

**Former Buzzers Bar Building
South Shields**

Flood Risk Assessment & Drainage Strategy

Issue Date:

08 July 2022

Report Number:

22069-FRA-01

Client:

Hedley Planning Services

Revision:

-

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Appendix A – Site Location Plan

Appendix B – Existing Sewer Plans

Appendix C – Proposed Layout

Revision	Date	Comments	Prepared by	Checked by
-	08.07.22	Initial issue	PB	PL

Executive Summary

Site Location	The proposed 0.4Ha development is located off Victoria Road in South Shields, South Tyneside, approximately 900m south of South Shields town centre.
Site Proposals	The proposed development is a change in use and redevelopment of the former Buzzers Bar building and Social Club and Institute into residential apartments and Houses in Multiple Occupation (HMO) with the addition of a new upper floor level.
Nearest Watercourse	None within vicinity of site.
Nearest Surface Water Sewer	2No surface water sewers originating to the north and south of the site.
Nearest Combined Sewer	To the north of the site in Victoria Road.
Nearest Foul Water Sewer	Originates to the south of the site in the unnamed road adjacent to the existing building.
Flood Zone	EA flood maps indicate that the development boundary is located entirely within an area classified as a Flood Zone 1 .
Surface Water Flooding	Environment Agency surface water flood maps show that the site is location in an area considered to be at ' very low ' risk of surface water flooding.
Surface Water Disposal	Surface water flows post-development will not be increased as the proposed development retains the existing building structure and 100% impermeable roof area.
Foul Water Disposal	A CCTV drainage survey will be required to determine the current foul discharge points and a Section 106 application made to NWL based on the post-development foul flows. It is anticipated that foul flows will increase post development. Proposed foul flows have been calculated to be 0.84l/s based on the proposing building being fully occupied with 55 persons and a daily flow rate of 200 litres per person per day.

The above summary should not be used in isolation and reference should be made the full report which provides a detailed assessment of the risks affecting the development.

1. Introduction

Coast Consulting Engineers have been commissioned by Hedley Planning Services to assess the flood risk and drainage strategy associated with the redevelopment of the former Buzzers Bar building in South Shields. This Flood Risk Assessment (FRA) is reviewed in accordance with the National Planning Policy Framework (NPPF) for Development and Flood Risk. In conjunction with assessing the site for flood risk a proposed drainage strategy has been prepared.

This site-specific FRA has been undertaken to determine the risk of flooding to the proposed development from all sources in accordance with the NPPF and to assess the flood risk to others as a result of the development. The assessment will recommend how the risk can be managed in line with planning policy requirements.

One of the key aims of the NPPF is to ensure that flood risk is considered at all stages of the planning process to avoid inappropriate development in areas at risk of flooding and to direct development away from areas at highest risk. Where new development is necessary in such areas, the policy aims to make it safe without increasing flood risk elsewhere and where possible, reducing flood risk overall.

1.1 National Planning Policy Framework (NPPF)

The NPPF (2021) requires that:

- A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall.
- A site-specific flood risk assessment is required for proposals greater than 1 ha in size in a Flood Zone 1; all proposals for new development in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as identified in the Strategic Flood Risk Assessment).

The following definitions for flood zones are derived from NPPF:

FLOOD ZONE 1:

This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).

FLOOD ZONE 2:

This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year.

FLOOD ZONE 3:

This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

In addition to the risk of flooding from rivers or sea, consideration must also be given to surface water flooding, flooding due to ground water and flooding from artificial sources such as sewer failure or overtopping of reservoirs.

2. Site location, Topographical Features and Proposals

2.1 Site Location

The proposed development is located off Victoria Road in South Shields, South Tyneside, approximately 900m south of South Shields town centre.

National Grid Reference: NZ 36667 66446

436667mE, 566446mN

Please refer to the site location plan below and in Appendix A.

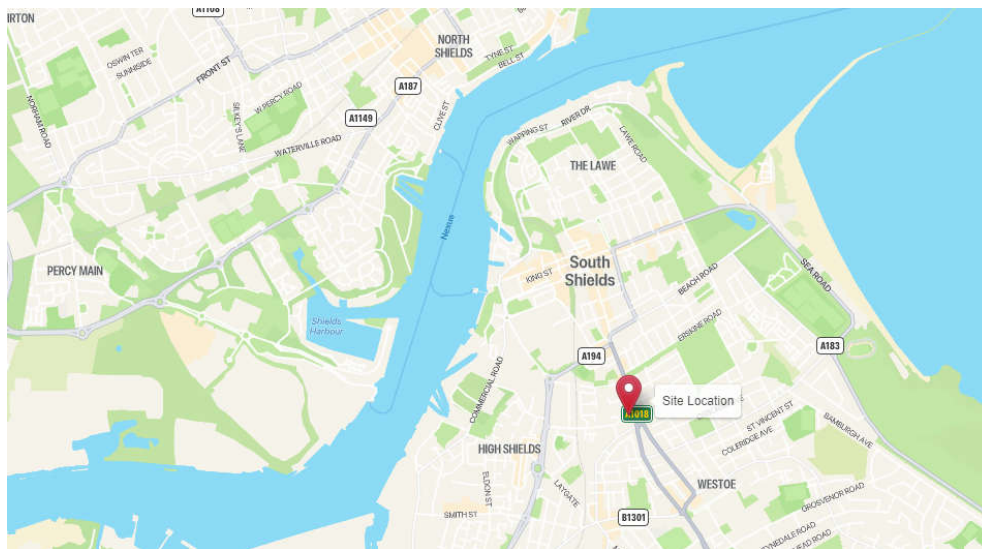


Figure 2.1 - Site Location

2.2 Existing Site Description

The proposed redevelopment site has a red line boundary area of approximately 0.4Ha and comprises wholly of an existing two storey building formerly known as Buzzers Bar.

The site is bound by Victoria Road to the north, east and west, and by an unnamed road to the south. Existing external levels surrounding the building fall from east to west.

2.3 Existing Sewers and watercourses

Existing public sewer records have been obtained from Northumbrian Water Ltd (NWL). Foul and surface water sewers originate in the unnamed road to the south of the site and flow west, prior to discharging into the combined sewer network. A second surface water sewer originates to the north of the building and flows west. A combined sewer originates in Victoria Road to the north of the building and flows north. Please refer to Appendix B.

