2nd Durrington Sea Scout Group

Flood Warning & Evacuation Plan including details of flood resilience and resistance measures – Proposed Annex, Scout Headquarters, Pond Lane

Council Reference: AWDM/1288/23

Address
The Scout HQ
Pond Lane
Durrington
Worthing
West Sussex
BN13 2RH

Issue	Date	By	Comments
0	29th Jan. 2024	TT	Internal issue for comment
1	16th Feb. 2024	TT	Issued to Fresh/ Planning
2	27th March 2024	TT	Map added to show escape routes from the site in the event of a flood to an area of no flood risk

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Scouts
2nd Durrington Sea Scouts

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Executive Summary

2nd Durrington Sea Scout Group (2nd D) wish to add an accessible toilet & wet room with two “minidorms” in an Annex to the existing building at the Scout HQ, Pond Lane, Durrington. A planning application was submitted by Fresh Architects, on behalf of 2nd D, to Adur & Worthing Councils and registered on the 18th September ‘23. Subsequently a Flood Risk Assessment (FRA) was carried out to assess the risk of surface flooding and was submitted as part of the planning application.

On 18th Dec. ’23 Worthing Borough Council notified Fresh / 2nd D that the development was permitted subject to details of a Flood Warning & Evacuation Plan and details of flood resilience & resistance measures being submitted to the Local Planning Authority for written approval prior to first use.

This document is in response.

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Introduction

Background

2nd Durrington Sea Scout Group (2nd D) has been providing the Scouting experience to youngers in Durrington and surrounding area for over 60 years. The Scout HQ in its present form has been up for nearly 40 years. The building design reflects the thinking in the 80's and does not adequately provide suitable facilities for disadvantaged youngsters and adults including those in wheelchairs. We recently widened doors to be "wheelchair friendly". We now wish to add an accessible toilet and wet room in an Annex to the building. About 5-6 times a year, we hold "sleepovers" at the HQ for younger members (Beaver Scouts). The adults who provide supervision cannot sleep in the same area due to safeguarding requirements. Finding suitable places for adults to sleep has always been a challenge. Hence, we wish to include two "minidorms" in the Annex to provide appropriate adult sleeping accommodation close to but separate from the children.

A planning application was submitted by Fresh Architects, on behalf of 2nd D, to Adur & Worthing Councils and registered on the 18th September '23. Subsequently a Flood Risk Assessment (FRA) was carried out to assess the risk of surface flooding and was submitted as part of the planning application.

On 18th Dec. '23 Worthing Borough Council notified Fresh / 2nd D that the development was permitted subject to:

"Details of a Flood Warning and Evacuation Plan, including no use of the new floorspace for sleeping purpose during a storm alert, shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented prior to first use of the new floorspace and adhered to thereafter.

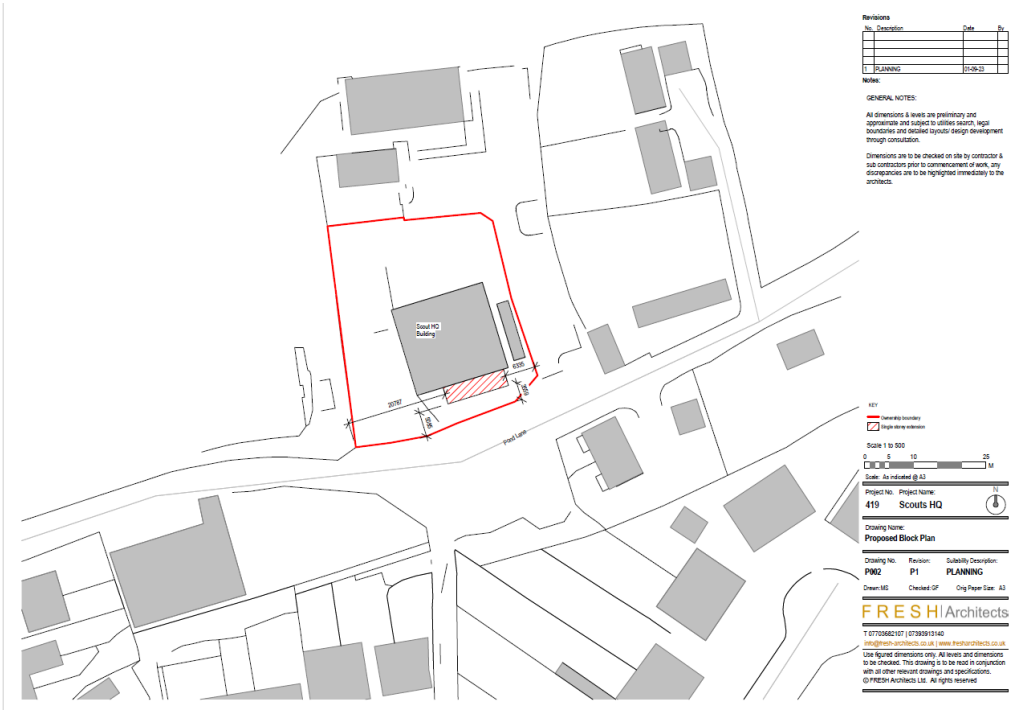
Details of flood resilience and resistance measures such as: 300mm raised finished floor levels shall be submitted in writing to the Local Planning Authority for approval. Only such details as approved shall be implemented prior to first use of the floorspace and thereafter retained."

