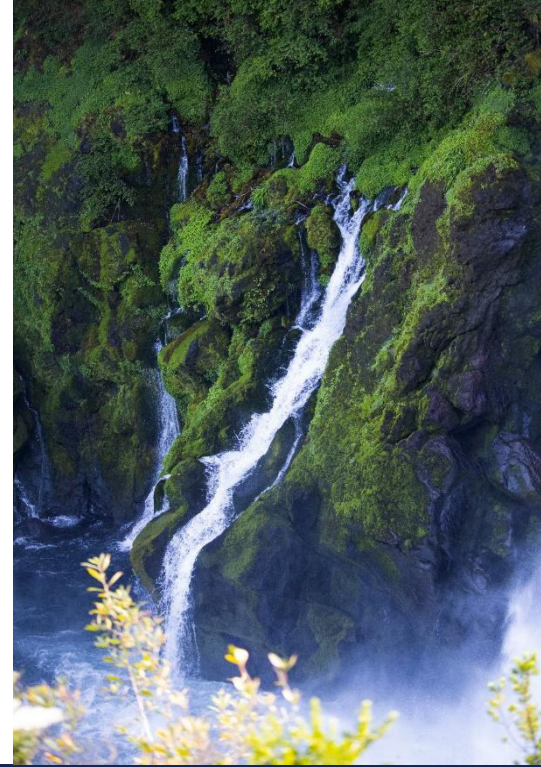




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Flood Consequence Assessment AEG10116_NP20_Newport_01

Site Address: White Heart House
West Market Street
Newport
NP20 2AU

UK Experts in Flood Modelling, Flood Risk
Assessments, and Surface Water Drainage Strategies

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Document Issue Record

Project: Flood Consequence Assessment

Prepared for: Cleo Burrows

Reference: AEG10116_NP20_Newport_01

Site Location: White Heart House, West Market Street, Newport, NP20 2AU

Issue	Date	Author	Check	Auth.	Comments
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Summary

Development Description	Existing	Proposed
Development Type	Commercial building containing office space.	Children's Nursery located on the first and second floors only. The ground floor will remain in its existing use.
NRW Vulnerability Classification	Less Vulnerable	Ground floor: Less Vulnerable First/second floor: Highly Vulnerable
Ground Floor Level	Based on NRW LiDAR data indicating an external ground level of approximately 7.77m AOD, the ground floor finished floor level is approximately 7.92m AOD.	No change.
Level of Sleeping Accommodation	N/A – no sleeping accommodation.	No overnight sleeping accommodation proposed. Nursery nap/rest areas are located at first and second floor level (minimum 10.62m AOD).
Surface Water Drainage	N/A ¹	There is no proposed increase in built footprint, therefore SAB approval note is not required.
Site Size	Approx. 155m ²	No change.
Risk to Development	Summary	Comment
NRW Flood Zone	Flood Zone 3 (Tidal)	
Flood Source	Tidal and Pluvial	The site is unaffected in present day defended 1 in 200 year and 1 in 1000 year tidal flood events. The 1 in 200 year + climate change tidal flood level is approximately 8.73m AOD. The 1 in 1000 year + climate change level is 9.31m AOD. The proposed nursery accommodation is located at first and second floor level, with a minimum finished floor level of approximately 10.62m AOD. The development therefore remains approximately 1.89m above the design flood level and 1.31m above the extreme event level.

SFCA Available		NRW FRAW mapping indicates a maximum surface water flood depth of approximately 0.90m, giving a flood level of 8.67m AOD. The proposed nursery accommodation is located at first and second floor level (minimum 10.62m AOD), providing approximately 1.95m freeboard above the maximum surface water flood level.
	South East Wales - Strategic Flood Consequence Assessment (Stage 1) (South East Wales, 2022)	
Management Measures	Summary	Comment
Ground floor level above extreme flood levels	N/A – development located at first and second floors only.	The proposed nursery accommodation is located at first and second floor level, with a minimum finished floor level of approximately 10.62m AOD. The development therefore remains approximately 1.89m above the 1 in 200 year plus climate change flood level and 1.31m above the 1 in 1000 year plus climate change level. The proposed nursery accommodation is also located 1.95m above the maximum surface water flood level.
Safe Access/Egress Route	Managed via Flood Warnings and FEP.	Flood depths on West Market Street exceed indicative TAN15 tolerable access thresholds during extreme tidal events. Tidal flooding provides advance warning and the nursery would be closed during flood alerts/warnings. A Flood Emergency Plan (including closure procedures) will be implemented. Safe refuge is available at first and second floor level above all predicted flood levels.
Flood Resilient Design	N/A ¹	No mitigation recommended.
Site Drainage Plan	N/A ¹	There is no proposed increase in built footprint, therefore SAB approval note is not required.
Flood Emergency Plan	Yes	A Flood Emergency Plan is recommended. It is also Recommended that the site owner and staff sign up to NRW Flood Warnings and monitor Met

		Office Weather Warnings for extreme weather events.
Offsite Impacts	Summary	Comment
Displacement of floodwater	Negligible	The proposed development will not increase the built footprint on-site; thus, not increase flood risk elsewhere through water displacement.
Increase in surface run-off generation	Negligible	There is no proposed increase in built footprint, therefore SAB approval note is not needed.
Impact on hydraulic performance of channels	Negligible	The nearest watercourse is located 480m from the site.

¹ not required for this assessment

² data not available.

1. Introduction

- 1.1. Aegaea were commissioned by Cleo Burrows to undertake a Flood Consequence Assessment (FCA) to facilitate a planning application for the proposed development. This FCA has been prepared in accordance with the requirements set out in the Technical Advice Note 15 (TAN15).
- 1.2. This FCA is intended to support a full planning application and as such the level of detail included is commensurate and subject to the nature of the proposals

Site Overview

- 1.3. The site of the proposed development is White Heart House, West Market Street, Newport, NP20 2AU (Figure 1). The site currently comprises of a commercial building containing office space.

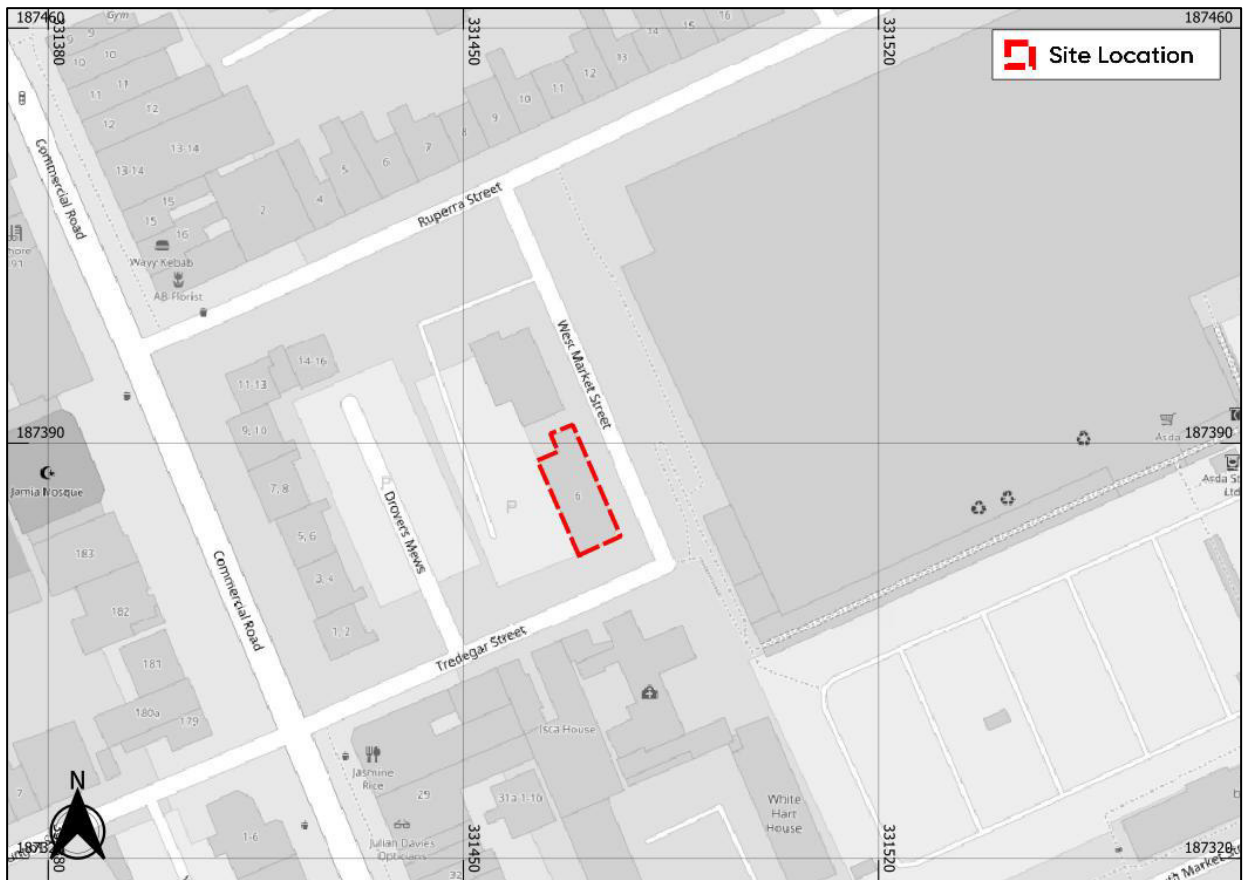


Figure 1: Site Location (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

- 1.4. The proposed development comprises a change of use from an existing office space to a children's nursery. The nursery use is proposed to be located on the first and second floors only, with the ground floor remaining in its existing use. Proposed development plans are proposed in Appendix A.
- 1.5. In the absence of a topographical survey, a NRW Light Detection and Ranging (LiDAR) data Digital Terrain Model has been used to review the topography of the site.

