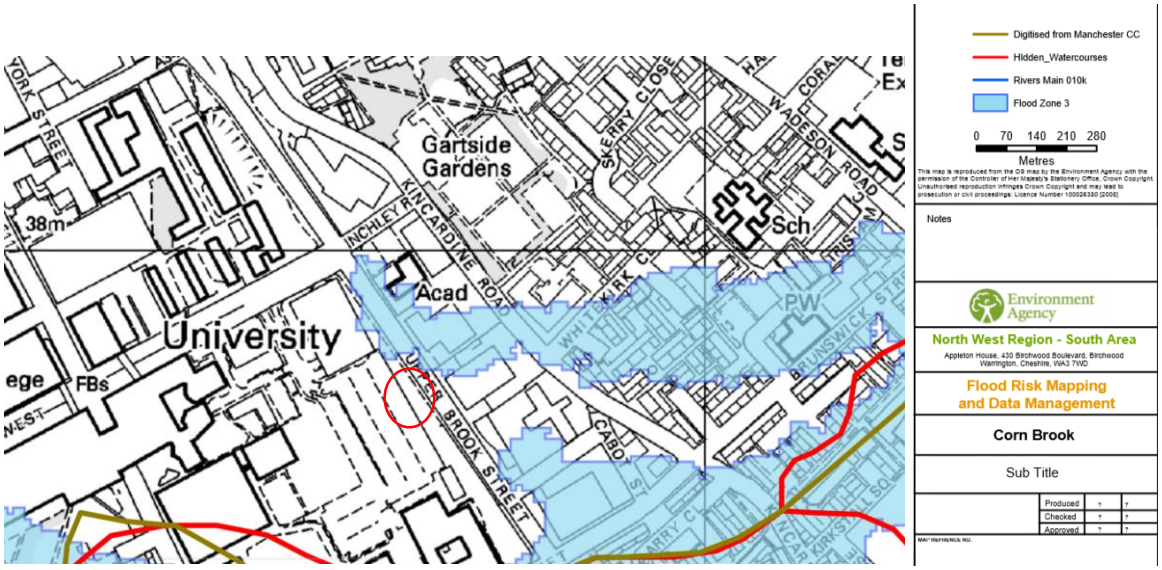
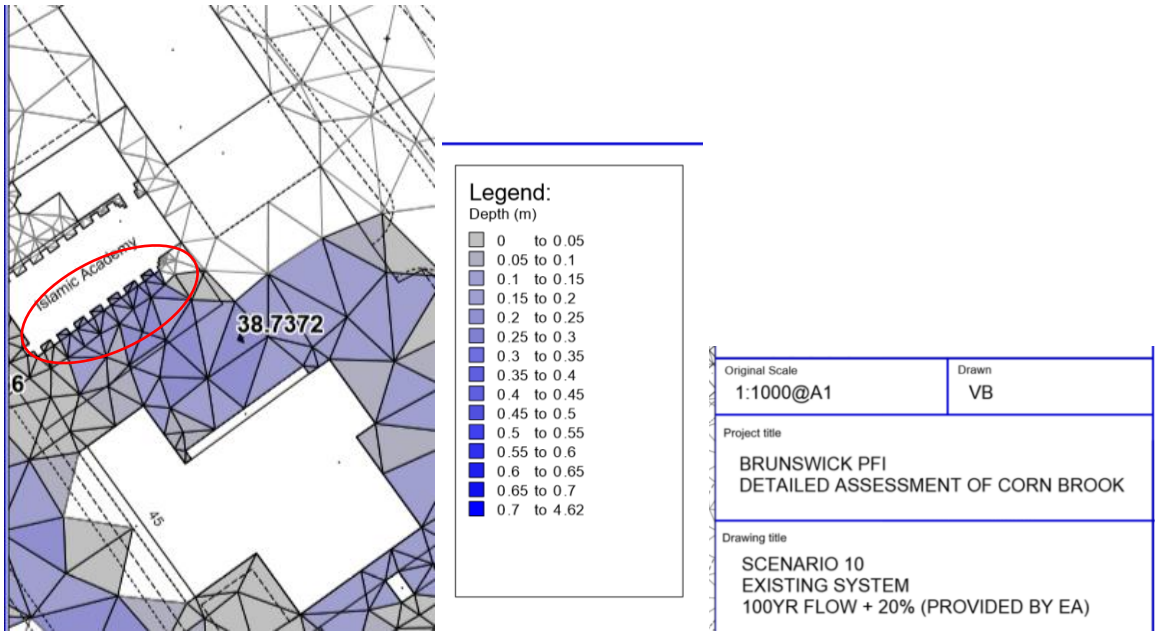
Upper Brook Street Chapel – detailed flood mapping review



Using EA Flood Risk mapping: Only southwest section inundated (2-3 bedrooms)



Using 100year + climate change flow as above:

South facing existing chapel would be at 0 – 0.25m depth of flooding.

The flood extent is defined by the exiting chapel given nature of the building.

Design Response:

- Additional floodproofing of the ground floor internally (due to listed nature of building).

- Only at entrances / points where floodwaters could enter, sensitive landscaping could be incorporated to encourage floodwaters away from the ground floor bedrooms without increasing flood risk off site by containing flood waters in balance on site.

Given the existing building is already flood impedance based on the modelled data, there will be no reduction in flood storage and therefore no compensation is considered necessary.

Given furthest extent of flooding and shallow depths (potentially less than a kerb height) this is considered an appropriate approach to permit safe habitable rooms on the ground floor, since all would have safe access to appropriate refuge areas on upper levels above the extreme event for the lifetime of the development.

Recommend as a planning condition: detailed plan to demonstrate continuance of flood exclusion in order to demonstrate safe bedrooms on the ground floor.

The Brunswick PFI scheme will not be permitted to increase flooding at the site and will likely need to demonstrate betterment given it is a large masterplan with scope to minimise flooding.