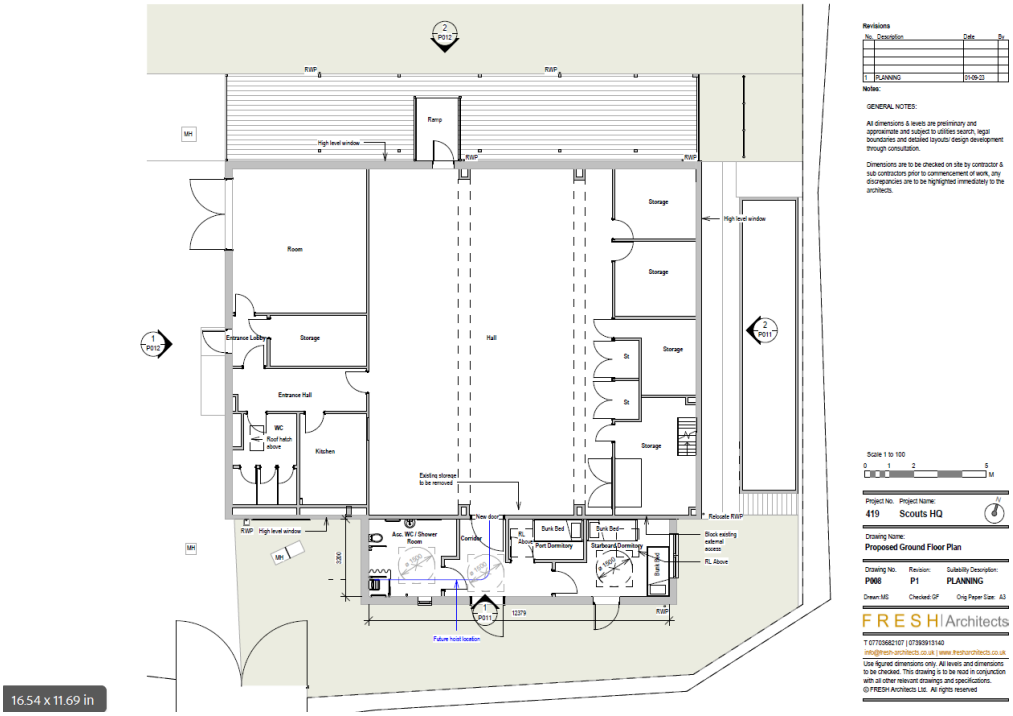
Purpose of this document

To provide details of the Flood Warning & Evacuation Plan and details of flood resilience & resistance measures for submission to the Local Planning Authority to get written approval prior to progression to Technical Design.

Proposed Development

The Scout HQ compound is located to the north of Pond Lane, Durrington and is bounded by the Recreation ground to the west, “Mouse Mansions” to the north and an access road to the East. The proposed single storey Annex is to the south of the Scout HQ building and will comprise a wet room / accessible toilet and two minidorms. This is shown in the two drawings below.