- 1.6. The NRW LiDAR data shows the ground elevation of the site varies between approximately 7.61m AOD (metres Above Ordnance Datum) in the north and 8.22m AOD in the west (Figure 2). Analysis of topographic levels indicates that the site generally slopes with a fall to the north-east.
- 1.7. A detailed topographic survey was not available for the site at the time of this assessment. Ground floor finished floor levels (FFLs) has therefore been estimated using NRW LiDAR data. The LiDAR data indicates that the external ground level at the front entrance, is approximately 7.77m AOD. In accordance with typical building regulation practice, ground floor thresholds are generally set approximately 0.15m above external ground level. On this basis, the estimated ground floor finished floor level (FFL) of the existing building is approximately 7.92m AOD.
- 1.8. For the purposes of this assessment, and in the absence of surveyed internal levels, a typical floor-to-floor height of approximately 2.7m has been assumed between the ground floor and first floor. On this basis, the estimated first floor level is approximately 10.62m AOD. A further typical floor-to-floor height of 2.7m has been assumed between the first and second floors. On this basis, the estimated second floor level is approximately 13.32m AOD.

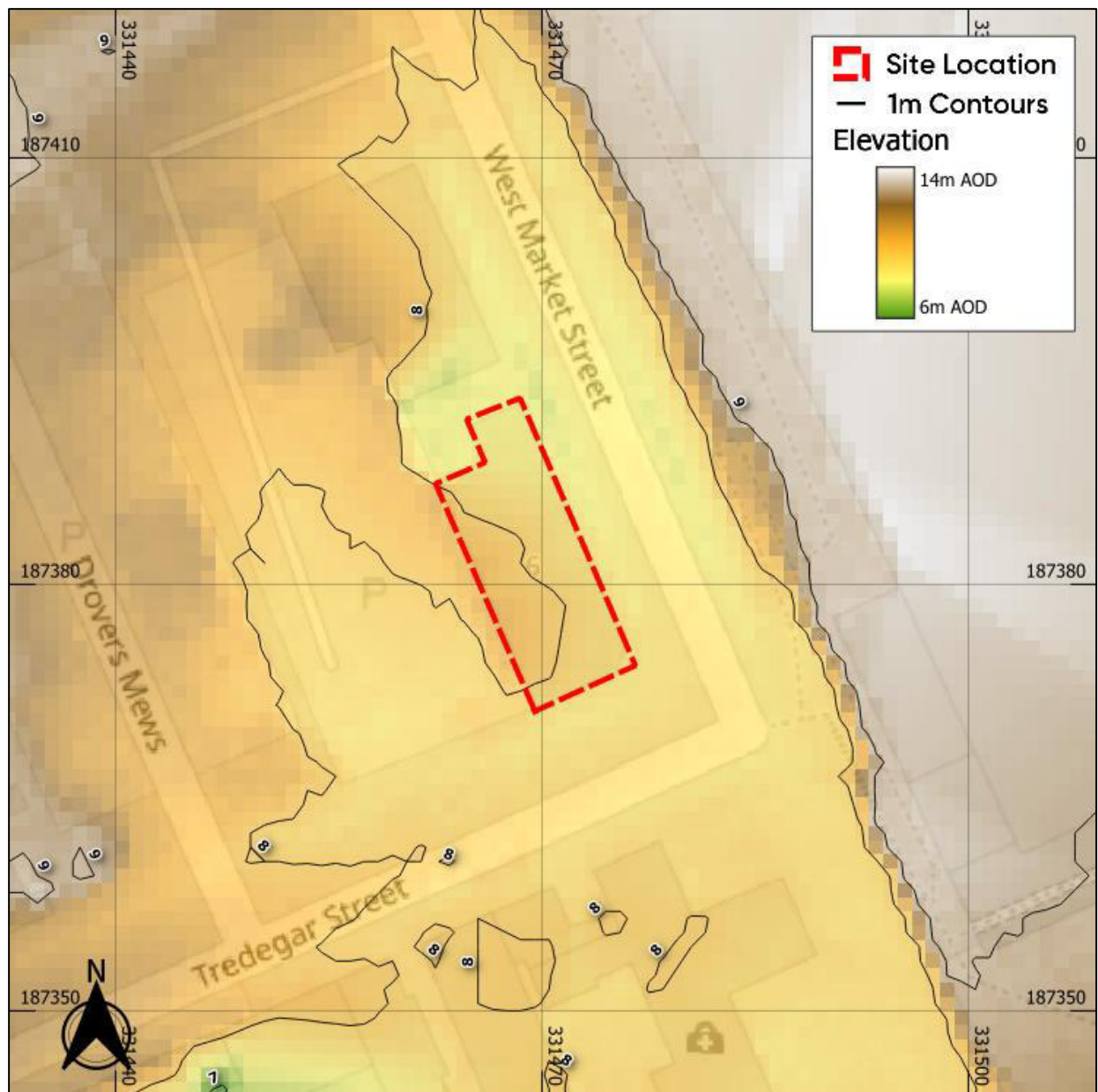


Figure 2: Site Topography (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 1.9. Newport City Council is the Local Planning Authority (LPA) for the site and also the designated Lead Local Flood Authority (LLFA). The site sits within the Natural Resources Wales's South East Wales region.

2. Planning Policy

- 2.1. Inappropriate development in a flood risk area could pose significant risk in terms of personal safety and damage to property for the occupiers of the development or for people elsewhere. The approach taken in the assessment of flood risk at the planning stage is set out in national, regional, and local planning policy and associated guidance. This section summarises the key policies and guidance relevant to the proposed development.
- 2.2. Technical Advice Note 15 (TAN15), in conjunction with Planning Policy Wales (PPW) and any local planning documentation forms the basis for assessment of flood risk in Wales and its risk mitigation and development control.
- 2.3. The NRW Flood Map for Planning (FMfP), officially replaces the Development Advice Map (DAM) and is the primary tool for the assessment of flood risk in all planning applications submitted after March 2025.
- 2.4. For a development application to be acceptable in a flood risk area, it must satisfy both the Justification Test and the Acceptability of Consequences Test. As set out in TAN15, the overall aim is as follows
 - Direct new development away from those areas which are at high risk of flooding (FMfP Zones 2 and 3).
 - Where development must be considered in flood risk areas, ensure that only development that can be justified on the basis of local need, and that can demonstrate the consequences of flooding are acceptable, is located within such areas.
- 2.5. Flood Zones in Wales are defined as follows:

Table 1: Flood Map for Planning (FMfP) Zone Classifications

FMfP Zone	Description of Flood Risk	Role within Precautionary Framework
1	Less than 1 in 1000 (0.1%) (plus climate change) chance of flooding in a given year	Applications for all types of development, change of use or conversion are acceptable in principle. Informed by a Strategic Flood Consequences Assessment, planning authorities should develop locally specific planning policies for areas at risk of flooding against which applications can be assessed.
2	Less than 1 in 100 (1%) or 1 in 200 (0.5%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change.	Planning applications in Zone 2 require careful consideration and must be consistent with the acceptability considerations set out in section 11. They must also be accompanied by a FCA which clearly describes the flood risk and the risks must be acceptable. Applications for new highly vulnerable development on greenfield land are only appropriate where the site has been allocated in adopted Development Plans. Proposals for redevelopment on brownfield land of any vulnerability will need to assist, and be consistent with, the Development Plan strategy to regenerate an existing settlement or achieve key economic or environmental objectives. Where proposals for redevelopment include residential use, local authorities should ensure that such uses do not occur at ground floor level, they will also need to be compatible with the

		tolerable conditions set out in section 11 and exhibit resilient flood design as described in section 13 of TAN.
3	A greater than 1 in 100 (1%) or 1 in 200 (0.5%) chance of flooding in a given year, including climate change.	Planning applications in zone 3 require the strongest justification. No new highly vulnerable development on greenfield land should be permitted in zone 3 regardless of the conclusion of any Flood Consequences Assessments and NRW will not consider these conclusions. Welsh Ministers must be notified of any such proposal a planning authority intends to approve. Other proposals will only be appropriate if they are essential to the Development Plan Strategy to regenerate an existing settlement or achieve key economic or environmental objectives. Any redevelopment proposal must be consistent with the acceptability considerations in section 11. In addition, proposals which include residential development must ensure that such uses do not occur at ground floor level.
Defended Zones	Areas where flood risk management infrastructure provides a minimum standard of protection against flooding from rivers of 1 in 100 or 1 in 200 from the sea (plus climate change and freeboard).	Applications for new development on Greenfield sites are not appropriate in Defended Zones unless they are allocated in development plans. On brownfield sites redevelopment proposals should not over intensify use neither should they reduce the area's ability to absorb flood water nor cause problems with flooding elsewhere. All applications should consider opportunities to incorporate flood resilient design as appropriate and any proposal involving highly vulnerable development must be compliant with the tolerable conditions set out in section 11 of TAN.

2.6. The land use vulnerability classifications are presented in Table 2.

Table 2: Land Use Vulnerability Classifications

Development Category	Type
Highly vulnerable development	All residential premises (including hotels and caravan parks), schools and childcare establishments, colleges and universities, hospitals and GP surgeries, especially vulnerable industrial development (e.g. power stations, chemical plants, incinerators), and waste disposal sites. Emergency services, including ambulance stations, fire stations, police stations, command centres, emergency depots and buildings used to provide emergency shelter in time of flood
Less vulnerable development	General industrial, employment, commercial and retail development, transport and utilities infrastructure, car parks, mineral extraction sites and associated processing facilities, excluding waste disposal sites, public buildings including libraries, community centres and leisure centres (excluding those identified as in Highly Vulnerable category and emergency shelters), places of worship, cemeteries, equipped play areas, renewable energy generation facilities (excluding hydro generation).
Water compatible development	Boatyards, marinas and essential works required at mooring basins, development associated with canals, flood defences and management

Development Category	Type
	infrastructure, open spaces (excluding equipped play areas) and hydro renewable energy generation.