There are no known watercourses within the vicinity of the site.

2.4 Development Proposals

The proposed development is a change in use and redevelopment of the former Buzzers Bar building and Social Club and Institute into residential apartments and Houses in Multiple Occupation (HMO), with the addition of a new upper floor level. Proposals by Vaughan Architecture Ltd show 6No. 1-bedroom flats, 5No. 2-bedroom flats and 2No. 8-bedroom HMO's across three floors with a games area and cycle store located in the basement. Please refer to Appendix C.

3. Potential Sources of Flooding and Proposed Mitigation

As required by the National Planning Policy Framework (NPPF) and Technical Guidance to the NPPF, each potential source of flooding needs to be considered; rivers and sea, land, groundwater, sewers and artificial sources (such as reservoirs and canals). Consideration also needs to be given to the flood risk vulnerability classification for this type of development.

3.1 Flood Zone Classification

Environment Agency flood maps have been acquired to assist with this assessment. The flood maps indicate that the development boundary is located entirely within an area classified as a Flood Zone 1. Land located within a flood zone 1 is defined as having less than a 1 in 1,000 annual probability of flooding from rivers or the sea (low risk). Refer to the extract below which identifies the Flood Zones within and in proximity to the development site. The site is not considered to be at risk of flooding from rivers or sea.

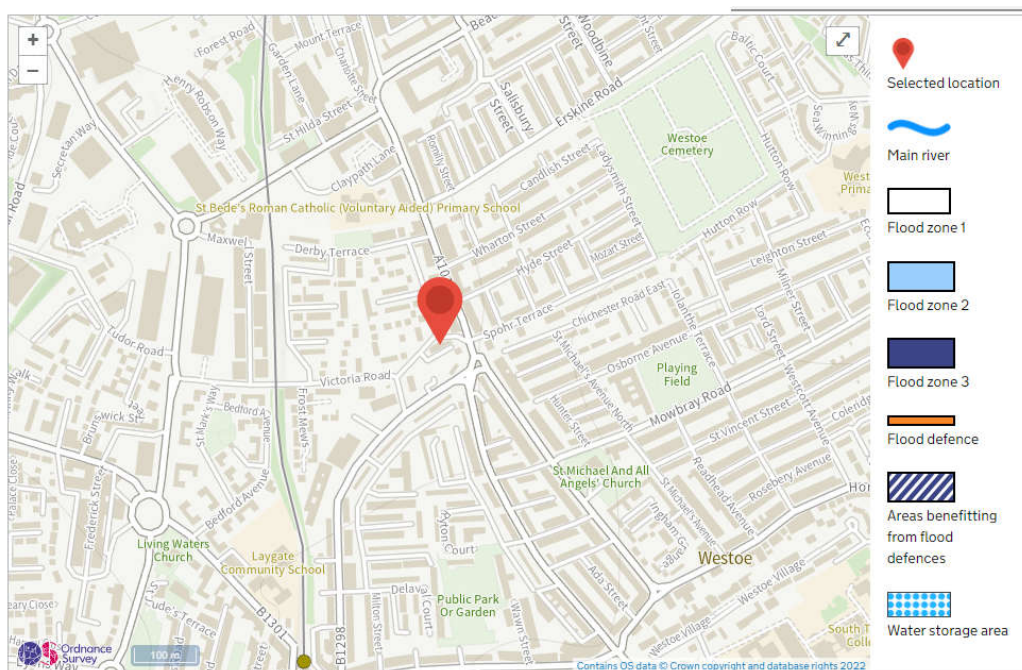


Figure 3.1 – Flood Zone Classification

3.2 Flood Risk Vulnerability Classification

Table 2 of the Planning Practice Guide (2014) states the following with respect to flood risk vulnerability classification.

More vulnerable

- Hospitals.
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- **Buildings used for dwelling houses**, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan

Table 3 of the Technical Guidance to the National Planning Policy Framework states the following with respect to appropriate land uses:

Table 3: flood risk vulnerability and flood zone 'compaibility'

Flood Risk Vulnerability Classification (See Table 2)	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	✓	Exception Test required	✓	✓
Zone 3a	Exception Test required	✓	x	Exception Test required	✓
Zone 3b functional floodplain	Exception Test required	✓	x	x	x

Key: ✓ Development is appropriate.
X Development should not be permitted.

An exception test will not be required in this instance as development is located outside of a flood zone 2 or flood zone 3.

3.3 Surface Water Flood Risk

Environment Agency surface water flood maps show that the site is location in an area considered to be at '**very low**' risk of surface water flooding.

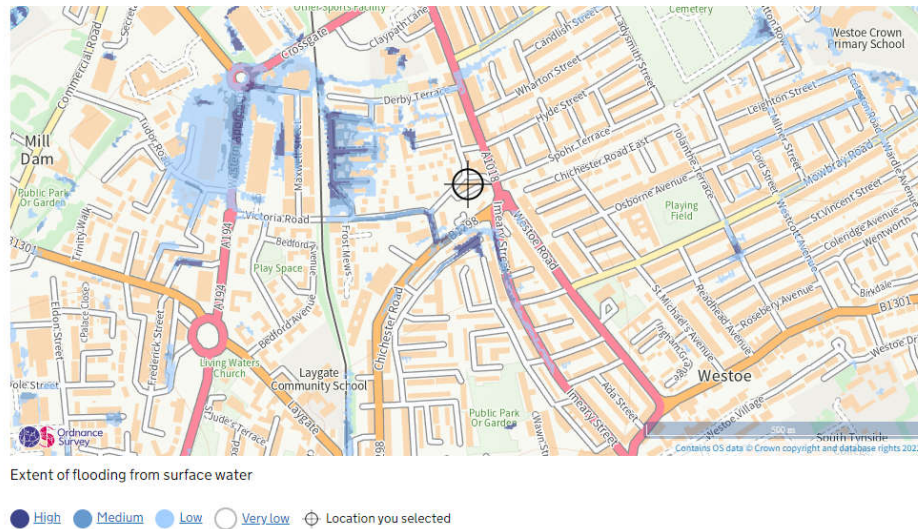


Figure 3.2 – Extent of surface water flooding

3.4 Reservoir Flood Risk

Artificial sources of flood risk such as man-made ponds or reservoirs can cause a potential risk of flooding. The flood map below shows that there is no potential flooding of the site from reservoirs, therefore the risk of flooding due to this source can be deemed as **low**.