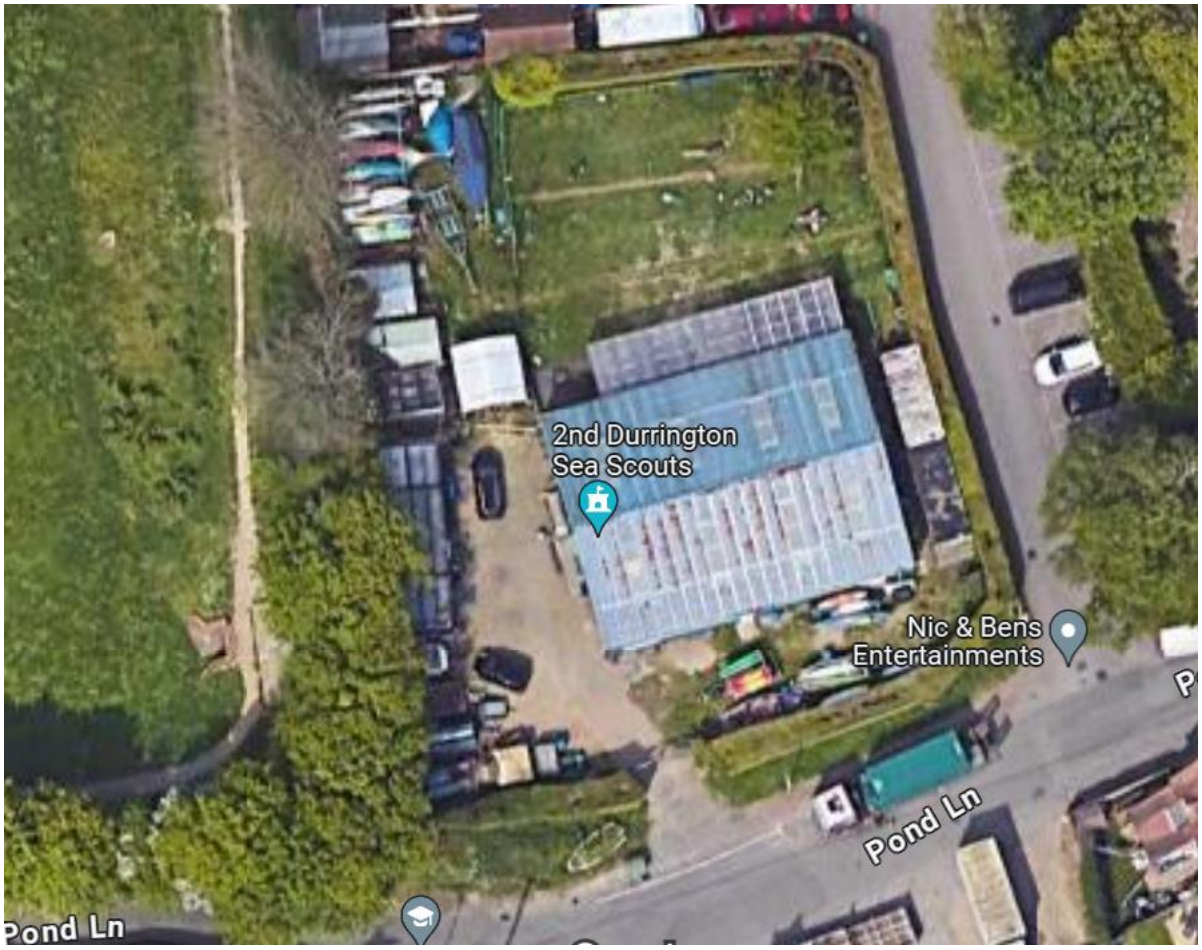




16.54 x 11.69 in

Details of the Site

The south half of the site is essentially flat with a slight rise to the north grassy area with an elevation of 20m above sea level (Ref. www.getthedata.com). It is in Flood Zone 1 (low risk of flooding) but in an area of medium risk of flooding from surface water.



About 10+ years ago, Worthing Council (2nd D's landlords) installed ground drains in the grassy area running east to west with an outfall to the balancing pond in the Recreation Ground. These can be seen in the image above. From the balancing pond the water enters the storm water system. Since their installation, we have had no problems with surface water, as evidenced by the fact that in the last period of heavy rain, water has started flowing from the outfall but no springs or surface water are present. This is similar to the observations in previous periods of sustained heavy rain.

Rainwater from the Scout HQ building roof is collected in Osma Deepline gutters & downpipes and then conveyed to the public stormwater system via underground drainage.

Wastewater from the kitchen and toilets go into the foul water system.