Acceptability of Flooding Consequences Test

2.7. Paragraph 11.3 of TAN15 states:

Whether a development should proceed or not will depend upon whether the consequences of flooding can be safely managed, including its effects on flood risk elsewhere.

2.8. Paragraph 10.23 of TAN15 states:

*Other proposals will only be appropriate if they are essential to the Development Plan Strategy to regenerate an existing settlement or achieve key economic or environmental objectives. **Any redevelopment proposal must be consistent with the acceptability considerations in section 11.***

2.9. Paragraphs 11.3 to 11.6 of TAN15 lay out the acceptability considerations. TAN15 states:

Whether a development should proceed or not will depend upon whether the consequences of flooding can be safely managed, including its effects on flood risk elsewhere.

There are requirements that must be in place for any development that is permitted to be located in flood risk areas. In all circumstances, developers and planning authorities should ensure the following conditions are met:

- *No increase in flooding elsewhere*
- *Occupiers aware of flood risk*
- *Escape/evacuation routes present*
- *Flood emergency plans and procedures agreed and in place*
- *Flood resistant and resilient design*

Acceptable consequences for type of use

The Flood Consequences Assessment should establish if suitable avoidance and mitigation measures can be incorporated, in a manner compatible with the placemaking aims of Planning Policy Wales, within the site design to ensure that development is safe and there is: minimal risk to life;

- *minimal disruption to people living and working in the area;*
- *minimal potential damage to property;*
- *minimal impact of the proposed development on flood risk generally; and*
- *minimal disruption to the sustainable management of natural resources.*

To inform their planning decision, the planning authority will need to arrive at a judgement on the acceptability of the flooding consequences and they should only permit development where the developer has demonstrated the risks and consequences of flooding are manageable and meet the criteria set out below.

- 2.10. In addition to the acceptability considerations, TAN15 also sets out frequency thresholds which are used to help determine whether the consequences of flooding would be acceptable for a proposed development. TAN15 states:

The required design standard for new development is to be flood free during the 1% river flood (i.e. a flood with a 1 in 100 chance of occurring in any year) and the 0.5% flood from the sea (i.e. a flood with a 1 in 200 chance of occurring in any year), plus an allowance for climate change over the lifetime of development. Local authority and emergency services command centres and hubs for the emergency services should be designed to be flood free during any 0.1% event (i.e. a flood with a 1 in 1000 chance of occurring in any year), including an allowance for climate change. Where appropriate, an assessment against a breach and blockage scenario should be undertaken against return periods up to and including the 1 in 1000 year flood event, including an allowance for climate change. Detailed guidance on climate change allowances for planning purposes is published separately by the Welsh Government.

The following table summarises frequency thresholds for different types of development and is described in terms of annual probability of occurrence. The thresholds may be applied with more flexibility for redevelopment, changes of use, conversions and extensions, where the ability to substantially redesign a development is limited. In those circumstances the thresholds are a guide. If they cannot reasonably be met, the planning authority should seek the views of the relevant risk management authorities on the resilience measures proposed to help it reach a decision

- 2.11. **The thresholds may be applied with more flexibility for redevelopment, changes of use, conversions and extensions, where the ability to substantially redesign a development is limited. In those circumstances the thresholds are a guide.** If they cannot reasonably be met, the planning authority should seek the views of the relevant risk management authorities on the resilience measures proposed to help it reach a decision
- 2.12. Tolerable Conditions as set out in Section 11.9-11.15 of TAN15 are detailed below:

Tolerable conditions: managing consequences in an extreme flood event

11.9 The flood free thresholds outlined above relate to very serious but not the most extreme flood events (with the exception of thresholds for emergency services). During extreme flood events there is recognition that it may not be possible to keep all development flood-free. In these circumstances it is imperative that flooding does not endanger life, therefore it needs to be demonstrated that conditions within the development during an extreme event will be tolerable.

11.10 Figure 6 below indicates the tolerable flood depth and velocity conditions for highly vulnerable and less vulnerable development when assessed against the 0.1% extreme flood event, including an allowance for climate change.

11.11 Mitigation and flood resilience measures are not sufficient justification to permit a development if the tolerable conditions are exceeded during an extreme flood event. High velocities and/or depths of floodwater pose a potential risk to life, may cause structural damage to buildings and could impact on human health and wellbeing.

Types of new development	Maximum depth of flooding (mm)	Maximum velocity of flood waters (metres/sec)
Highly vulnerable development	600	0.15
Less vulnerable development Infrastructure associated with highly vulnerable development e.g. car parks, access, paths and roads Water compatible development (limited to those built elements of development that may be occupied by people)	600	0.3

11.12 The above figures are tolerances below which new development may be acceptable. Each site, however, must be considered individually, and a judgement taken in the context of the circumstances which could prevail at that site. Emergency services developments are not shown because they must be flood-free in a 0.1% event, as set out in Figure 5. For emergency services developments other than command centres or hubs, the conditions for highly vulnerable development should be applied.

11.13 When deciding if the consequences of an extreme flood event can be acceptably managed, planning authorities should refer to relevant policies and actions identified in their Development Plan and by Risk Management Authorities in local contingency plans. This is of particular relevance to emergency access and evacuation requirements.

11.14 Flooding causes danger when either the water is deep or it is moving quickly. It is particularly dangerous when both occur at the same time. The flood hazard matrix at Figure 7 below can help planning authorities assess how hazardous a flood event may be to different people. The matrix can be used to assess the levels of danger inside and outside buildings located in flood risk areas, by plotting the expected water depths and velocities during the flood event.

11.15 The planning authority should consider all potential and likely users of any proposed development when assessing whether the development can be considered to provide a safe environment during an extreme flood event. If a safe environment cannot be provided, the planning application should be refused. The matrix shows that flood events involving deep and fastmoving water are dangerous to all, including the emergency services. It would not be appropriate to approve any type of development that could experience this degree of danger during an extreme flood event.

- 2.13. TAN15 states that highly vulnerable development in Flood Zone 3 should remain flood-free in the design flood event (1 in 200 year tidal event plus climate change). Hydraulic modelling indicates a derived 1 in 200 year plus climate change tidal flood level of approximately 8.73m AOD over the development lifetime (2101 – based on a 75 year development lifetime). The proposed children’s nursery use will be confined to the first and second floors only, with the ground floor remaining in office use. The estimated first floor finished floor level of approximately 10.62m AOD provides approximately 1.89m freeboard above the design flood level. On this basis, the highly vulnerable accommodation would remain flood free in the 1 in 200 year plus climate change event.
- 2.14. TAN15 further requires that highly vulnerable development is assessed against frequency thresholds in the extreme flood event (1 in 1,000 year tidal event plus climate change). The derived 1 in 1,000 year plus climate change flood level is approximately 9.31m AOD over the development lifetime. The estimated first floor finished floor level of approximately 10.62m AOD provides approximately 1.31m freeboard above this extreme event level. Accordingly, the proposed nursery accommodation would remain above predicted flood levels in the extreme event and is considered to remain within tolerable conditions.
- 2.15. TAN15 recognises that the frequency thresholds may be applied with greater flexibility in cases involving redevelopment, changes of use, conversions and extensions, where the ability to substantially redesign a development is limited. In such circumstances, the thresholds are intended to act as a guide, and where they cannot reasonably be met, the planning authority should seek the views of relevant risk management authorities regarding the resilience measures proposed (TAN15, Paragraph 11.8). Given the existing building constraints, it is not practicable to redesign the development to be entirely flood-free, and therefore the proposed mitigation and resilience measures are considered appropriate.
- 2.16. Model outputs indicate that flooding may occur on surrounding roads during extreme tidal events, including depths of up to approximately 0.90m along West Market Street in the 1 in 200 year plus climate change scenario and up to approximately 1.6m along parts of West Market Street in the 1 in 1,000 year plus climate change scenario.
- 2.17. TAN15 includes indicative tolerable flood depths for safe access and egress; however, flooding at this location is tidal in nature and is typically characterised by a slower onset and the potential for advance warning. The proposed use would not operate during periods of flood alert or flood warning. A precautionary closure procedure would therefore be implemented in response to NRW forecasts and warnings to ensure that the premises are not occupied during periods where access routes may be flooded.

- 2.18. Furthermore, safe refuge is available at first and second floor level, which remain significantly above predicted flood levels in both the design and extreme events. Accordingly, residual risks associated with access and egress during extreme tidal events can be managed through operational measures and a site-specific Flood Emergency Plan.
- 2.19. Overall, the proposed development does not increase the building footprint, does not reduce floodplain storage and would not increase flood risk elsewhere. The highly vulnerable accommodation is located entirely above predicted flood levels in both the design and extreme events.
- 2.20. Overall, the proposed development does not increase the building footprint, does not reduce floodplain storage and would not increase flood risk elsewhere. The highly vulnerable development is located entirely above predicted flood levels in both the design and extreme events. The proposal represents the redevelopment of an existing site within the settlement, rather than new-build expansion into previously undeveloped land. In accordance with Paragraph 10.23 of TAN15, such redevelopment may be appropriate where it supports the regeneration of an existing settlement and delivers key social and community benefits. In this case, the provision of nursery accommodation would contribute positively to the local community and support the ongoing vitality of the area.
- 2.21. It is therefore considered that the consequences of flooding can be acceptably managed for the lifetime of the development in accordance with TAN15.