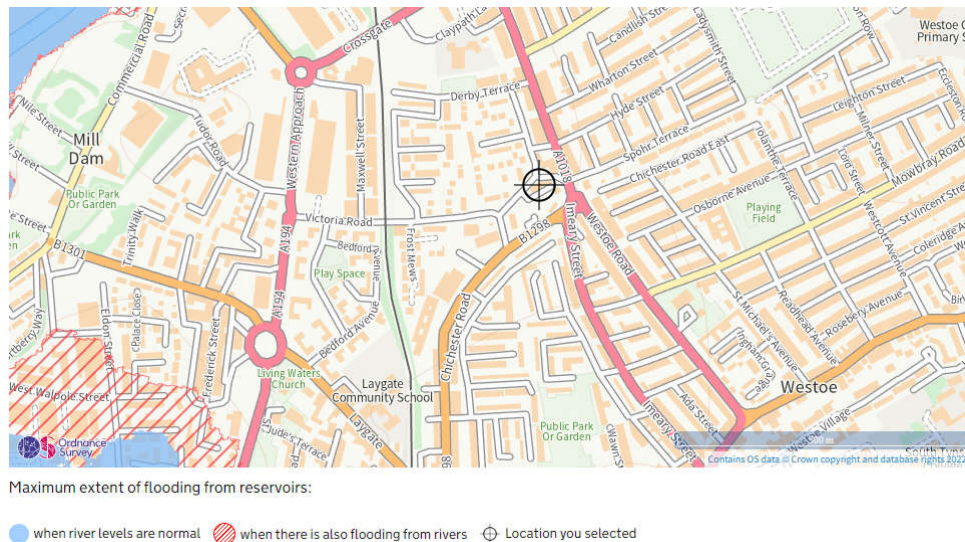


Figure 3.5 – Extent of reservoir flooding

The proposed development is considered appropriate within a Flood Zone 1 in line with the guidance contained within the NPPF for flooding.

4. Surface and Foul Water Disposal

4.1 Surface Water

The existing building occupies the full extent of the 0.4Ha site. Surface water flows post-development will not be increased as the proposed development retains the existing building structure and 100% impermeable roof area. If rainwater downpipe locations are to be moved a survey should be carried out to ensure that existing connections to the public sewer network are utilised.

4.2 Foul Water

Northumbrian Water Ltd have confirmed that a Pre-Planning Enquiry will not be required for this development. Existing sewer plans have been obtained from NWL which show foul and combined sewers surrounding the site however this does not show private connections from the existing development. A CCTV drainage survey will be required to determine the current foul discharge points and a Section 106 application made to NWL based on the post-development foul flows.

It is anticipated that foul flows will increase post development. Proposed foul flows have been calculated based on the proposing building being fully occupied with 55 persons and a daily flow rate of 200 litres per person per day.

Dry Weather Rate per person = 200L/day

Infiltration rate = 10%

Dry Weather Flow = 6

Flow per person = $(200 \times 1.1 \times 6) / (24 \times 60 \times 60) = 0.01528\text{l/s}$

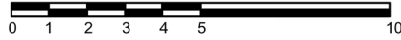
Total flows = $0.015 \times 55 = \underline{0.84\text{l/s}}$

5. References

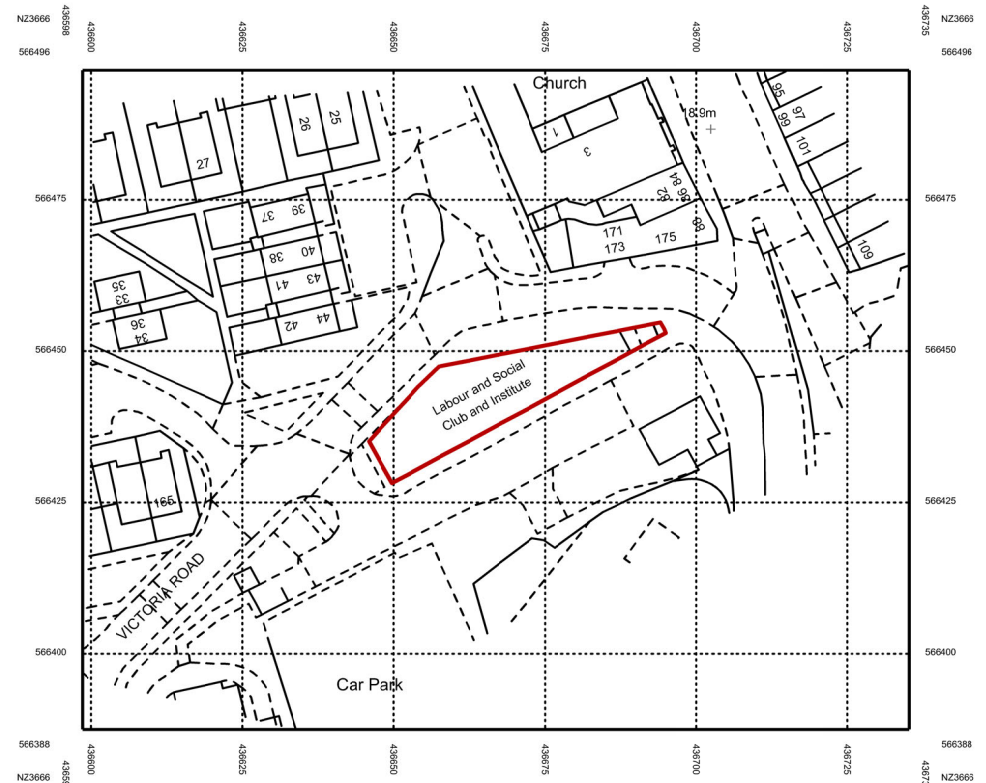
The following reference documents have been used in the preparation of this report.

