

Flood Risk Assessment (FRA) template

Please enter text in the boxes provided.

1 Site description

1.1 Site address

Pavilion Theatre & Atrium, Marine Parade, Worthing, West Sussex, BN11 3PX

1.2 Vulnerability classification

Less Vulnerable - The building is used for assembly as a theatre and events venue.

1.3 Flood zone incompatibility

Flood Zone 3 - Proposed works is appropriate / exception test not required.

1.4 Lifetime of development

40 years

1.5 Local Plan policies and SFRA recommendations

The proposed works do not increase the existing flood risk and will not have any impact on safe access and egress to and from the building in accordance with the Local Plan (DM20).

2 Assess flood risk

2.1 Existing site

See drawings (location plan and floor plans) submitted with Planning Application

2.2 Fluvial flood risk

2.2.1 Design flood event

N/A

2.2.2 Residual fluvial risk

N/A

2.3 Tidal flood risk

2.3.1 Design flood event

The building is on the edge of Flood Zone 3, however the proposed alterations (replacement windows and repairs to existing to make thermal improvements) will have no impact to the existing flood risk and will not displace floodwater, alter local ground levels, or increase the risk of flooding to neighbouring properties.

2.3.2 Residual tidal risk

As 2.3.1

2.4 Surface water flood risk

2.4.1 Design flood event

N/A

2.4.2 Residual risk

N/A

2.5 Sewer flood risk

N/A

2.6 Groundwater flood risk

N/A

2.7 Reservoir flood risk

N/A

2.8 Canals and other artificial sources of flood risk

N/A

2.9 Coastal erosion risk implications on tidal flood risk

N/A

2.10 Interactions of various sources

N/A

2.11 Design flood level according to all the sources identified

The proposed works have no impact to the existing flood levels.

2.12 Exception Test

The proposed works are appropriate / exception test not required.

2.13 Summary of flood risks

The building is on the edge of Flood Zone 3 for tidal flood risk, however the proposed alterations (replacement windows and repairs to existing to make thermal improvements) will have no impact to the existing flood level in the design flood or residual risk events and will not displace floodwater, alter local ground levels, or increase the risk of flooding to neighbouring properties.

3 Avoid flood risk

3.1 Evidence of the Sequential Test

N/A

3.2 Sequential Approach

N/A

4 Control flood risk

4.1 Proposed site levels

No changes proposed to the existing site levels.
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4.2 Flood flow route

No changes proposed to the existing building footprint.

4.3 Existing or proposed flood risk management infrastructure

N/A

5 Mitigate flood risk

5.1 Risk to people

The front entrance and access to the Pavilion Theatre are not within the Flood Zone, so the existing building provides safe egress from the building, should the building be occupied during a tidal flooding event. It is also likely that the risk would be known prior to the building flooding and the building would therefore be evacuated and closed prior to the flooding risk.

5.2 Risk to property/building

Where existing windows are replaced, the replacements will maintain existing flood resilience. Repairs to existing will include replacement glazing and repairs to beading, improving the existing flood resilience by removing damaged components.

5.3 Risk to essential services

None.

5.4 Floodplain storage and conveyance compensation

N/A

5.5 Surface water management

N/A

6. Manage flood risk

6.1 Safe access and escape

The front entrance and main access to the Pavilion Theatre are not within the Flood Zone, so the existing building provides safe egress from the building. Marine Parade is also outside of the flood zone, which provides safe access for emergency services and for safe evacuation from the property.

6.2 Evacuation plan

It is likely that the tidal flood risk would be known prior to a flooding event (due to local tide and weather predictions) and the building would be evacuated and temporary closed prior to a flooding risk event.

6.3 Residual flood risk

The building is highly likely to be vacated prior to a flooding risk event.

6.4 Betterment provision

Repairs to existing windows will include replacement glazing and repairs to beading, improving the existing flood resilience by removing damaged components.

7. Summary of measures

The proposed alterations (replacement windows and repairs to existing to make thermal improvements) will have no impact to the existing flood level in the design flood or residual risk events and will not displace floodwater, alter local ground levels, or increase the risk of flooding to neighbouring properties.

Where existing windows are replaced, the replacements will maintain existing flood resilience. Repairs to existing will include replacement glazing and repairs to beading, improving the existing flood resilience by removing damaged components.