

Mitigating Flood Risk: Land at Neepsend Lane, Lancaster Street and Ball Street, Sheffield

- **Local authority area:** Sheffield City Council
- **Stakeholders:** Derwent Living (Developer), Tatlow Stancer Architects, John Newton and Partners (Engineers), Harrison Construction Ltd (Contractor), Development Management, Environment Agency

Summary

Alteration and extension to office building and erection of 41 flats in 3 and 4 storey block with retained façade. The site was in Flood Zone 3a, so flood mitigation was a key factor in the scheme. Three planning applications were received for the scheme, in 2002, 2003 and 2004. The latter applications contained amendments to the proposed scheme.

Key learning points

- Work closely with the Environment Agency to avoid objections
- Ensure drawings show proposed mitigation measures

Background

- John Newton and Partners were the engineers responsible for dealing with flood risk for the application. They initially consulted the Environment Agency (EA), who made it clear that the ground floor should be above the 1 in 100 year flood level, if that could be determined using the information available at the time.
- The architects for the job, Tatlow Stancer, could provide a graphic description of the flooding that took place locally during the heavy rain of autumn 2000, as their offices were located near to the development site.
- John Newton proposed a finished ground floor level of 600mm above the 1 in 100 year flood level, as this would meet the EA's requirements.
- It was important to ensure that the architect revised the drawings to show this.
- The EA confirmed that they had no objections on flood risk grounds, and the scheme was granted permission and built.
- The applications pre-dated PPS25, so the Council did not request sequential/exception tests.

- In June 2007 the development did not flood, as flood waters remained lower than the raised floor level.

Method

- Identify flood risk
- Ask application for a sequential/exception test (where relevant) and a Flood Risk Assessment
- Consult Environment Agency
- Ensure drawings show mitigation measures e.g. raised floor levels

Result - Key outcomes and impact

- The building did not flood in June 2007.

Key contact

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References / Links

The planning application can be viewed at http://planning.sheffield.gov.uk/publicaccess/tdc/DcApplication/application_searchform.aspx.

The planning application numbers are 02/00301/FUL, 03/01771/FUL & 04/03459/FUL