- National Planning Policy Framework 2021.
- Planning Practice Guidance 2014.
- Environment Agency online flood maps.
- Design and Construction Guidance for foul and surface water sewers offered for adoption under the Code.
- Building Regulations Document H 2010.

Appendix A – Site Location Plan



PROPOSED SITE LAYOUT - 1:200



SITE LOCATION 1:1250

PLANNING

UNLESS STATED OTHERWISE, THE DESIGNS SHOWN ARE SUBJECT TO DETAIL SITE SURVEY AND INVESTIGATIONS AND/OR APPROVAL OF THE RELEVANT VARIOUS LOCAL AUTHORITY OFFICERS, STATUTORY UNDERTAKERS, FIRE OFFICERS AND ENGINEERS. THEY ARE PROJECT AND SITE SPECIFIC.
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BUZZERS BAR - SOUTH SHIELDS



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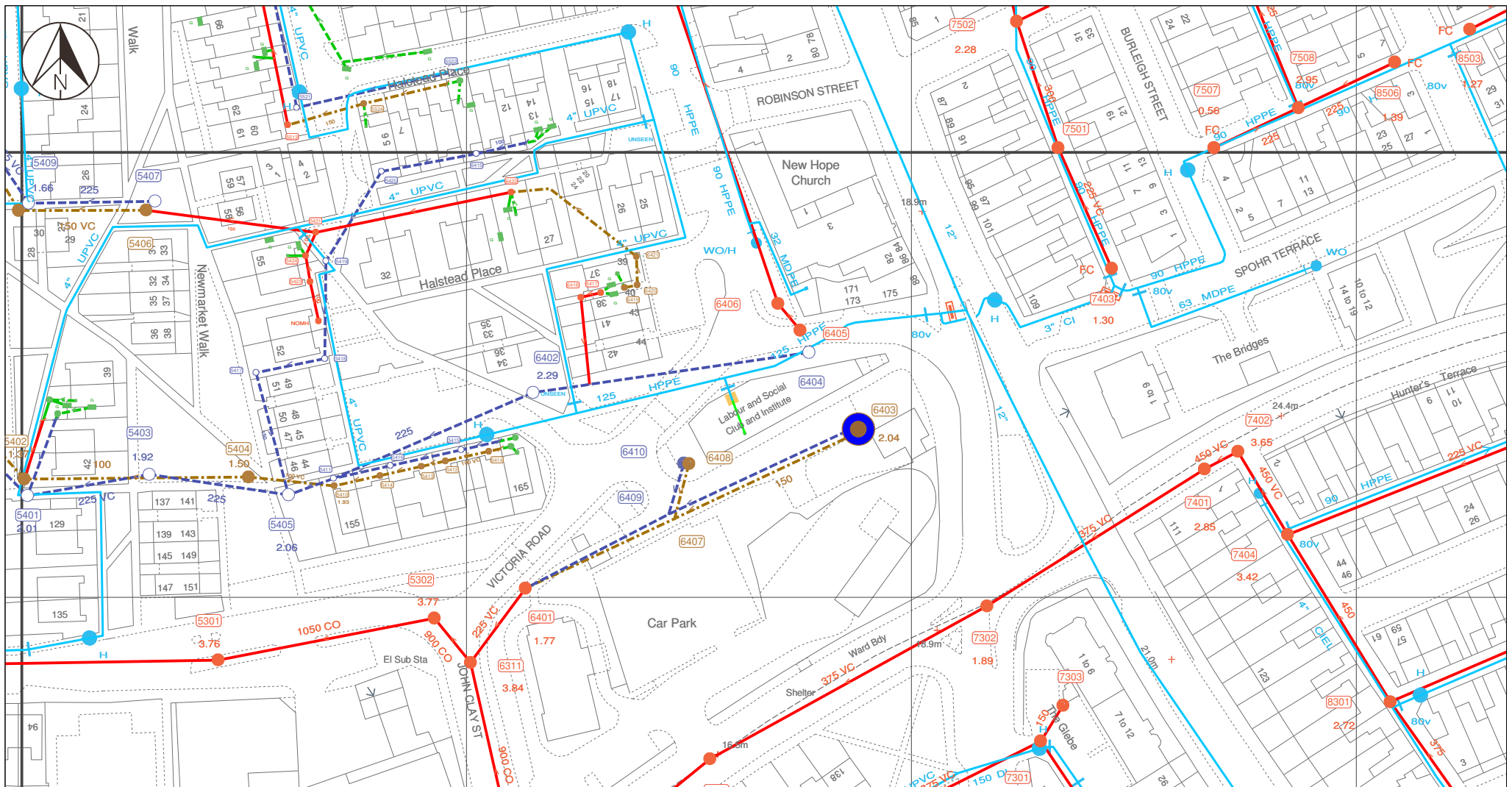
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PROJECT TITLE: RESIDENTIAL DEVELOPMENT
BUZZERS BAR SOUTH SHIELDS
DRAWING TITLE: PROPOSED SITE LAYOUT

PROJECT NO: VAD 22 39
DRAWING NO: PL130
REVISION:



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Appendix B – Existing Sewer Plans



Waste Water -			Water Network -		
NWL Responsibility			Network Types		
Combined	-----	Private/Non NWL	Distribution	-----	AB Asbestos
Foul	-----	Combined	Treated	-----	Abandoned
Surface	-----	Foul	Raw	-----	Out of Comm
Treated Eff	-----	Surface	Fire	-----	Proposed
Untreated Eff	-----	Treated Eff	Supply	-----	
Overflow	-----	Trade Eff	Private	-----	
		Watercourse			



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Title :