3. Consultation and Review

Documents and Online Mapping

- 3.1. Local Governments and Lead Local Flood Authorities provide documents which contain data and policies on flood risk and new development in their areas. These documents are introduced and briefly summarised below. For the purposes of this FCA, these documents have been reviewed for relevant information, and any relevant data is discussed within the appropriate sub heading of this report.
- 3.2. The following sources of information have been reviewed for this assessment:
- Flood Map for Planning on the Natural Resources Wales website <https://naturalresources.wales/flooding/flood-map-for-planning>
 - The Technical Advice Note 15¹ (TAN15) (2025).
 - British Geological Survey - Geology of Britain Viewer (British Geological Society, 2017)².
 - Local Development Plan 2011-26 (Newport City Council, 2015)³
 - Update to the Preliminary Flood Risk Assessment Report (Newport City Council, 2017)⁴ and Preliminary Flood Risk Assessment (Newport City Council, 2011)⁵
 - South East Wales - Strategic Flood Consequence Assessment (Stage 1) (South East Wales, 2022)⁶

Preliminary Flood Risk Assessment (PFRA)

- 3.3. The PFRA, published in 2011 and 2017, is a high-level appraisal of flood risk across Lead Local Flood Authority Newport City Council. The flood risk from all sources, including fluvial, surface water, groundwater, and surcharged sewers is evaluated. It is the basis upon which the Local Flood Risk Management Strategy is produced.
- 3.4. The PFRA and its update summarises historical flood incidents in Newport City Council. The site is not recorded as having been affected by any flood event.

¹ <https://www.gov.wales/sites/default/files/publications/2025-03/technical-advice-note-15-development-flooding-and-coastal-erosion.pdf>

² <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>

³ <https://www.newport.gov.uk/sites/default/files/media/media-documents/Adopted%20Local%20Development%20Plan%202011-2026.pdf?>

⁴ <https://www.newport.gov.uk/documents/Council-and-Democracy/Civil-Contingencies/Addendum-PRFA-Review-2017.pdf?>

⁵ <https://naturalresources.wales/evidence-and-data/research-and-reports/flooding-reports-evidence-and-data/river-basin-district-preliminary-flood-risk-reports/>

⁶ https://rctcbc.oc2.uk/docfiles/8/Strategic%20Flood%20Consequences%20Assessment%20SFCA%202022_1.pdf?

Strategic Flood Consequence Assessment (SFCA)

- 3.5. The SFCA, published in 2022, provides the evidence base for the Local Planning Authority Newport City Council Local Plan and guidance for consideration when determining planning applications. The SFCA seeks to place new development into areas of lower flood risk taking into account current flood risk, future flood risk, and the effect a proposed development would have on the risk of flooding.
- 3.6. The SFCA mapping provided by Newport City Council has been used throughout production of this report as a source of information, particularly pertaining to historical flood incidents.

Local Flood Risk Management Strategy (LFRMS)

- 3.7. The Local Flood Risk Management Strategy sets out roles and responsibilities for flood risk management, assesses the risk of flooding in the area, where funding can be found to manage flood risk, and the policies, objectives, and actions of the Lead Local Flood Authority.
- 3.8. The Newport City Council LFRMS is used within this report to identify any flood management infrastructure and historical incidences of flooding.

4. Sources of Flood Risk

Tidal

- 4.1. Tidal flooding occurs when a high tide and high winds combine to elevate sea levels. An area behind coastal flood defences can still flood if waves overtop the defences or break through them. Tidal flooding can also occur a long way from the coast by raising river levels. Water may overtop the riverbank or river defences when tide levels are high.

Watercourses

- 4.2. The nearest Main River is the River Usk which flows approximately 480m east of the site. There are no ordinary watercourses within 1km of the site according to OS mapping.
- 4.3. The River Usk through Newport is subject to tidal influence from the Severn Estuary. The tidal reach extends upstream through the city and is generally taken to terminate at Newbridge-on-Usk, located to the north of Newport. Therefore, flood risk in the vicinity of the site is considered to be tidally influenced.

NRW Flood Map for Planning

- 4.4. According to the Natural Resources Wales Flood Map for Planning, the site is located within Tidal Flood Zone 3. Flood Zone 3 represents areas with an annual probability of flooding of greater than 0.5% (1 in 200 year) from the sea (Figure 3).
- 4.5. Review of NRW's Flood Defence Structures dataset indicates that there are flood defences in the form of a tidal embankment present along the banks of the River Usk. The crest height, condition and standard of protection are not recorded. According to NRW's Flood Map for Planning, the site is not located within a TAN15 defended zone.

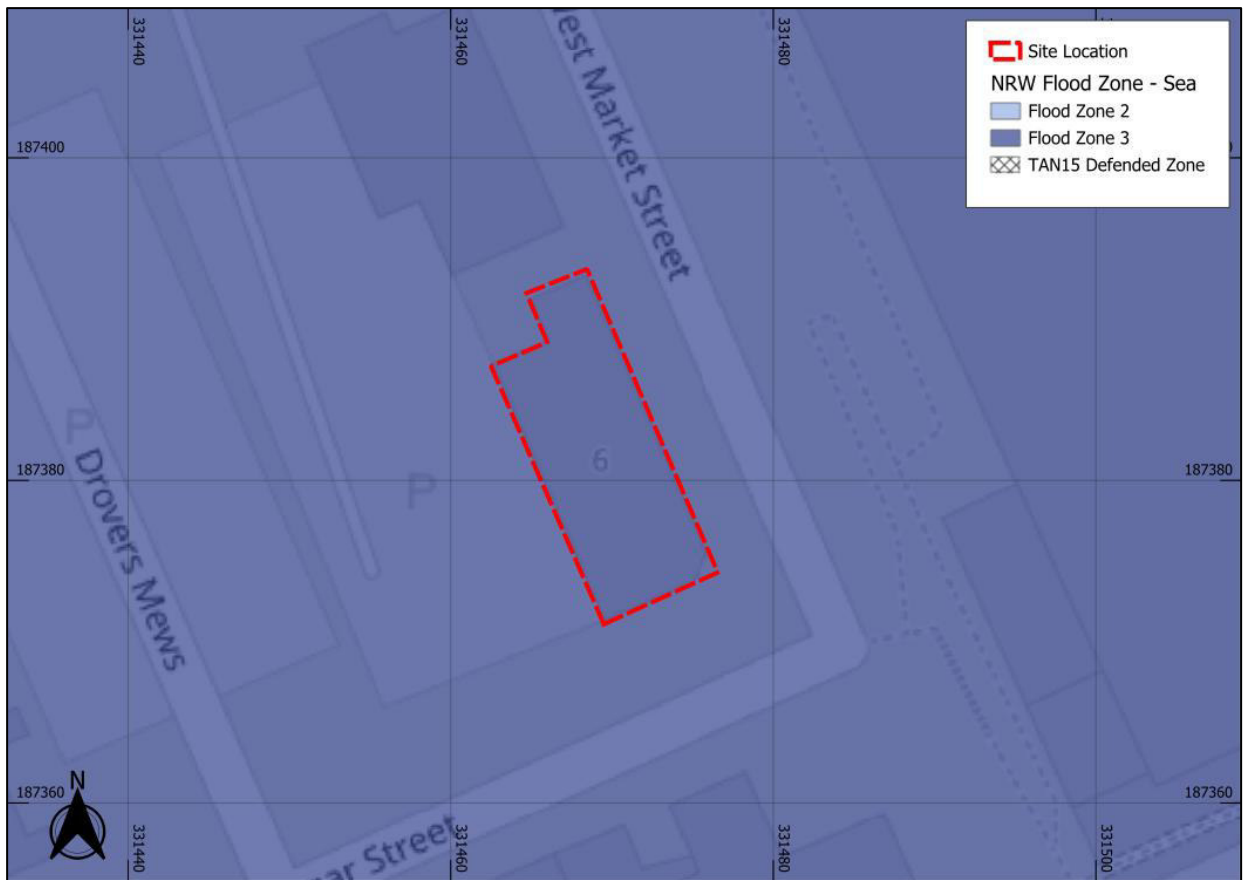


Figure 3: NRW Flood Map for Planning – Rivers and Sea (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA).
© <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Historical Tidal Flooding

- 4.6. According to NRW's Recorded Flood Extents dataset, the site has not been impacted by historic flood events (Figure 4).

