

17/12/2023

Flood Risk Assessment - Trench Lane TRR1 OPA

Trench Lane, being within the flood zone 3, has its potential risks. The building is 2.24m above sea level. High risk of flooding would occur during extreme weather conditions, particularly during a storm with heavy rainfall. This in combination with spring tides would be the highest chance of a flood. During the busiest months, likely in between April and September, the building will be occupied by me exclusively from 8am - 6pm six days a week; with various dogs visiting for 1-4 hours at a time throughout the day.

I will stay vigilant of weather/flood warnings and spring tide dates so I can prepare for potential risks by avoiding occupying the building at these times and rebooking appointments where needed. Warnings are given on Island FM, the Council website, the community message board/facebook page, and the Tourist information Centre. It is highly unlikely for the building to be occupied during high-risk periods. However, in the event of a flood/coastal storm whilst occupying the building, I, and the dog if with me, will exit the building through the entrance/exit door and head to the nearest safety point which in this case would be to head down Lower Moors nature trail; away from the coast.

During previous potential floods, ton sacks have been placed by the Council just beyond Trench Lane a couple hours before high tide to lower the risk. Removable flood barriers are currently being installed to further protect Trench lane. Installation is expected to be complete by May 2024.

I plan to acquire sandbags of my own (where possible) to place around the property to further protect it from potential flooding. Alternatively, I will look into installing a flood board like many other properties in Old Town. All sockets will be installed at a 600mm height or above to prevent substantial water damage and connected to the building from the ceiling. All piercings at risk of water exposure will be completely sealed so the interior of the building is protected from any stagnant water. All pipework will be fitted and sealed to resist water ingress. Backflow preventers will be fitted to the waste pipe. All electrical appliances will be stored above floor level when the salon is not in use.

The proposed maximum depth of excavation will not exceed 350mm. All finishings will be water tight; much like a wet room, so it will be able to withstand large amounts of water.