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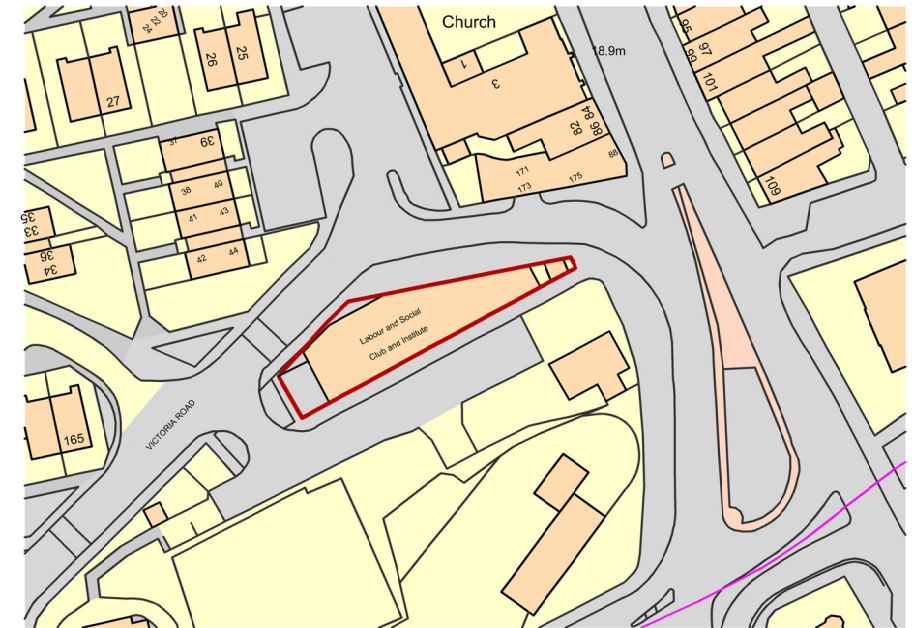
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Paper / Scale : A4@1:1250

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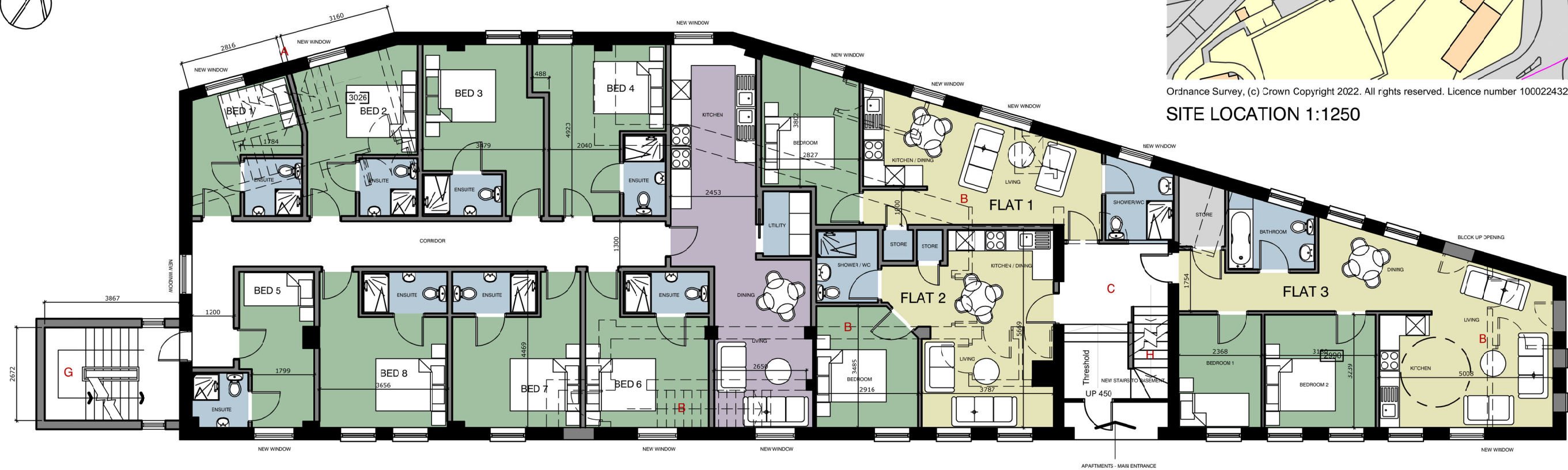


Appendix C – Proposed Layout



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SITE LOCATION 1:1250



GROUND FLOOR LEVEL

NARRATIVE:

- A. EXISTING STAIRS REMOVED SUBJECT TO STRUCTURAL DESIGN AND BUILDING CONTROL APPROVAL.
- B. HATCHED LINES INDICATE WALLS/STRUCTURE TO BE DEMOLISHED SUBJECT TO ENGINEERS DETAILS.
- C. EXISTING MAIN ENTRANCE TO BE MAIN APARTMENT ENTRANCE.
- D. ALL ENSUITE, BATHROOM AND KITCHEN LOCATIONS SUBJECT TO DRAINAGE CAPACITY AND LOCATION.
- E. ALL LAYOUTS SUBJECT TO PLANNING, BUILDING CONTROL AND FIRE OFFICERS REQUIREMENTS.
- F. ALL LAYOUTS SUBJECT TO FULL STRUCTURAL AND M&E DESIGN AND SURVEYS.
- G. PROPOSED EXTERNAL STAIRS ENCLOSURE SUBJECT TO PLANNING APPROVAL.
- H. NEW STAIRS UNDER EXISTING LEADING TO BASEMENT LEVEL.

BUZZERS BAR PROPOSED AREA SCHEDULE			
GROUND FLOOR LEVEL			
	GIFA SQ.M	SIZE	MIN NDCC SQ.M
APARTMENTS			
FLAT 1	38.22	1B/1 PERSON	37.00
FLAT 2	37.42	1B/1 PERSON	37.00
FLAT 3	60.73	2B/3 PERSON	61.00
HMO UNITS			
	NET BED AREA	SIZE	
BED 1	8.33	1B/1PERSON	6.51
BED 2	11.98	1B/2PERSON	10.22
BED 3	13.21	1B/2PERSON	10.22
BED 4	13.84	1B/2PERSON	10.22
BED 5	8.79	1B/1PERSON	6.51
BED 6	12.49	1B/2PERSON	10.22
BED 7	13.09	1B/2PERSON	10.22
BED 8	13.03	1B/2PERSON	10.22
NOTE: ALL AREAS ABOVE EXCLUDE EN-SUITES			
SHARED KITCHEN/DINING/LIVING	31.74		