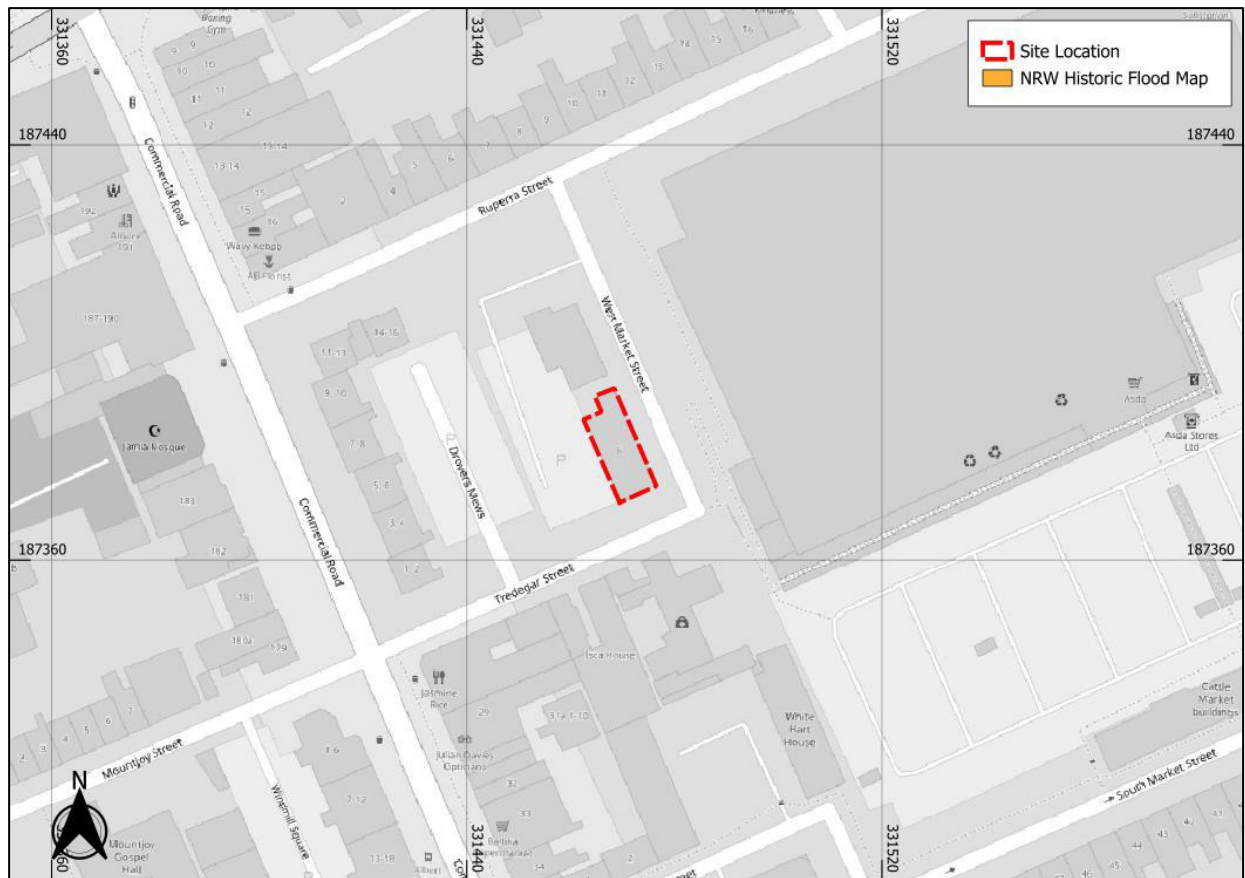


Figure 4: EA Historic Flood Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Newport Hydraulic Model (2022)

- 4.7. The Newport Hydraulic model includes a range of defended and undefended scenarios and return periods, extending up to the defended 1 in 1,000 year (0.1% AEP) tidal event for present-day conditions.
- 4.8. The Newport model has been updated to a 2021 baseline and incorporates formal flood defences across Newport, including the Crindau and Caerleon defence schemes. This is considered the most appropriate data available to assess the flood risk to the development.

Present Day Scenarios

- 4.9. According to the Newport Model, the site will remain unaffected in the present day modelled 1 in 30 year, 1 in 200 year, and 1 in 1000 year defended tidal events (Figure 5).

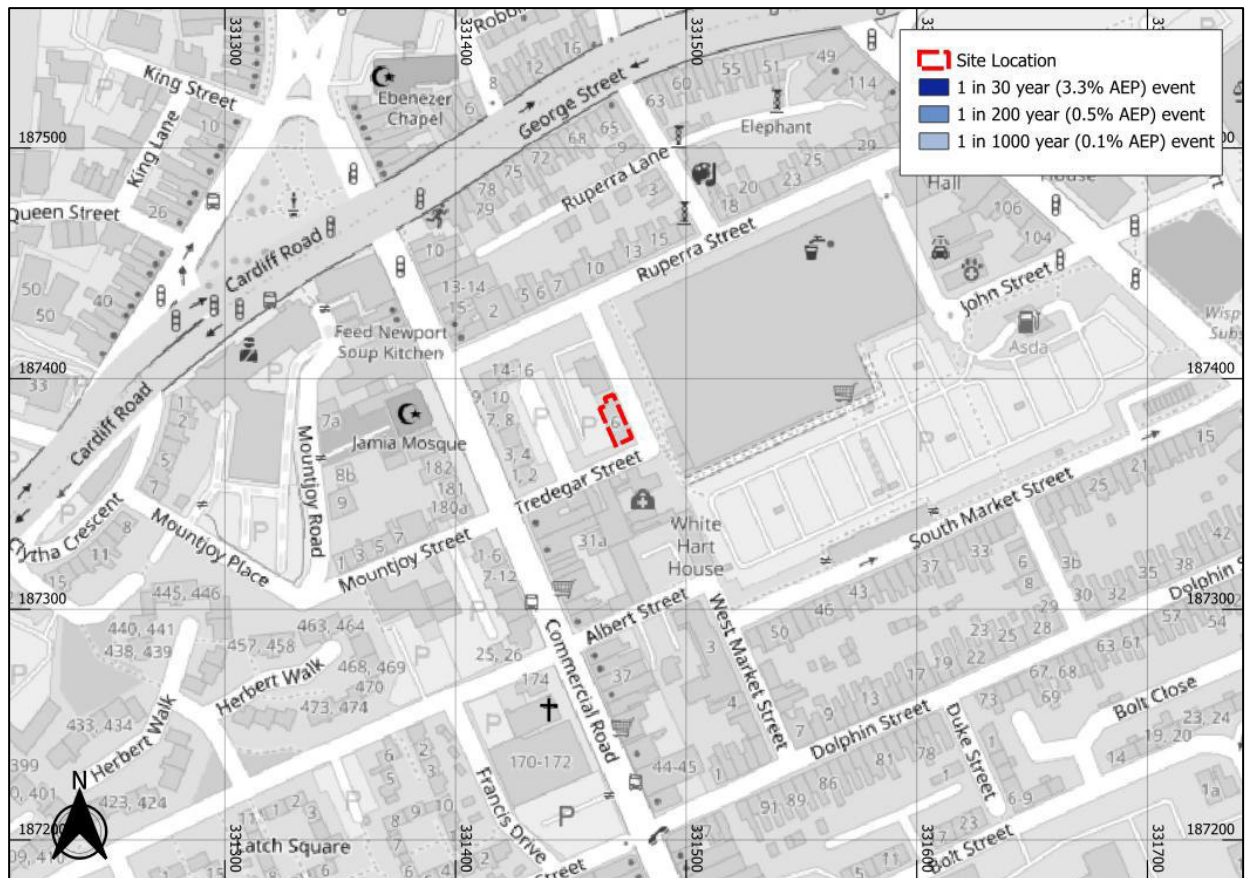


Figure 5: Newport Model (2022) present day flood extents (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Climate Change Scenarios

- 4.10. Climate change within the Newport model is represented through future epochs. Two future time horizons are provided: 75 years (2096) and 100 years (2121) beyond the 2021 baseline.
- 4.11. As the proposed development is commercial in nature (proposed children's nursery), a 75 year development lifetime has been assumed for the purposes of this FCA. Accordingly, the defended 75 year climate change epoch outputs from the Newport model have been adopted as the future flood risk scenario.
- 4.12. According to the modelled outputs, the site is located within the 1 in 200 year and 1 in 1000 year events for the 2096 epoch (Figure 6)

