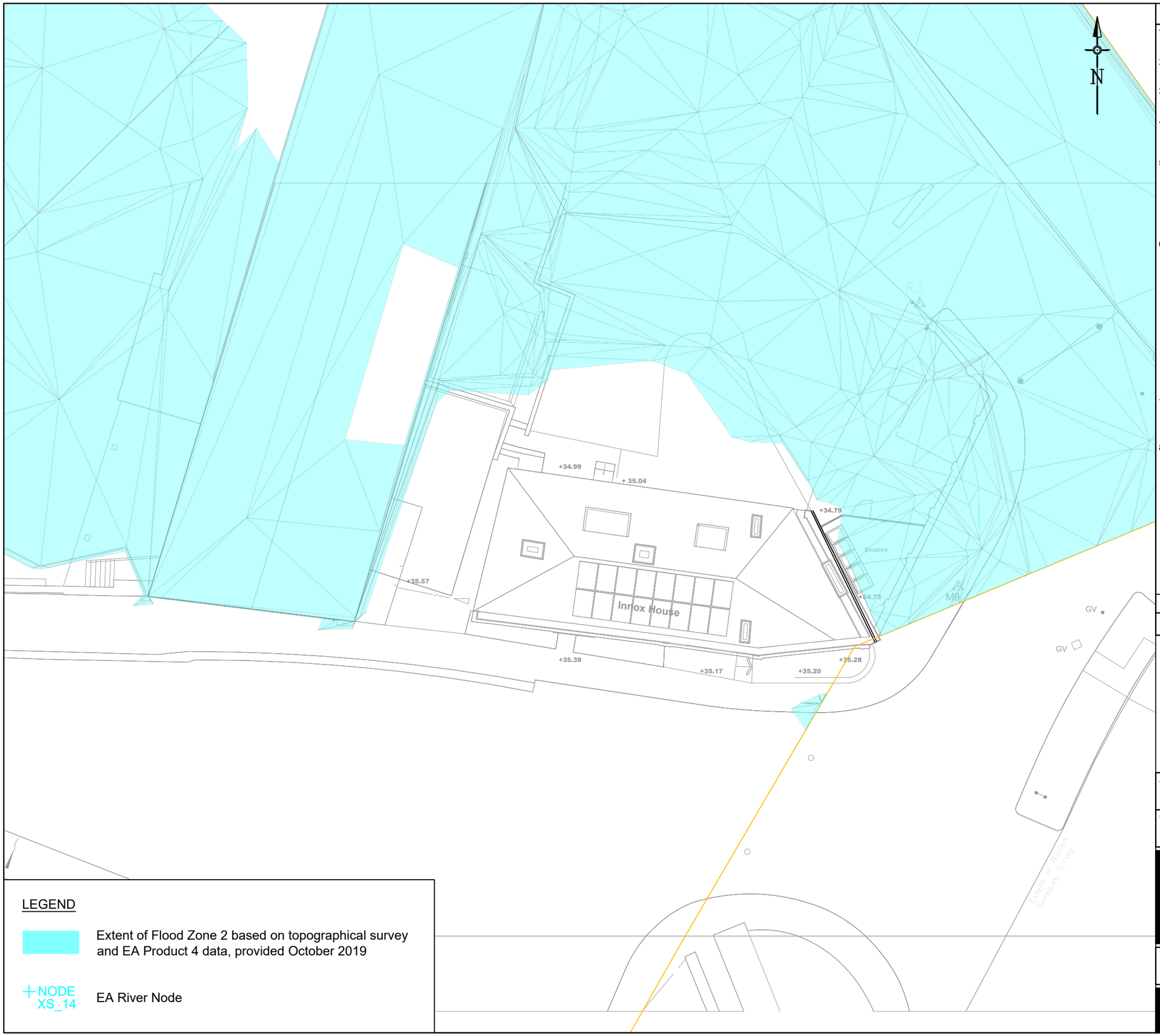

LEGEND

Extent of Flood Zone 2 based on topographical survey and EA Product 4 data, provided October 2019

NODE XS_14 — EA River Node

Notes

1. Do not scale from this drawing on print or electronically. Work from figured dimensions only.
2. No deviation from the details on this drawing is allowed without CampbellReith's prior permission in writing.
3. Read this drawing with all Architect's, Service Engineer's and CampbellReith's relevant details, specifications and drawings.
4. All work is to be done in accordance with the relevant specifications issued by CampbellReith, British Standard Codes of Practice, Statutory Requirements and the Contract Documents.
5. Drawing revision:

   P: Preliminary — Evolving drawings for approvals, tenders, billings etc.

   C: Contractual — Drawings authorized and approved for stage completion i.e. Stage-Tender or Stage 5-Construction.

6. Drawing status:

   Work in progress
   S0 - Initial status
   Shared (Non-contractual)
   S1 - Suitable for coordination, **S2** - Suitable for information,
   S3 - Suitable for review and comment, **S4** - Suitable for stage approval.
   Published (For contractors purposes)
   A1, An etc - Authorised and accepted ('n' relates to work stages)
   B1, Bn etc - Partial sign-off (with comments)
   CR - As constructed record document (Final Construction ONLY. Any deviations to that which is on site is not the liability of CampbellReith)

7. Work Stages:

   2 - Concept, **3** - Definition, **4** - Design, **5** - Build & commission, **6** - Handover

8. Only drawings with **revision Cn and status A5 to be used for Construction.**

Rev	Description	Date	By
P1	Issued for Information	18.07.23	AJM

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Job Title: Innox House

Client: Innox Mills Ltd

Existing Flood Extents of Innox House

Drawn by	Date made	Scale @ A3	Checked by	Suitability	CR Project
AJM	18.07.23	1:200		S2	13310

Project No.	Originator	Volume	Lvl/Loc	Type	Role	Number	Rev
13310	CRH	XX	XX	DR	C	5100	P1

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