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BUZZERS BAR - SOUTH SHIELDS



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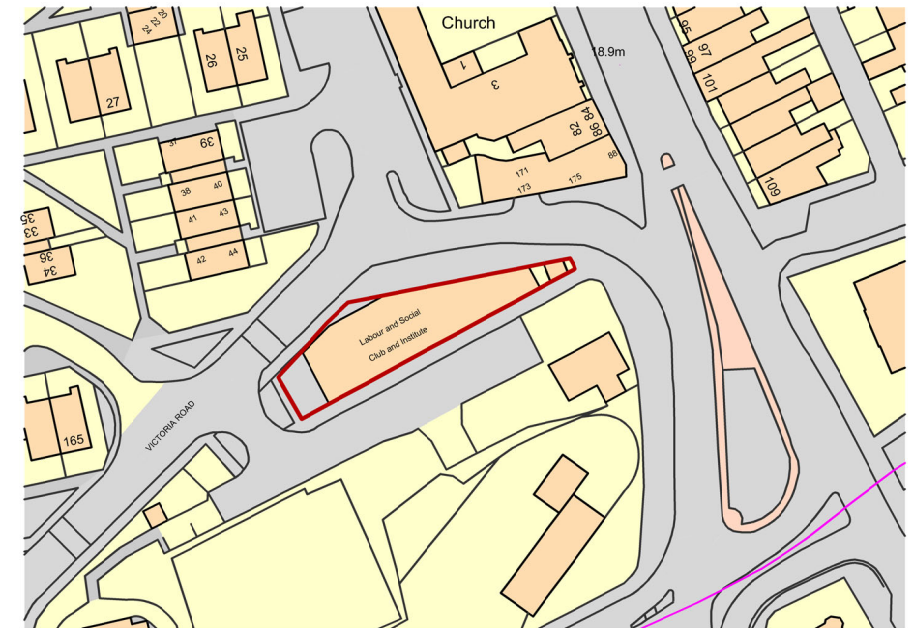
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PROJECT TITLE: RESIDENTIAL DEVELOPMENT
BUZZERS BAR SOUTH SHIELDS
DRAWING TITLE: PROPOSED GROUND FLOOR

PROJECT NO: VAD 22 39
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SITE LOCATION 1:1250



FIRST FLOOR LEVEL

NARRATIVE:

- EXISTING STAIRS REMOVED SUBJECT TO BUILDING CONTROL APPROVAL.
- HATCHED LINES INDICATE WALLS/STRUCTURE TO BE DEMOLISHED SUBJECT TO ENGINEERS DETAILS.
- EXISTING STAIRCASE TO APARTMENTS.
- ALL ENSUITE, BATHROOM AND KITCHEN LOCATIONS SUBJECT TO DRAINAGE CAPACITY AND LOCATION.
- ALL LAYOUTS SUBJECT TO PLANNING, BUILDING CONTROL AND FIRE OFFICERS REQUIREMENTS.
- ALL LAYOUTS SUBJECT TO FULL STRUCTURAL AND M&E DESIGN AND SURVEYS.
- PROPOSED STAIRS ENCLOSURE SUBJECT TO PLANING AND BUILDING CONTROL APPROVAL.

BUZZERS BAR PROPOSED AREA SCHEDULE			
FIRST FLOOR LEVEL			
	GIFA SQ.M	SIZE	MIN NDCC SQ.M
APARTMENTS			
FLAT 4	40.04	1B/1 PERSON	37.00
FLAT 5	61.39	2B/3 PERSON	61.00
FLAT 6	37.42	1B/1 PERSON	37.00
HMO UNITS			
	NET BED AREA	SIZE	
BED 9	8.33	1B/1 PERSON	6.51
BED 10	11.99	1B/2 PERSON	10.22
BED 11	13.21	1B/2 PERSON	10.22
BED 12	13.84	1B/2 PERSON	10.22
BED 13	8.79	1B/1 PERSON	6.51
BED 14	12.49	1B/2 PERSON	10.22
BED 15	13.09	1B/2 PERSON	10.22
BED 16	13.03	1B/2 PERSON	10.22
ALL AREAS SHOWN ABOVE EXCLUDE THE EN-SUITES			
SHARED KITCHEN/DINING/LIVING	31.74		

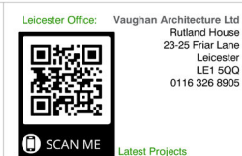
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BUZZERS BAR - SOUTH SHIELDS



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BUZZERS BAR SOUTH SHIELDS
DRAWING TITLE: PROPOSED FIRST FLOOR

PROJECT NO: VAD 22.09
DRAWING NO: PL110
REVISION: A



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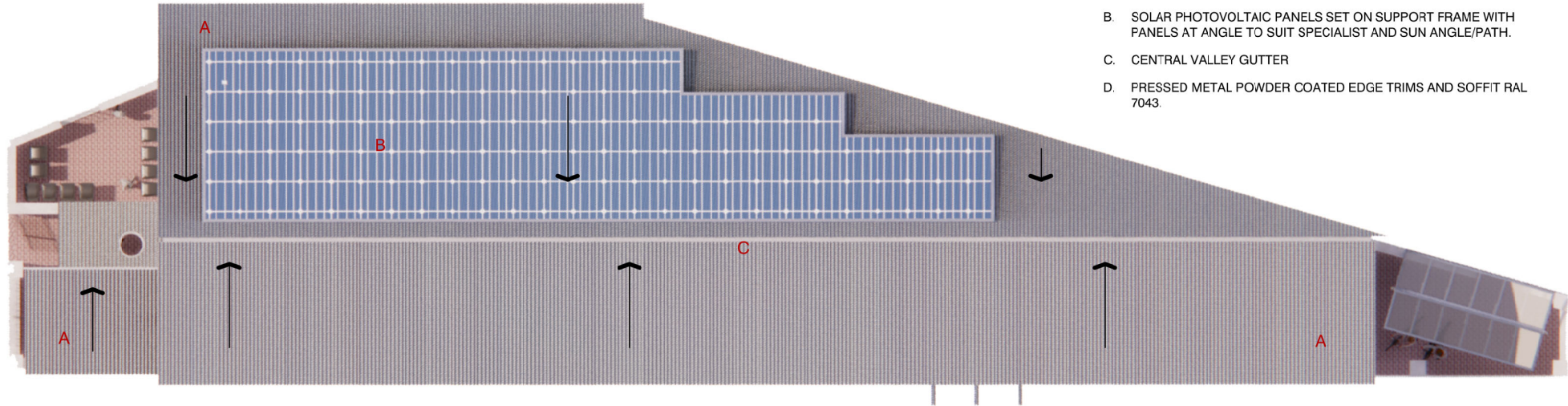
PLANNING