Basis of design and operation of the Annex

The 2nd D vision is that wheelchair users (both Under 18s and adults) would arrive at the Scout HQ entrance gate on Pond Lance and would be able to access the main building and

the proposed Annex in the same way as able bodied users. The presence of 300mm raised finished floor levels in the Annex would not allow us to deliver this vision. For this reason, the design and operation basis will follow the UK Government guidance advice "Preparing a Flood Risk Assessment: Standing Advice" namely:

"If you cannot raise the floor levels in this way, you will also need to include extra flood resistance and resilience measures. These measures should protect the property to at least 300mm above the estimated flood level."

Ref. Preparing a flood risk assessment: standing advice - GOV.UK (www.gov.uk)

Details of flood resilience and resistance measures

The CIRIA Code of Practice C790 for property flood resistance (PFR) will be followed. The C of P defines resilience as the combination of flood resistance and flood recoverability.

Flood resistance

Because we are not including raised floors for the sleeping areas, the following will be adopted:

The floor will be concrete not suspended with a suitable water-resistant screed. Floor covering will be concrete tiles or vinyl sheet in the wet room and vinyl sheet elsewhere. Skirting board of vinyl will be employed and water-resistant adhesive used.

The internal walls will be made of metal stud partition rather than wood. The wet room will be lined with waterproof tile backer board and the rest of the Annex will have waterproof tile backer board to 300mm high and regular plaster board above.

There will no electrics e.g. heaters below 300mm, sockets will be at 450mm which will also be suitable for wheelchair users. All electrical services will be dropped from the ceiling area.

Doors and frames will be timber and of external grade and painted with 3 coats of a good quality gloss paint.

Bunk beds in the "minidorms" will be raised 300 mm off the ground. Any storage cupboards will have an inset 300 mm high put in the base to prevent storage below this level.

The outfall from the ground drains, the building gutters and the wastewater system will be checked regularly to ensure they are working correctly. This is already included in the Scout HQ maintenance plan.

Flood recoverability

When any surface water flooding has dissipated the Annex will be mopped out. A visual inspection of the Annex will be carried out by the Scout Trustee with maintenance responsibilities and necessary repair work carried out before the Annex "minidorms" are used again.

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Flood Warning and Evacuation Plan

A Flood Warning and Evacuation Pack will be used to brief Sleepover Leaders and be physically available in a prominent place in the Annex.

As part of the Scout risk assessment for the "sleepover", the danger of surface flooding will be assessed. If there is a storm alert such as a Yellow or more severe (Amber or Red) weather warning from the Met office for the South east of England then the "sleepover" will be cancelled.

If there is a concern on the day of the sleepover by the Leaders that surface flooding is present i.e. running water in the vicinity of the Annex then the sleepover will be cancelled.

If during the sleepover, running water is detected then the Scout HQ will be evacuated as per the established Evacuation Plan. The primary and secondary escape routes in the event of a flood to an area of no flood risk are shown in the section below. The Leader in charge will be responsible for ensuring that all Beavers and adults are safely accounted for and that youngsters are collected by parent / guardians.

After any surface flooding event, this Plan will be reviewed to ensure "Lessons Leant" are recorded and incorporated in the Plan.

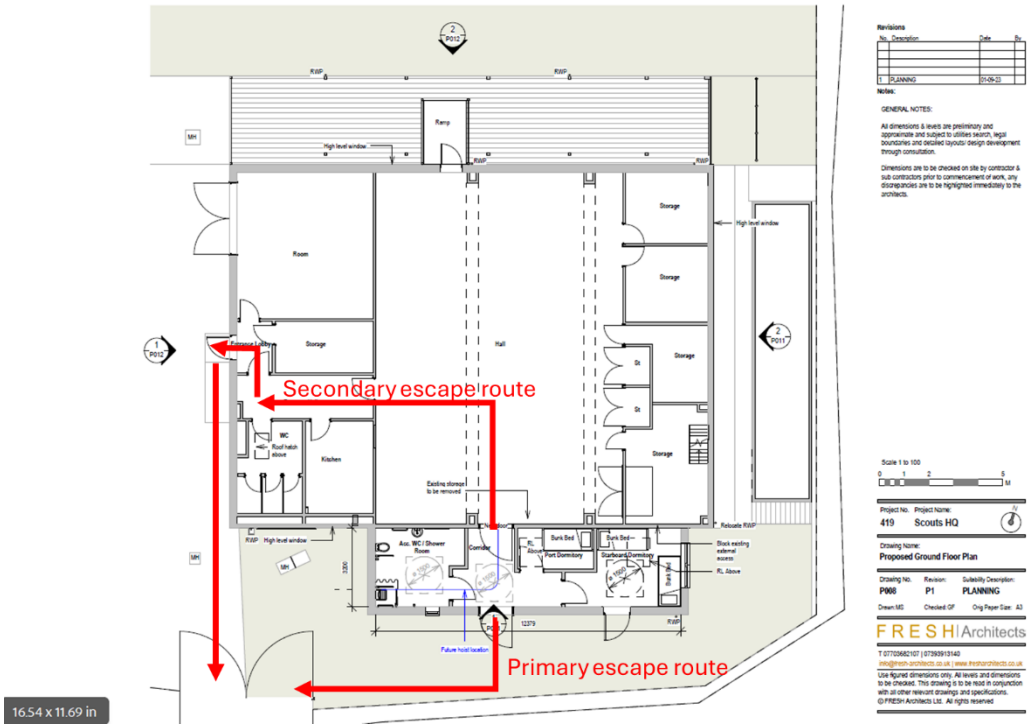
This Plan will be reviewed annually as part of the Annual Risk Assessment, already required by The Scout Organisation, in order to make sure that it continues to meet the needs of "2nd D".