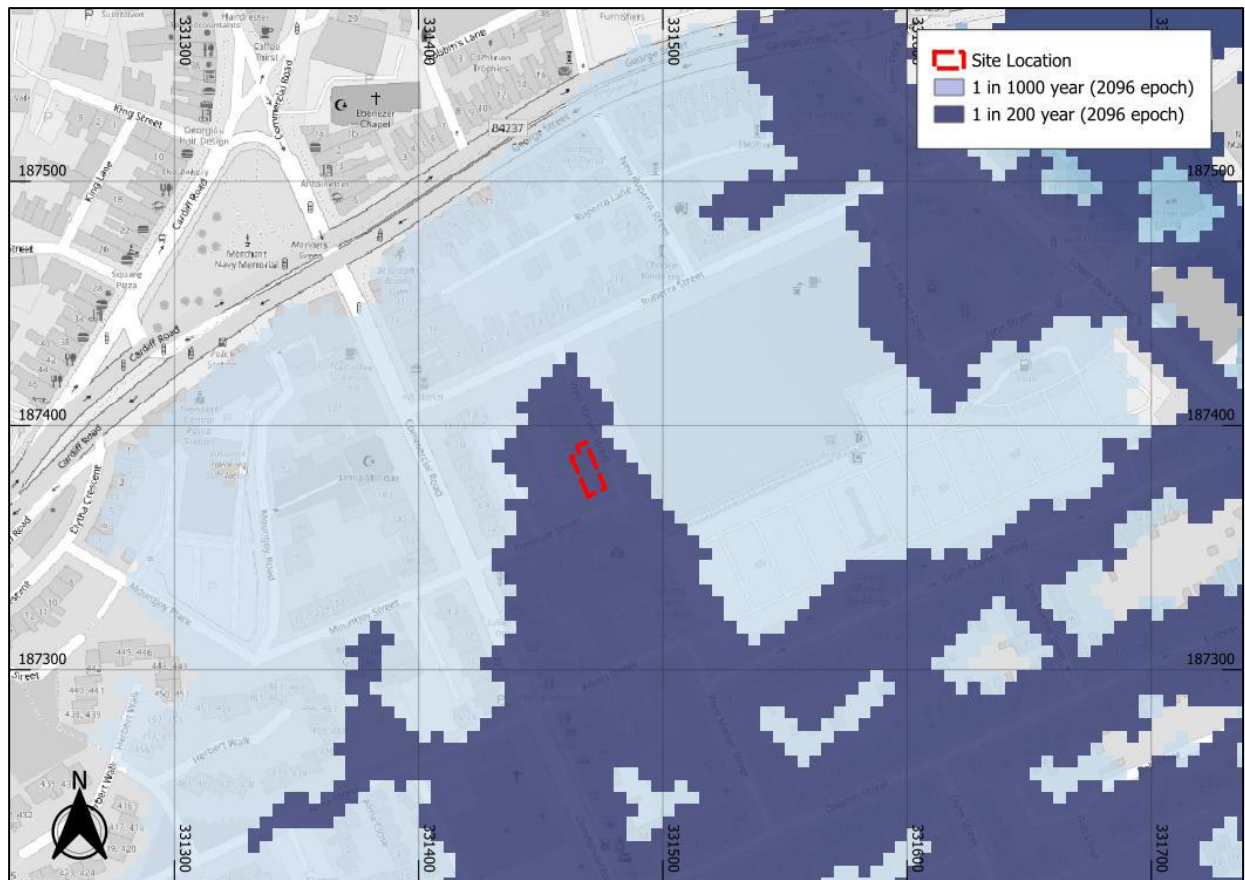


Figure 6: Newport Model (2022) 2096 epoch 1 in 200 year and 1 in 1000 year extents (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.13. The model includes climate change sea level rise allowances up to the 2096 epoch. However, the assessment requires consideration of flood risk over the full lifetime of the development (to 2101). As the model output does not extend to 2101, an additional allowance has been applied to extend the sea level rise estimate from 2096 to 2101. This has been calculated by applying the average annual incremental sea level rise over the final five years of the UKCP18 dataset for the relevant location (2094–2099) under the RCP8.5 scenario, consistent with the approach used to derive the published FCA climate change allowances beyond 2100.
- 4.14. For the Newport administrative area, the average annual incremental increase over 2094–2099 is 0.013m/year. Applying this rate for the additional five years from 2096 to 2101 gives an extra allowance of 0.065m, which has been added to the modelled 2096 design water levels to derive design flood levels for 2101.
- 4.15. Based on the defended outputs from the Newport model, the site is shown to fall within the modelled extent of the 1 in 200 year tidal flood event under the 2096 climate change epoch (Figure 6). Model results indicate a maximum predicted flood level of approximately 8.66m AOD at the site. As the assessment period extends to 2101, an additional sea level rise allowance of 0.065m has been applied to the 2096 modelled flood level, giving a 1 in 200 year plus climate change flood level of approximately 8.73m AOD.

- 4.16. The estimated ground floor finished floor level (FFL) of the existing building is approximately 7.92m AOD. When compared with the derived design flood level of approximately 8.66m AOD for the 1 in 200 year tidal event (2101 lifetime).
- 4.17. It is noted that the proposed children's nursery use will be confined to the first and second floors, with the ground floor remaining in office use. The derived design flood level for the 1 in 200 year tidal event over the 2101 lifetime is approximately 8.73m AOD. The estimated first floor finished floor level is approximately 10.62m AOD, meaning the proposed nursery accommodation would be a minimum of approximately 1.89m above the design flood level.
- 4.18. Furthermore, TAN15 requires that highly vulnerable development located within Flood Zone 3 is assessed against the 1 in 1000 year (0.1% AEP) flood event, including an allowance for climate change, to demonstrate that flood consequences would remain within tolerable conditions.
- 4.19. The defended 1 in 1000 year tidal flood level for the 2096 epoch is 9.24m AOD. Applying the additional 0.065m allowance to extend the assessment to 2101 gives a derived flood level of approximately 9.31m AOD.
- 4.20. The estimated first floor level (10.62m AOD) would therefore remain approximately 1.31m above the extreme event level. On this basis, the proposed nursery accommodation at first and second floor level would remain above the predicted flood level and within tolerable conditions (i.e. flood free) for the extreme event.

Access and Egress

- 4.21. Model outputs indicate an average flood depth of up to approximately 0.84m along West Market Street, which provides access to the site, under the defended 1 in 200 year tidal flood event for the 2096 climate change epoch. Applying the additional 0.065m allowance to extend the assessment to 2101 indicates access route flood depths of up to approximately 0.90m.
- 4.22. In addition, the residual 1 in 1000 year tidal flood event for the 2096 epoch results in maximum flood depths of up to approximately 1.52m along West Market Street in the 2096 climate change epoch. Applying the additional 0.065m allowance to extend the assessment to 2101 gives an indicative maximum depth of approximately 1.59m.
- 4.23. TAN15 guidance includes indicative tolerable flood depths for safe access and egress. However, the flooding mechanism is tidal, with a typically slow onset and the potential for advance warning. The proposed nursery would not operate during periods of flood alert/warning and a precautionary closure procedure would be implemented in response to NRW forecasts and warnings. Safe refuge is also available on the first and second floors above predicted flood levels. Accordingly, access/egress risk would be managed through operational measures and a Flood Emergency Plan.

Tidal Summary

- 4.24. The site is located within NRW Tidal Flood Zone 3. NRW datasets indicate the site has not been affected by recorded historic flood extents.

- 4.25. The Newport Hydraulic Model indicates the site remains unaffected in present-day defended tidal events up to the 1 in 1,000 year scenario. Under the 75-year climate change epoch (2096), the site falls within the modelled extent of the defended 1 in 200 year tidal event. Extrapolation of model outputs to the end of the assumed development lifetime (2101) gives a derived 1 in 200 year + climate change flood level of approximately 8.73m AOD, and a defended 1 in 1,000 year + climate change flood level of approximately 9.31m AOD.
- 4.26. The proposed nursery use is confined to the first and second floors, with the ground floor remaining in office use. The estimated first floor level of approximately 10.62m AOD provides approximately 1.89m freeboard above the 1 in 200 year + climate change level and approximately 1.31m above the 1 in 1,000 year + climate change level, demonstrating that the proposed development would remain flood free and within tolerable conditions.
- 4.27. Model outputs indicate that tidal flood depths along the local highway network may be present during extreme events, including depths of up to approximately 0.90m along West Market Street in the defended 1 in 200 year + climate change scenario, and up to approximately 1.6m along parts of the surrounding highway network in the defended 1 in 1,000 year + climate change scenario.
- 4.28. The proposed nursery use is located at first and second floor level, providing dry refuge above predicted flood levels in both the design and extreme events. Given the tidal nature of flooding (typically slower onset and the potential for advance warning), the premises will be closed in advance of extreme tidal events in response to NRW flood warnings. Accordingly, flood risk would be managed through operational measures and a Flood Emergency Plan (refer to Section 5).

Fluvial

- 4.29. Flooding from watercourses arises when flows exceed the capacity of the channel, or where a restrictive structure is encountered, resulting in water overtopping the banks into the floodplain.
- 4.30. The NRW Flood Risk Assessment Wales Flood Risk from Rivers dataset indicates that the site is not within an area shown to be at risk from rivers. Therefore, the site has a less than 1:1000 (0.1% AEP) chance of flooding annually from fluvial sources (Figure 7).

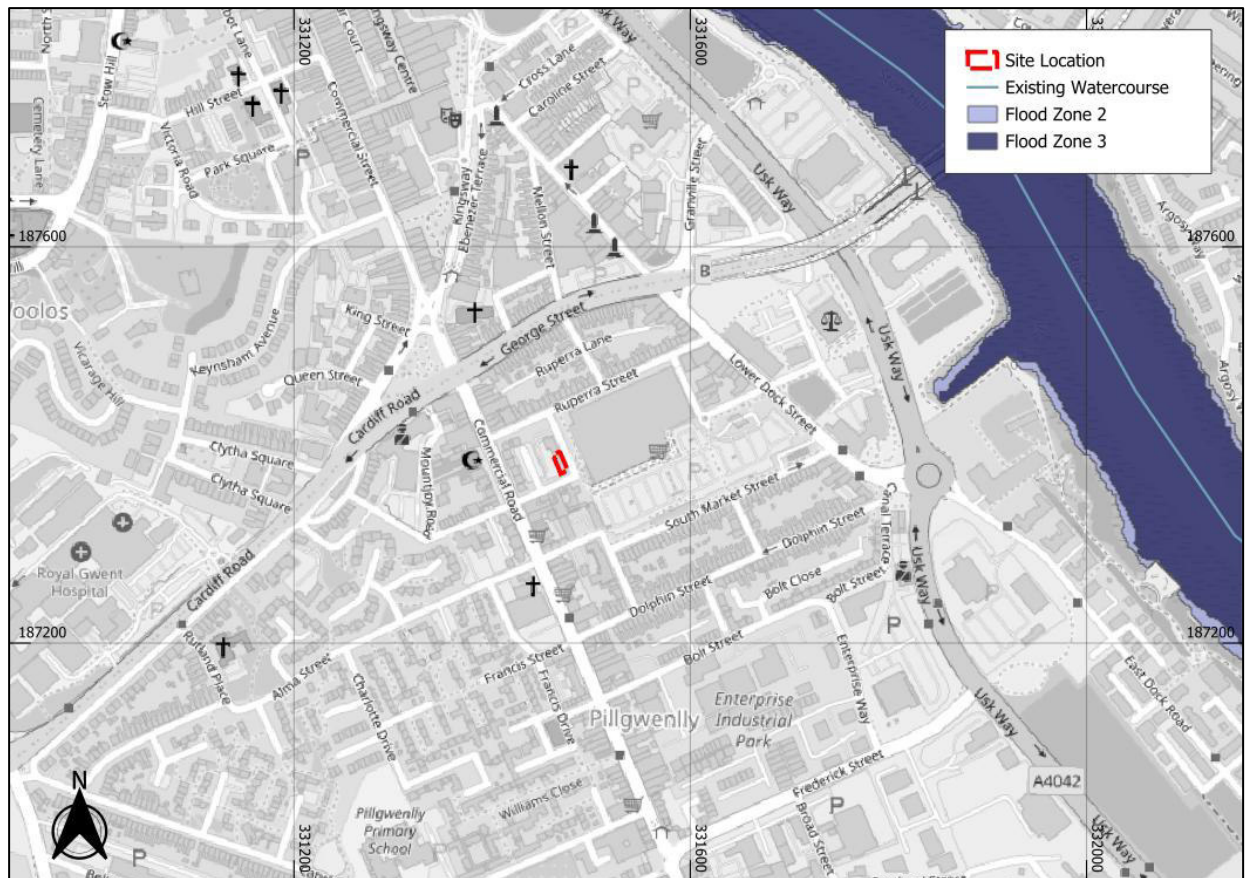


Figure 7: NRW Flood Map for Planning Flood Zones– Rivers (Contains OS data © Crown copyright [and database right] [2022] and Natural Resources Wales information © Natural Resources Wales and database right) © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

4.31. The risk of flooding from fluvial sources is therefore considered to be low.

Canals

4.32. The Canal and River Trust (CRT) generally maintains canal levels using reservoirs, feeders, and boreholes and manages water levels by transferring it within the canal system.