FLOOR PLAN NARRATIVE:

- A. PROPOSED NEW ENCLOSED STAIRS WITHIN SOUTH WESTERN SITE CORNER.
- B. EXISTING STAIRS EXTENDED UP TO SECOND FLOOR
- C. PROPOSED ELEVATION LINE TO MATCH EXISTING.
- D. ALL ENSUITE, BATHROOM AND KITCHEN LOCATIONS SUBJECT TO DRAINAGE CAPACITY AND LOCATION.
- E. ALL LAYOUTS SUBJECT TO PLANNING, BUILDING CONTROL AND FIRE OFFICERS REQUIREMENTS.
- F. ALL LAYOUTS SUBJECT TO FULL STRUCTURAL AND M&E DESIGN AND SURVEYS.
- G. ACCESS HATCH TO ROOF FOR MAINTENANCE PURPOSES ONLY. SUBJECT H&S AND FIRE OFFICER APPROVAL.

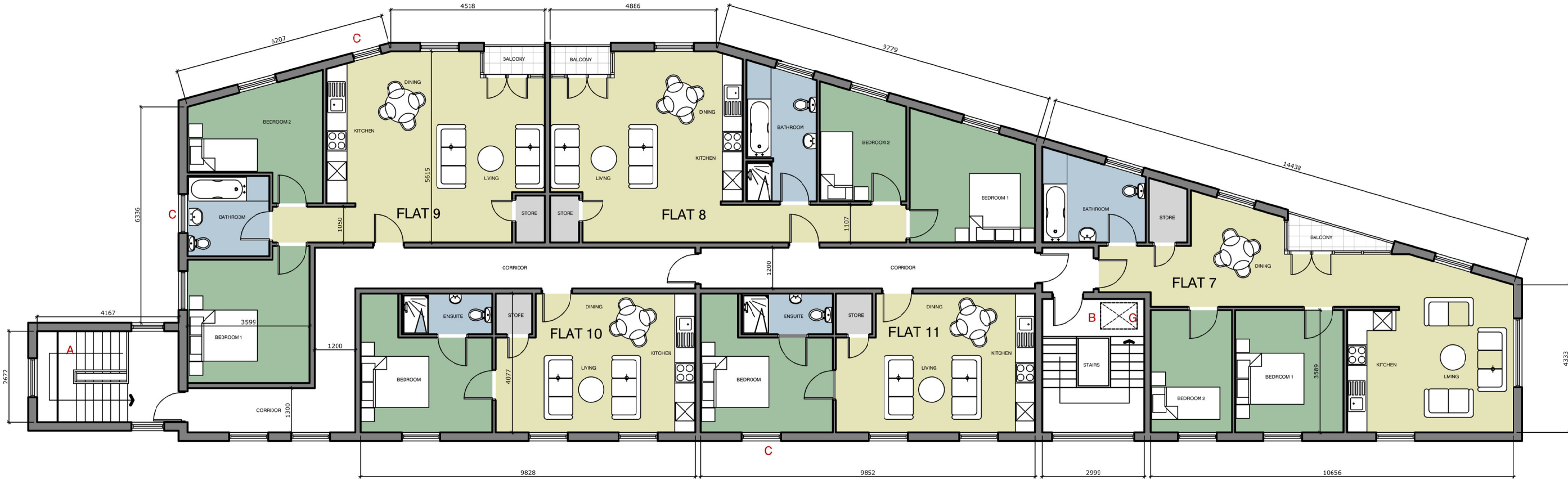
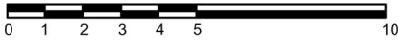
BUZZERS BAR PROPOSED AREA SCHEDULE			
SECOND FLOOR LEVEL			
	GIFA SQ.M	SIZE	MIN NDCC SQ.M
APARTMENTS			
FLAT 7	70.61	2B/3 PERSON	61.00
FLAT 8	65.88	2B/3 PERSON	61.00
FLAT 9	67.79	2B/3 PERSON	61.00
FLAT 10	40.06	1B/2 PERSON	37.00
FLAT 11	40.16	1B/2 PERSON	37.00



ROOF PLAN NARRATIVE:

- A. PROFILED METAL ROOF CLADDING - 5 DEGREE PITCH GALVANIZED.
- B. SOLAR PHOTOVOLTAIC PANELS SET ON SUPPORT FRAME WITH PANELS AT ANGLE TO SUIT SPECIALIST AND SUN ANGLE/PATH.
- C. CENTRAL VALLEY GUTTER
- D. PRESSED METAL POWDER COATED EDGE TRIMS AND SOFFIT RAL 7043.

ROOF PLAN 1:200 @A3



SECOND FLOOR LEVEL

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B	PLAN ENLARGED	03/05/22	NJV
C	MINOR CLIENT CHANGES	04/05/22	NJV
D	ISSUED FOR PLANNING	26/05/22	NJV

A3

BUZZERS BAR - SOUTH SHIELDS

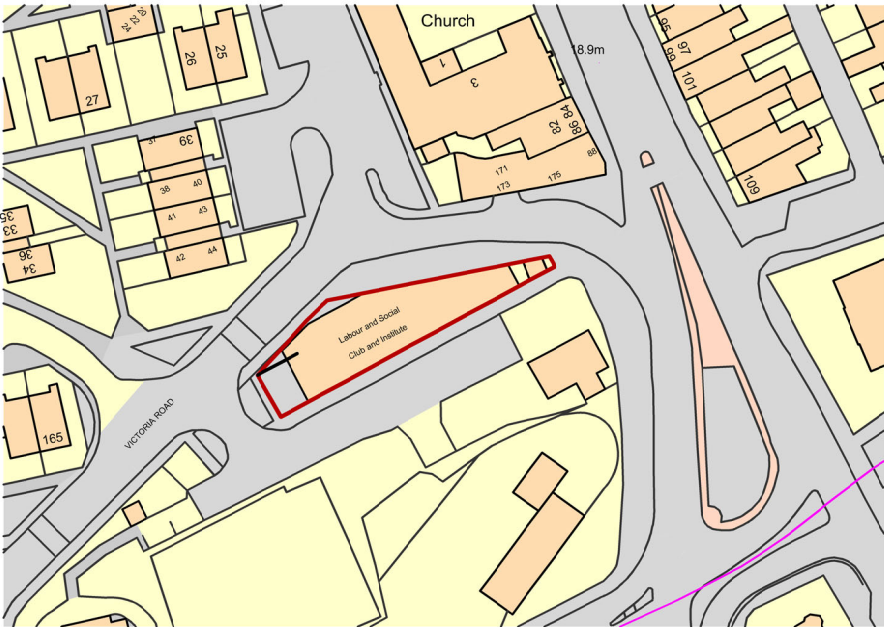
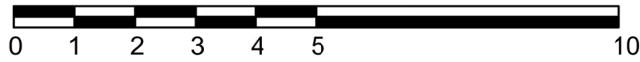


