FLOOD RISK ASSESSMENT

Proposed Conversion of Existing Commercial Building to Mixed-Use Commercial (Class E) and Apart-Hotel (Class C1)

58–68 Ocean Road

South Shields

Tyne and Wear

NE33 2JD

Prepared in Support of a Full Planning Application

DOCUMENT CONTROL

Item	Details
Project	58–68 Ocean Road, South Shields
Development	Conversion to Class C1 Apart-Hotel

	with Retained Class E Commercial Space
Client	Daniel Goggin
Report	Flood Risk Assessment
Revision	Draft 1
Date	July 2026

CONTENTS

1. EXECUTIVE SUMMARY

This Flood Risk Assessment (FRA) has been prepared in support of a planning application for the redevelopment of **58–68 Ocean Road, South Shields**.

The proposal comprises the conversion of the existing commercial building into a mixed-use development incorporating retained Class E commercial floorspace at ground floor together with Class C1 guest accommodation arranged over basement, ground and upper floors.

The basement contains only ancillary accommodation including plant, laundry, storage, gym and guest facilities. **No bedrooms or sleeping accommodation are proposed below ground level.**

The proposal also includes external alterations comprising:

- Replacement glazing

- New aluminium cladding
- External render
- Alterations to rear dormers
- Rationalisation of rear window openings
- Removal of the existing glazed stair enclosure

The development does not extend the building footprint and does not significantly increase impermeable surfacing.

The applicant has confirmed the site lies within **Flood Zone 1**, representing land with a low probability of flooding.

This assessment concludes that:

- the development is appropriate within Flood Zone 1;
- flood risk to occupants is low;
- flood risk elsewhere will not increase;
- existing drainage arrangements are largely retained;
- the proposal accords with national planning policy relating to flood risk.

Accordingly, the development is considered acceptable in flood risk terms.

2. INTRODUCTION

This Flood Risk Assessment has been prepared in support of a Full Planning Application submitted to South Tyneside Council for the redevelopment of **58–68 Ocean Road, South Shields**.

The purpose of this assessment is to demonstrate that the proposed development satisfies the requirements of:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance – Flood Risk and Coastal Change
- Environment Agency guidance
- South Tyneside Local Plan

The assessment considers flood risk from:

- Rivers
- The sea
- Surface water
- Groundwater
- Sewers
- Artificial sources
- Climate change

The report also demonstrates that the proposal will not increase flood risk elsewhere.

3. SITE DESCRIPTION

The application site occupies an established commercial building located on the southern side of Ocean Road within South Shields town centre.

The surrounding area comprises commercial premises including restaurants, cafés, retail units, leisure uses and upper-floor commercial and residential accommodation.

The site is fully developed and benefits from existing highway access together with established drainage infrastructure.

The property represents previously developed (brownfield) land.

No undeveloped land will be lost.

The proposal does not extend beyond the existing building footprint.

4. EXISTING DEVELOPMENT

The existing building comprises a substantial multi-storey commercial property with basement accommodation.

The basement presently accommodates ancillary space and will continue to do so following redevelopment.

The ground floor contains commercial accommodation fronting Ocean Road together with circulation areas and ancillary facilities.

Upper floors are presently underutilised and are proposed to provide guest accommodation.

The building is already connected to existing electricity, water, foul drainage and surface water drainage infrastructure.

5. PROPOSED DEVELOPMENT

Planning permission is sought for the comprehensive refurbishment, alteration and partial change of use of the existing building.

The proposal is not solely a change of use but also includes substantial improvements to the external appearance together with internal remodelling.

The external works comprise:

- Installation of new and replacement glazing;
- Application of new external render;

- Installation of aluminium cladding and architectural panelling;
- Alterations to the rear dormer windows;
- Rationalisation of rear window openings;
- Removal of the existing glazed external stair enclosure.

Internally the building will provide:

- retained Class E commercial floorspace;
- reception and guest check-in facilities;
- ancillary staff accommodation;
- two fully accessible guest bedrooms at ground floor;
- guest accommodation on the upper floors.

The basement will remain in ancillary use only, providing:

- guest gymnasium;
- laundry;
- plant room;
- storage;
- guest lounge/workspace.

No guest bedrooms or sleeping accommodation are proposed within the basement.

No increase in impermeable surfacing is proposed.

Ground levels remain substantially unchanged.

6. PLANNING POLICY

National Planning Policy Framework

Section 14 of the National Planning Policy Framework seeks to ensure inappropriate development is avoided in areas at risk of flooding.

The site lies within Flood Zone 1.

The proposed Class C1 development is therefore appropriate in principle.

Planning Practice Guidance

Planning Practice Guidance advises that development within Flood Zone 1 represents the lowest flood risk category.

This Flood Risk Assessment demonstrates that:

- all flood sources have been considered;
- drainage remains suitable;
- climate change has been considered;
- occupants remain safe.

South Tyneside Local Plan

The proposal supports:

- regeneration;
- efficient reuse of previously developed land;
- tourism;
- sustainable town centre development;
- development safe from flooding.

