

Reroofing project to former Harbour Building, 'On the Quay,' St Marys Quay, St Marys, Isles of Scilly

Development Site

The site is the former Harbourside hotel building which was refurbished as part of the quay extension works in 2013. Parts of the building have been reroofed in the past with inappropriate manmade Cambrian roofing slate which lack adequate lap and hold down provision. These are constantly blown off in high winds. The refurbishment works to the building carried out in 2013 have resulted in the use of single ply membranes to flat roof sections of the building which are now leaking.

The site lies within a Flood Zone 3 according to EA mapping and data.

Development Proposals

No physical works are proposed to the building save for the renewal of roof coverings.

Sequential test

Not required due to the works being confined to roof areas only.

Exception test

N/A for the above reasons.

Site specific flood hazards

The Quay wave wall structures are overtopped by waves in high wind/storm conditions which are becoming more frequent due to global warming.

Tidal flooding

We know of no evidence of the actual Quay being covered by any high spring tide.

Fluvial flooding

The Quay does not reside withing a fluvial flood plain.

Surface water flooding

All surface water from the building's roof areas and surrounding hard surfaced areas drain to the sea through an established set of drains.

Ground water flooding

The nature of the structure of the Quay is such that there is no ground water issues with the structure, or the buildings sited on it.

Flood Risk Management

Flood control measures.

As the works only involve roof finish renewals there are no flood control measures required given the elevation of the roof above the Quay.

Flood mitigation measures

As above no mitigation required.

Conclusions

As the building receiving partial new roof coverings is already in existence and given the elevation of the roof the proposed re-roofing works will not be affected by flooding, nor will the proposed works add to flood risks elsewhere.