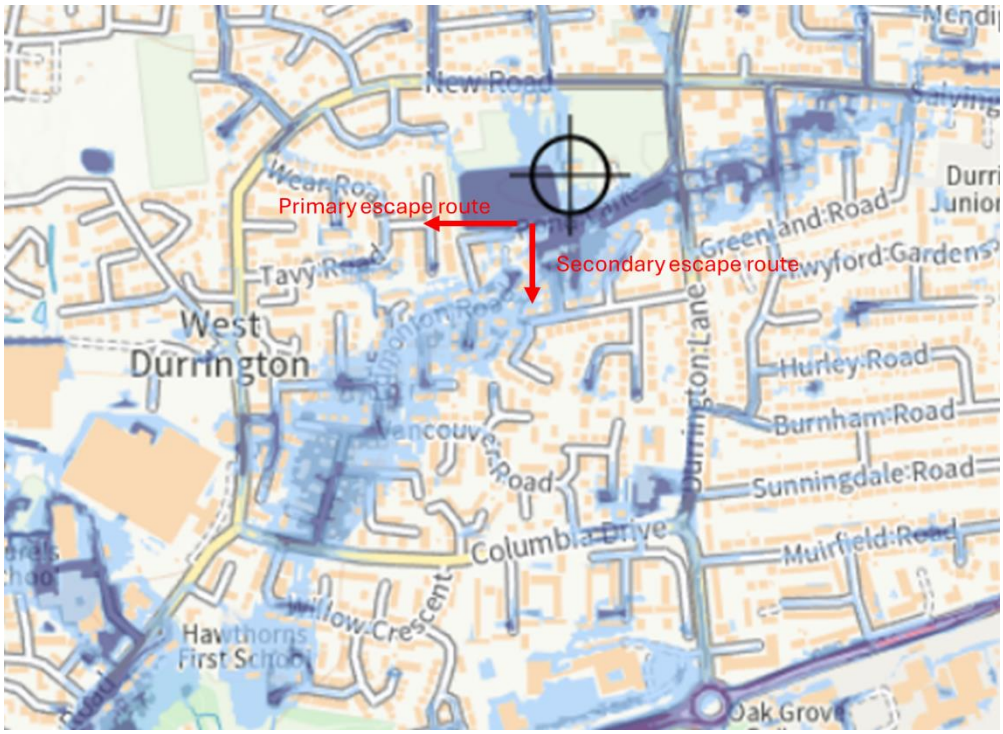
The primary and secondary escape routes to an area of no flood risk

The primary escape route from the Annex is via the South fire exit to the HQ compound gate on Pond Lane. The secondary escape route is North from the Annex to the Main Hall and then onto the main exit door from the building on the west side and then to the gate.

Thence, the primary escape route to an area of no flood risk is west along Pond Lane and through the passageway to Wear road / Tavy road. This has the added advantage that this route is protected in part from any flood by the stormwater collecting area in the Recreation ground to the North. The secondary escape route is due south from the gate along the twitten to Birkdale road and then to Durrington Lane as required

These routes are shown in the two images below.





Reference webpage: check-long-term-flood-risk.service.gov.uk

Conclusion

It is concluded that the measures described above, namely the flood resilience and resistance measures and the Flood Warning and Evacuation Plan, will provide a robust way to counter any surface flooding issue.

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