4.33. There are no canals within 1km of the site and therefore the risk of flooding from canals is considered low.

Surface Water and Small Watercourses

4.34. Pluvial flooding (surface water flooding) can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.

4.35. According to the Flood Map for Planning published by NRW, flood zones are defined based on the annual exceedance probability (AEP) of flooding from fluvial and tidal sources:

- Flood Zone 1 (Low Probability): Land having a less than 0.1% annual exceedance probability (AEP) of flooding from surface water or small watercourses (less than 1 in 1000 annual chance), including an allowance for climate change.
- Flood Zone 2 (Medium Probability): Land having a 0.1% to 1.0% AEP of flooding from surface water or small watercourses (between a 1 in 1000 and 1 in 100 annual chance), including an allowance for climate change.
- Flood Zone 3 (High Probability): Land having a greater than 1.0% AEP of flooding from surface water or small watercourses (greater than a 1 in 100 annual chance), including an allowance for climate change.

4.36. According to NRW's Flood Map for Planning, the site is located within Flood Zone 2 for surface water and small watercourses, which represents a medium probability of flooding (Figure 8). The northern, eastern, and southern perimeters of the existing building are adjacent to Flood Zone 3 for surface water and small watercourses.

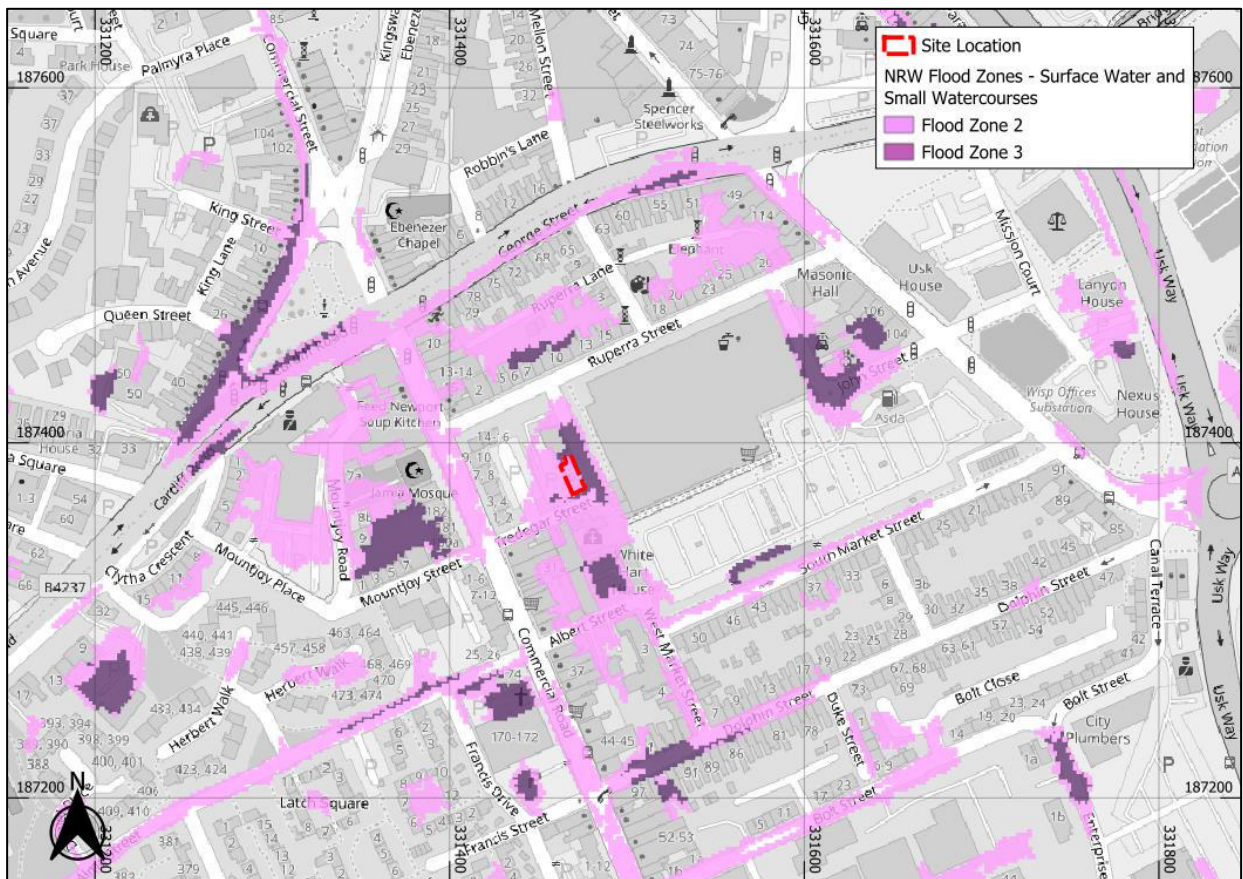


Figure 8: NRW Flood Zones - surface water and small watercourses (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

4.37. Surface water flood risk has been reviewed using NRW Flood Risk Assessment Wales (FRAW) surface water and small watercourse depth mapping. This dataset provides national-scale modelling of pluvial flooding from intense rainfall events and identifies areas of low, medium and high flood probability, together with associated indicative depth bands.

- 4.38. NRW Flood Risk Assessment Wales (FRAW) surface water and small watercourse depth mapping indicates that there is a low risk of flood depths of approximately 0.6–0.9m along the northern, eastern and southern perimeters of the existing building (Figure 9). The mapping also indicates a low risk of depths of 0.3–0.6m along the western perimeter of the existing building.

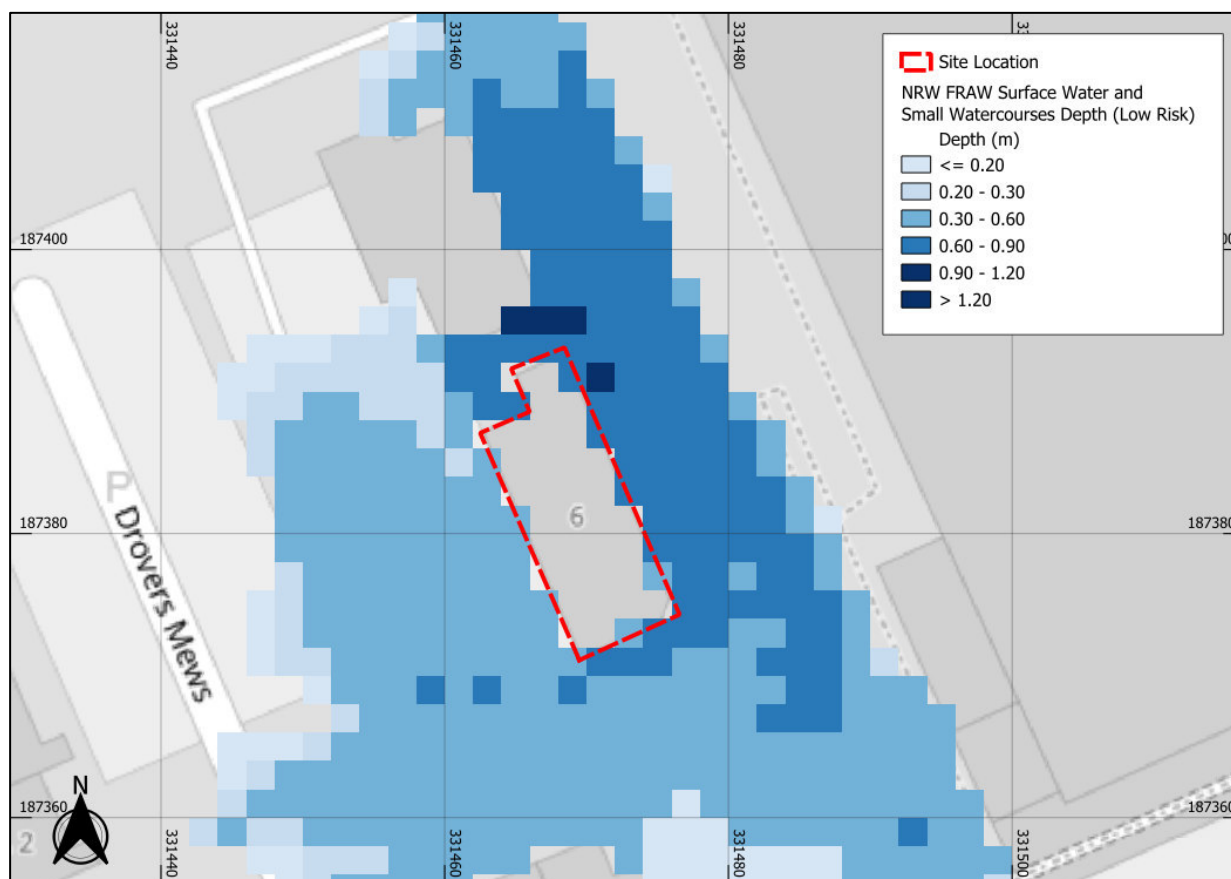


Figure 9: NRW FRAW surface water and small watercourses depths (low risk) (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.39. The mapping further indicates a medium risk of flood depths of 0.3–0.6m along the northern and north-eastern perimeters of the existing building (Figure 10). A medium risk of flooding with depths of approximately 0.2–0.3m is also shown along the eastern and north-western perimeters of the existing building.

