



Job Title

Owen St, Manchester

Prepared by

Renaker Build Ltd

Report Type

Flood Emergency Evacuation Plan

Date

23 January 2019

Management Strategy

The development will be registered with Floodline within 6 months of first occupation in order to ensure that the below management strategy can be implemented. In addition the initial homeowner pack will advise residents to ensure that they personally register with Floodline to ensure they are also kept updated directly.

Where Flood Warnings Are Received In Advance

- 1) Where Flood Warnings or Severe Flood Warnings are received these will be communicated to all residents:
 - a. All residents will be notified of the Flood Warning and reminded to take any necessary precautions. Flood Alert Notices will be displayed in a prominent, clearly visible places, on the premises (i.e. within noticeboards and lift areas) to indicate to everyone the current flood alert status issued by the Environment Agency and any recommend precautions.
 - b. Residents who park in the basement may also be contacted directly and advised to remove vehicles from the basement level until further notice from the Management Company.
 - c. Residents may be advised that access to the Basement areas are restricted whilst the Flood Warnings are in effect.

In The Event Flood Waters Have (Or Are Likely To Start) Entered Carpark Levels

- 1) Access to the basement car park will be restricted to both people and vehicles.
- 2) The site management team will carry out a full inspection of the car park to ensure no residents or visitors are within the basement area. Once clear the area will be closed and access restricted.
- 3) Where pedestrian evacuation is required this will be via the 4nr staircases (refer to enclosed Flood Risk Assessment illustration). These lead to ground floor.
- 4) Lifts will be placed out of service above ground level to prevent risk to residents in event of flood.

Scheme Flood Prevention Provisions In Place

Refer to enclosed Flood Risk Assessment illustration

Enclosures

Flood Risk Assessment illustration

CONDITION 31 - FLOOD RISK ASSESSMENT

MEASURES APPLIED TO LOWER GROUND



COMMENTARY - FLOOD PREVENTION MEASURES APPLIED TO LOWER GROUND

THE FOLLOWING DESIGN MEASURES HAVE BEEN IMPLEMENTED TO REFLECT MITIGATION MEASURES NOTED IN FLOOD RISK ASSESSMENT:

- 1.- TO PREVENT WATER INGRESS DURING FLOOD CONDITIONS FFL TO THE FOLLOWING LOCATIONS HAS BEEN SET AT 29.340M AOD (1 IN 100 YEAR PLUS CLIMATE CHANGE PLUS 600MM).
-CAR PARK RAMPS - ENTRANCE (A) AND EXIT (B)
-TOWER D ENTRANCE LOBBY (C)
RETAIL 5 (D) IS THE ONLY ENTRANCE WITH FFL SET AT BELOW 29.340M AOD. TO ADDRESS THIS PROPRIETARY FLOOD PREVENTION BARRIERS ARE PROVIDED FOR USE IN FLOOD CONDITION. THESE WILL BE INSTALLED UP TO 29.340M AOD.
- 3.- IN ADDITION, AN EMERGENCY EXIT DOOR (E) HAS BEEN INTRODUCED TO THE REAR OF RETAIL 5 TO ALLOW EVACUATION IN FLOOD CONDITION.
- 4.- STAIRCASES RINGED IN PURPLE ARE SAFE EVACUATION ROUTES. PEDESTRIANS CAN EVACUATE TO GROUND LEVEL WHICH IS APPROPRIATE SAFE HAVEN. GROUND FFL IS 32.200M AOD (TO ALL TOWERS) WHICH IS SIGNIFICANTLY ABOVE DESIGNATED FLOOD LEVEL (29.340M AOD - 1 IN 100 PLUS CLIMATE CHANGE PLUS 600MM)