

FLOOD RISK ASSESSMENT

DWP ROCHDALE FLEECE STREET

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REV 0



designworks



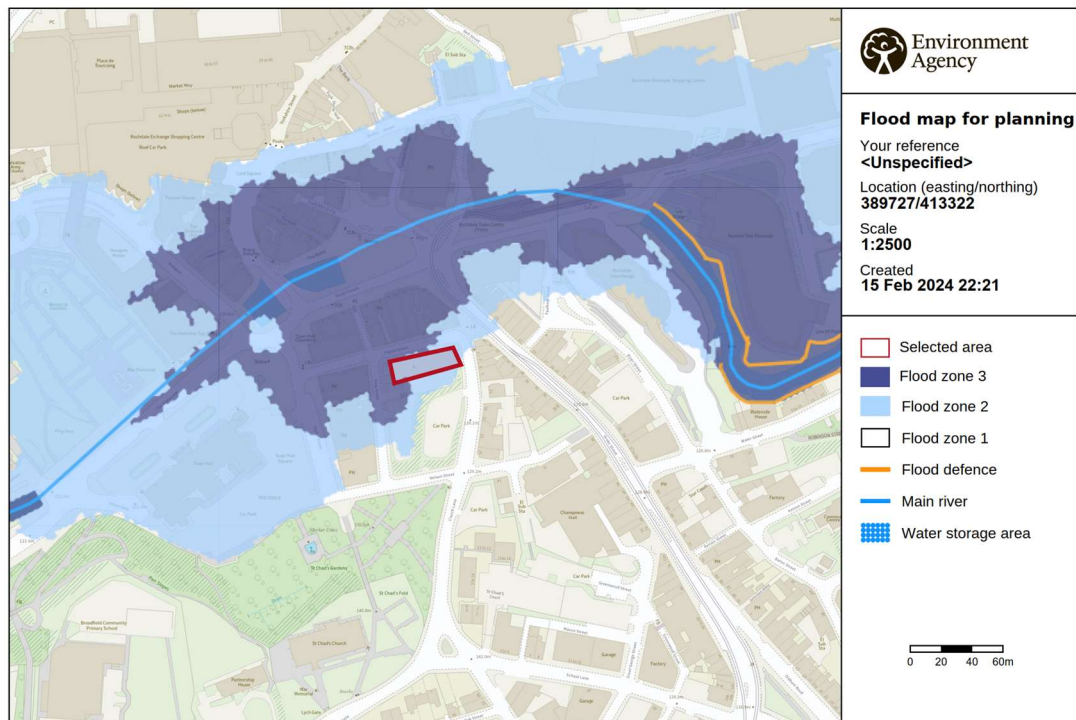
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1.0 INTRODUCTION

- 1.1 This statement supports a Full Planning application for a proposed new external flue associated with replacement boilers to the DWP Job Centre on Fleece Street Rochdale.
- 1.2 The statement should be read in conjunction with the architect's drawings and other supporting information.
- 1.3 The works are limited to the replacement boilers within an internal plant room and an external flue only. There are no other changes to elevations and no increase to the building footprint
- 1.4 There are no ground works or excavation involved in the works.

2.0 EXISTING SITE CONTEXT

- 2.1 The site is located in the centre of Rochdale and close to the River Roch which runs through the centre of the town.
- 2.2 The Environment Agency flood map shows part of the site in flood zone 3 with the majority in flood zone 2.
- 2.3 The ground floor is elevated more than 1m off the ground as this end of the building



3.0 PROPOSED WORKS

- 3.1 The flue will be located on the west gable of the building within Flood Zone 3
- 3.2 The flue will leave the building at ceiling height of the ground floor plant room and rise up the building to terminate at eaves level as shown on the attached elevation drawing below

4.0 FLOOD RISK ASSESSMENT

- 4.1 The proposed high-level flue will have no impact on the flood risk of the area

