Flood Risk Assessment for Change of Use of Wilton Police Station and residential accommodation to two dwellings.

45 Russell Street, Wilton, Salisbury SP2 0BG

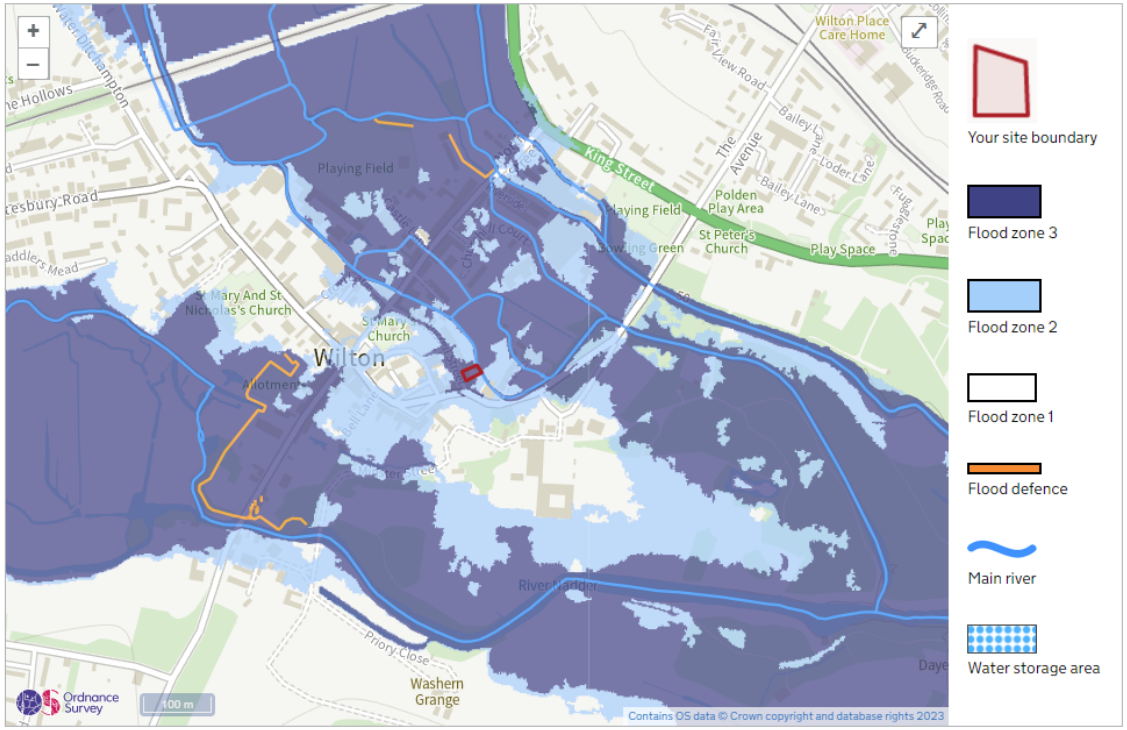
The application is for change of use from police station and accommodation to 2 dwelling houses at the site outlined below.





The police station is a two-storey building with attached residential accommodation. The change of use of the station will provide an additional two-storey dwelling.

The site sits within Flood Zone 3 according to the basic EA mapping:



However, when a more detailed study of the site is taken, it is clear that the possibility of flooding is related to flows in the street rather than the area within the building curtilage itself. From the information shown below, which is taken from [Learn more about this area's flood risk - GOV.UK (check-long-term-flood-risk.service.gov.uk)] the data shows that the extent of flooding from surface water is entirely constrained within Russell Street.

With regard to flooding from the river, it is implied from the mapping above that as the site backs onto a watercourse, then flooding will infiltrate the rear courtyard of the property and then into Russell Street. However, this does not take into account the brick wall that surrounds the site, to a height of 1.8m.

Flood risk

Extent of flooding

Location

Enter a place or postcode



Extent of flooding from surface water

High Medium Low Very low Location you selected

Flood risk

High risk: depth

Location

Enter a place or postcode



Surface water flood risk: water depth in a high risk scenario

Flood depth (millimetres)

Over 900mm | 300 to 900mm | Below 300mm | Location you selected

Flood risk

High risk: velocity

Location

Enter a place or postcode



Surface water flood risk: water velocity in a high risk scenario

Flood velocity (metres/second)

Over 0.25 m/s | Less than 0.25 m/s | Direction of water flow | Location you selected

Flood risk

Medium risk: depth

Location

Enter a place or postcode



Surface water flood risk: water depth in a medium risk scenario

Flood depth (millimetres)

Over 900mm | 300 to 900mm | Below 300mm | Location you selected

Flood risk

Medium risk: velocity

Location

Enter a place or postcode



Surface water flood risk: water velocity in a medium risk scenario

Flood velocity (metres/second)

Over 0.25 m/s | Less than 0.25 m/s | Direction of water flow | Location you selected

Flood risk

Low risk: depth

Location

Enter a place or postcode



Surface water flood risk: water depth in a low risk scenario

Flood depth (millimetres)

Over 900mm | 300 to 900mm | Below 300mm | Location you selected

Flood risk

Low risk: velocity

Location

Enter a place or postcode



Surface water flood risk: water velocity in a low risk scenario

Flood velocity (metres/second)

Over 0.25 m/s | Less than 0.25 m/s | Direction of water flow | Location you selected

The police station is a two-storey building with attached residential accommodation. The change of use of the station will provide a two-storey dwelling. Therefore there is sufficient space to act as a refuge for any occupants in the event of a flood. Occupants will be made aware of access to flood warnings:
https://www.gov.uk/sign-up-for-flood-warnings

As well as information on what to do should a flood occur

