



# Flood Consequences Assessment FCA

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Planning Application Ref 25/1031 - 63 George Street, Newport NP20 2AA  
Proposed Subdivision of Existing Dwelling into Two Self-Contained Dwellings.

## 1. Introduction

This Flood Consequences Assessment (FCA) has been prepared in support of the proposed subdivision of an existing dwelling to form two self-contained residential units at 63 George Street, Newport.

This response has been prepared to address the concerns by EA consultation.

## 2. Site and Existing Use

The application site comprises an existing two-storey residential dwelling currently 63a and 63b located within an established urban area of Newport. The lawful existing use is residential (highly vulnerable development).

Importantly, the existing dwelling already contains habitable accommodation at ground floor level 63a and Bedrooms located at ground floor level. As such, the baseline flood risk already exists.

## 3. Description of the Proposed Development

The proposal seeks planning permission for Subdivision of the existing dwelling to create two self-contained residential units, currently recognised as 63a Ground Floor and 63b first floor. There is no planning history in respect of the current subdivision and the Applicant, having recently acquired the building, seeks to work proactively with the Planners.

The proposal to bring into existing lawful use of One unit at ground floor level and one unit at first floor level and there are No external alterations. There is no increase in building footprint, volume, or site coverage and no changes proposed to ground levels. However a condition could be imposed for the raising of the ground floor by an additional 150mm. This shows positive moves from the applicant to work to resolution.

The proposal does not introduce a more vulnerable use than currently exists and does not constitute new residential development in flood-risk terms.

## **Flood Risk Context**

The Flood Map for Planning identifies the site as being within Flood Zones 2 and 3. In accordance with TAN15:

The Development within these zones may be acceptable where flood consequences can be acceptably managed

Given the existing lawful residential use, the proposal represents reconfiguration of existing vulnerability, not its introduction.

## **TAN15 Justification (Section 8)**

The proposal satisfies the justification principles of TAN15 for the following reasons:

- The development optimises the use of an existing residential building within an established settlement
- It delivers additional housing without physical expansion or land take
- It does not increase flood risk elsewhere
- It does not introduce a more vulnerable use
- It does not materially increase the number of people at risk when compared against the lawful baseline scenario

The proposal therefore satisfies the principle of acceptability under TAN15.

## **Flood Consequences – Ground Floor Accommodation**

Whilst the proposal includes a self-contained ground floor residential unit, it is critical to note that:

The proposal does not introduce new ground-floor sleeping accommodation where none previously existed.

The existing lawful dwelling already contains ground-floor bedrooms and habitable accommodation. As such, the proposal does not materially increase flood risk to people when assessed against the existing baseline.

This approach accords with TAN15, which requires flood consequences to be assessed relative to existing lawful conditions, not a hypothetical alternative arrangement.

## **Flood Risk Management Measures**

Flood consequences will be acceptably managed through the following measures:

## **Safe Egress**

All occupants have access to first-floor safe refuge managed by the Landlords. Maintenance Plan and Flood Evacuation & Fire Escape Procedures. The Internal stair access is retained and unobstructed. Therefore first floor evacuation is available during extreme events.

## **7.2 Flood Resistance and Resilience**

We can specify Flood-resistant finishes at ground floor level and even review AOD levels to increase the ground floor by a further 150mm above AOD.

All Electrical sockets on ground floor and services proposed to be set above predicted flood levels, through the use of resilient wall and floor construction materials.

These can be conditioned and samples can be submitted to your Authority for submission prior to commencement of development.

## **7.3 Emergency Preparedness**

During a relevant event such as Flood emergency, the occupiers will be registered with the relevant flood warning service. Therefore the Flood response information will be provided to residents and made clear under internal evacuation procedures implemented by us as the Architects and the Applicant (property owners).

These measures are consistent with TAN15 guidance for managing flood risk to vulnerable development where relocation is neither necessary nor proportionate.

## **8. Climate Change**

The FCA has considered lifetime climate change allowances in accordance with TAN15. The absence of new built development or intensification of flood pathways ensures that future flood risks remain manageable.

## **9. Conclusion**

This Flood Consequences Assessment demonstrates the proposal does not introduce a more vulnerable use as the existing is established. Historically the property has been managed as 63A and 63B separate dwellings under previous ownership. There will be council tax records with Newport CC on file in relation to 63a and 63b and as such demonstrate two separate dwellings have already existed. We are not aware if the change of Use was lawful, however to assist the authority, the new owners are looking to work with the Council, such have proactively sought lawful use through a Planning Application. This would make the property legibly divided with a Planning Permission and cover the Council File in respect of Planning Application for subdivision of one dwelling into two separate dwellings. If the naming officer can confirm any historical records of 63a and 63b, along with any filed evidence of council tax payments for both properties.

The proposal does not materially increase flood risk to people when assessed against the existing lawful baseline thus, the consequences of flooding can be acceptably managed over the lifetime of the development

For the above mentioned, the proposal therefore complies with TAN15 (2025 revised) and should not be refused on flood risk grounds.

We respectfully request the EA consider this document in light of the existing use 63a and 63b. The applicant is prepared to work with the authority to achieve a positive outcome.

A handwritten signature in black ink, appearing to read 'Jose Mayorga', written in a cursive style.

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