

FLOOD RISK ASSESSMENT

Description of the Works

The Application relates to two elements:

1. Infill extension to the undercroft to provide an extended entrance into the Library.
2. Remove the 2no. raised flower beds within the piazza which are outside the Library and Chapel.

The Library is an important focal point of the University and the purpose of the application is to increase its visibility and accessibility for students and visitors.

Background

The application area is outside the St Mary's University Chapel which was built in the early 1960's and is Grade II listed. There are undercrofts both sides of the Chapel and 2no. raised flower beds in front of the undercrofts which are all later additions.



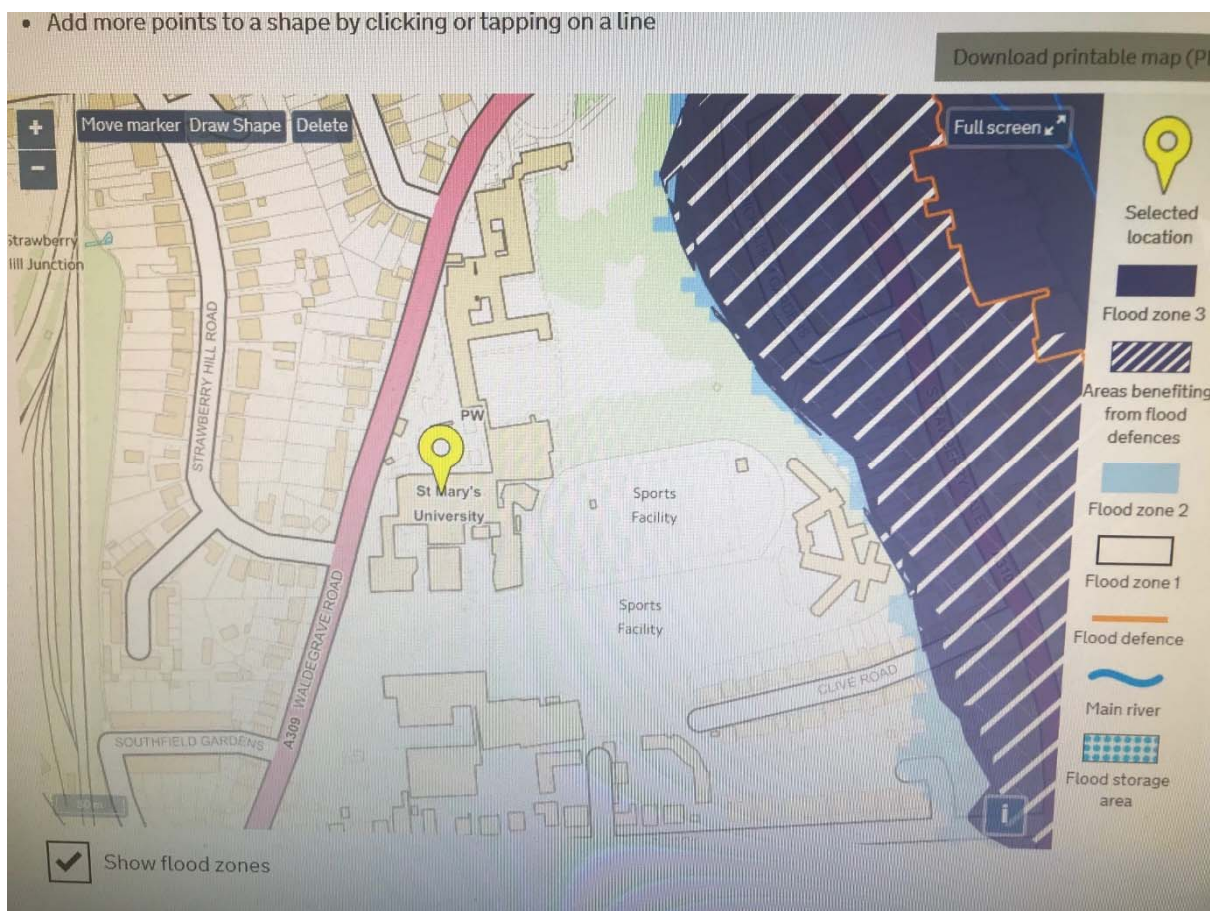
Flood Risk and Proposed Design

The Application area detailed in Drawing No. P005 is approximately 200m away from the East Boundary which in the photo below indicates on the edge is a flood zone 2.

I attach drawing P006 which indicates the levels on site between the Library building and the raised flower beds and the East boundary. I can confirm the differences as follows:

- Front of Library – East Boundary levels indicates Front of Library approximately 4m higher than boundary.
- Front Library - Raised bed – slight fall away from building. There are existing ACO channels and gullies which allow surface water to drain away from the buildings.

The photo below indicates that there are existing flood defences and an area which benefits from flood defences just before the boundary line.



The work to complete the infill extension to the undercroft will have an ACO channel in front of the new entrance doors as a precaution however than is a small fall away from building and also by lowering the raised bed and providing additional soft landscaping it allows the hard landscaping to flow into this rather than in gullies and ACO channels which can get blocked.