7. FLOOD ZONE ASSESSMENT

The applicant has confirmed that the application site lies within **Environment Agency Flood Zone 1**.

Flood Zone 1 comprises land with less than a 0.1% annual probability of flooding from rivers or the sea.

Consequently:

- the Sequential Test is satisfied;
- the Exception Test is not required;
- Class C1 hotel development is appropriate.

8. ASSESSMENT OF FLOOD RISK

Flooding from Rivers

The site is located within Flood Zone 1.

Risk: **Very Low**

Flooding from the Sea

Although South Shields is a coastal town, the Environment Agency classification confirms the site remains within Flood Zone 1.

Risk: **Very Low**

Surface Water Flooding

Surface water flooding could occur during exceptionally intense rainfall.

As no increase in impermeable surfaces is proposed, runoff rates remain comparable with the existing situation.

Risk: **Low**

Sewer Flooding

The property is connected to the public sewer network.

The redevelopment is not expected to materially increase foul flows.

Risk: **Low**

Groundwater Flooding

The proposal involves refurbishment of an existing structure rather than new below-ground construction.

The basement already exists and no sleeping accommodation is proposed.

Risk: **Low**

Artificial Sources

No known artificial flood source presents a significant risk.

Risk: **Very Low**

9. CLIMATE CHANGE ASSESSMENT

Climate projections indicate that future rainfall intensity may increase.

The proposal:

- does not increase building footprint;
- does not increase impermeable surfaces;
- does not increase runoff;
- reuses an existing building.

Accordingly, the redevelopment is considered resilient throughout its design life.

10. DRAINAGE STRATEGY

The building benefits from established connections to the public foul and surface water sewer networks.

Existing drainage infrastructure will be retained wherever practicable.

Where drainage is altered, replacement systems will comply with current Building Regulations.

No significant increase in runoff is anticipated.

Given the urban nature of the site, opportunities for traditional SuDS are limited.

Nevertheless, the proposal follows SuDS principles by:

- retaining the existing drainage network;
- avoiding unnecessary hardstanding;
- maintaining existing discharge arrangements;
- providing ongoing maintenance access.

11. FLOOD RESISTANCE AND RESILIENCE

Although flood risk is low, the redevelopment incorporates good practice measures.

These include:

- improved external envelope;
- replacement glazing;
- upgraded rainwater goods;
- sealed service penetrations;
- electrical services positioned above floor level where practicable;

- moisture resistant finishes;
- water resistant floor finishes;
- accessible service isolation points.

The basement remains in ancillary use only.

No sleeping accommodation is proposed below ground.

12. SAFE ACCESS AND EGRESS

Access will continue via Ocean Road.

Existing emergency access arrangements remain unchanged.

The building incorporates protected stairways serving every occupied floor.

Two accessible guest bedrooms are located on the ground floor with step-free access.

Basement occupants can evacuate directly to ground floor via the protected stair.

Safe access and egress are therefore considered satisfactory.

13. RESIDUAL FLOOD RISK

Residual flood risk has been assessed.

Potential residual risks include:

- blocked drainage;
- temporary sewer surcharge;
- exceptional rainfall events.

Routine inspection and maintenance will minimise these risks.

Overall residual flood risk is assessed as **Low**.

14. CONSTRUCTION PHASE FLOOD RISK

During construction the contractor should ensure:

- drainage remains operational;
- gullies remain free from debris;
- temporary drainage is maintained;
- fuels and chemicals are securely stored;
- pollution prevention measures are implemented.

Construction flood risk is considered **Very Low**.

15. EMERGENCY PLANNING

The building operator should:

- maintain drainage systems;
- inspect gutters after storms;
- monitor weather warnings where appropriate;
- maintain emergency lighting and fire systems;
- ensure escape routes remain unobstructed.

Given the Flood Zone 1 location, no site-specific flood evacuation plan is considered necessary.

16. CONCLUSIONS

This Flood Risk Assessment has considered all recognised sources of flooding together with the requirements of the National Planning Policy

Framework and associated guidance.

The proposal comprises the refurbishment and partial change of use of an existing commercial building to provide retained Class E commercial floorspace together with Class C1 guest accommodation.

External alterations include:

- replacement glazing;
- new render;
- aluminium cladding;
- dormer alterations;
- rationalisation of rear windows;
- removal of the glazed stair enclosure.

The basement will remain in ancillary use only and **will not contain any guest bedrooms or sleeping accommodation**.

This assessment concludes that:

- The site lies within **Flood Zone 1**.
- The proposal does not increase the building footprint.
- There is no material increase in impermeable area.
- Existing drainage will be retained and upgraded where necessary.
- Surface water runoff will not materially increase.
- Appropriate flood resilience measures have been incorporated.
- Safe access and egress are maintained.
- The proposal will not increase flood risk elsewhere.
- The development complies with the National Planning Policy Framework and is appropriate within Flood Zone 1.

Overall Conclusion

It is concluded that the proposed development is acceptable in flood risk terms and that there are **no flood risk reasons why planning permission should be withheld**.