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DRAWING TITLE	PROPOSED SECOND FLOOR & ROOF PLAN
PROJECT NO.	VAD.22.09
DRAWING NO.	PL121
REVISION	D

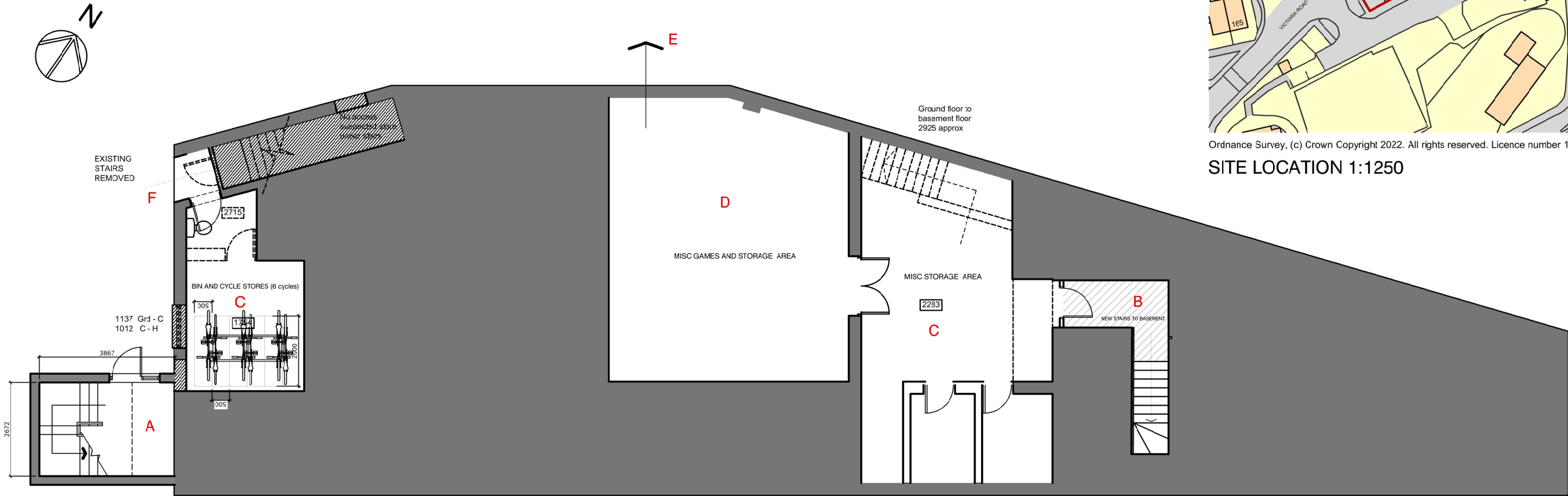


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SITE LOCATION 1:1250



BASEMENT FLOOR LEVEL

NARRATIVE:

- A. PROPOSED STAIRS TAKEN DOWN TO LOWER GROUND LEVEL.
- B. PROPOSED STAIRS TO MAIN ENTRANCE EXTENDED DOWN TO BASEMENT LEVEL WITH ASSOCIATED EXCAVATION TO LINK INTO BASEMENT AREA. SUBJECT TO ENGINEERS DETAILS.
- C. PROPOSED CYCLE STORAGE AREA.
- D. PROPOSED GYM/FITNESS AREA WITH LIMITED/ZERO WINDOW AVAILABILITY. SUPPORTED VIA M&E EXTRACT ANT VENTILATION ARRANGEMENT.
- E. POSSIBLE ADDITIONAL MEANS OF ESCAPE FROM FITNESS AREA. SUBJECT TO AMENDMENTS TO UPPER FLOOR PLANS.
- F. EXISTING DOOR RETAINED.
- G. ALL LAYOUTS SUBJECT TO PLANNING, BUILDING CONTROL AND FIRE OFFICERS REQUIREMENTS.
- H. ALL LAYOUTS SUBJECT TO FULL STRUCTURAL AND M&E DESIGN AND SURVEYS.

UNLESS STATED OTHERWISE, THE DESIGNS SHOWN ARE SUBJECT TO DETAIL SITE SURVEY AND INVESTIGATIONS AND/OR APPROVAL OF THE RELEVANT VARIOUS LOCAL AUTHORITY OFFICERS, STATUTORY UNDERTAKERS, FIRE OFFICERS AND ENGINEERS. THEY ARE PROJECT AND SITE SPECIFIC.
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SCALE: 1:125		
DATE: 090222		
A	AMENDED FOR PLANNING	250522 NJV
	JV	

A3

BUZZERS BAR - SOUTH SHIELDS



Latest Projects

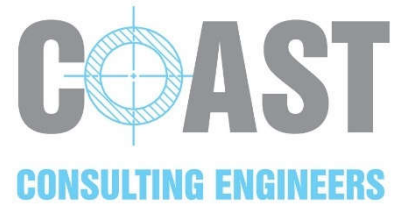
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CLIENT: BEAUMONT & PARTNERS LTD
PROJECT TITLE: RESIDENTIAL DEVELOPMENT
BUZZERS BAR SOUTH SHIELDS
DRAWING TITLE: PROPOSED BASEMENT LEVEL
PROJECT NO: VAD 22 89
DRAWING NO: PL115
REVISION: A



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