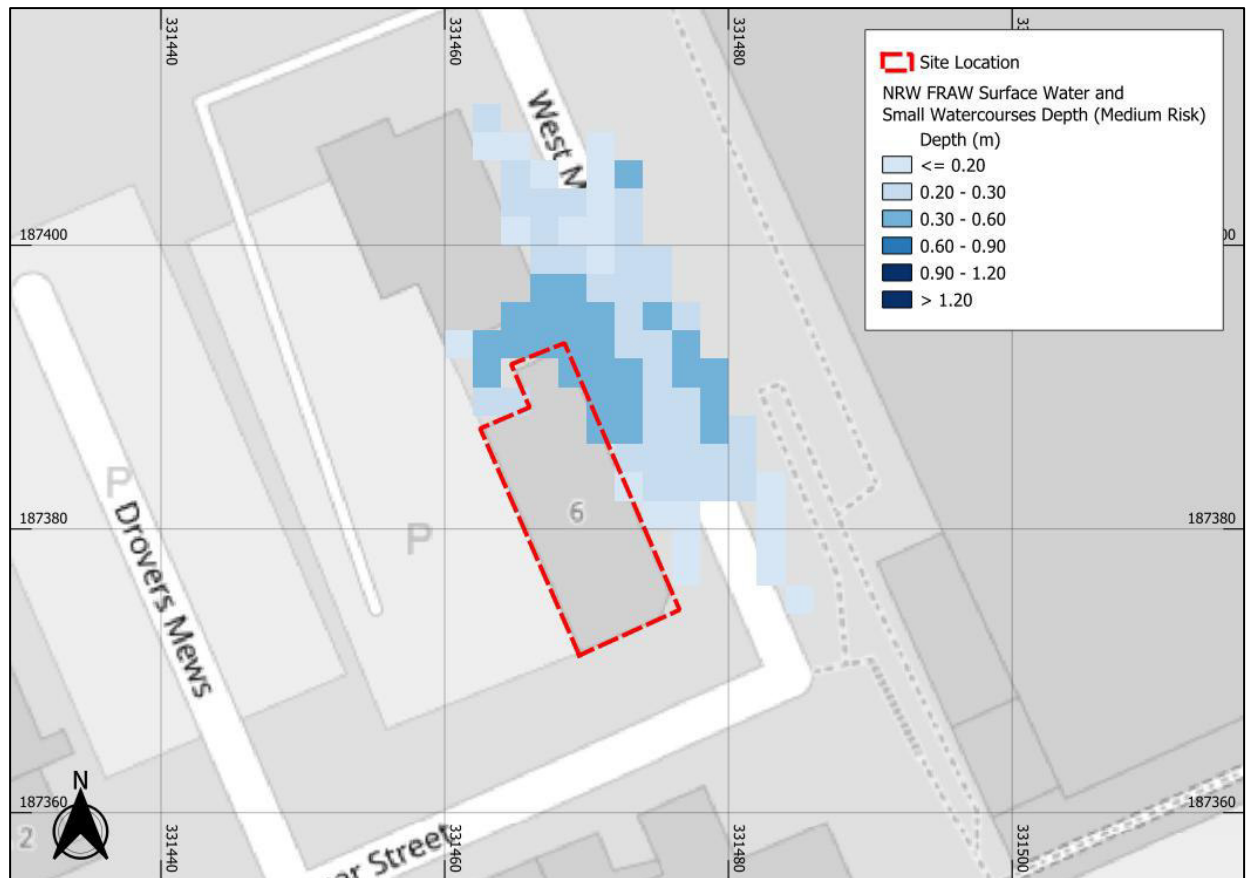


Figure 10: NRW FRAW surface water and small watercourses depths (medium risk) (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.40. In addition, a high risk of surface water flooding is identified along the northern and north-eastern perimeters of the existing building, with predicted depths of approximately 0.2–0.3m (Figure 11).

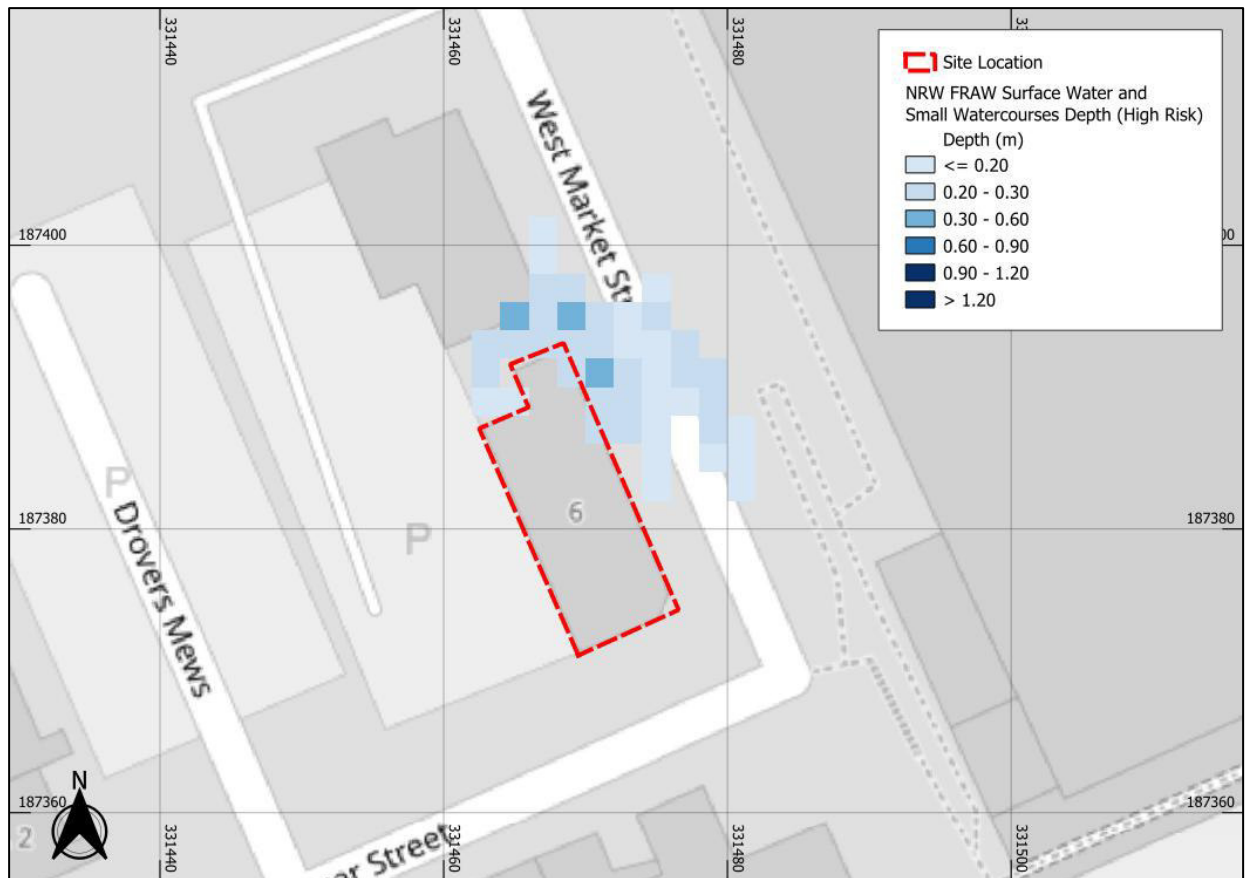


Figure 11: NRW FRAW surface water and small watercourses depths (high risk) (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.41. Based on the NRW FRAW surface water depth mapping, the maximum predicted surface water flood depth in the vicinity of the building is approximately 0.90m. When applied to the representative ground level of approximately 7.77m AOD, this gives an indicative peak surface water flood level of approximately 8.67m AOD.
- 4.42. The proposed children's nursery use will be confined to the first and second floors only. The estimated first floor level of the building is approximately 10.62m AOD. The proposed nursery accommodation would therefore be approximately 1.95m above the maximum surface water flood level and would not be directly affected by surface water flooding.
- 4.43. Furthermore, the proposed development does not include any alterations to the existing building and therefore the development would not impede the drainage of surface water.

Surface Water and Small Watercourses Summary

- 4.44. The NRW Flood Map for Planning shows the site lies within Surface Water and Small Watercourses Flood Zone 2 (medium probability), with the northern, eastern and southern sides of the existing building adjacent to Flood Zone 3.

- 4.45. NRW Flood Risk Assessment Wales (FRAW) depth mapping indicates localised surface water depths around the building perimeter of up to ~0.90m, with an indicative maximum surface water flood level of 8.67m AOD. As the proposed nursery use is confined to the first and second floors, with the first floor at 10.62m AOD, the nursery accommodation would be approximately 1.95m above the maximum surface water flood level and would not be directly affected.
- 4.46. No building alterations are proposed, and the development would not impede surface water drainage.
- 4.47. Therefore, the proposed development is considered to be at low risk of flooding from surface water and small watercourses.

Reservoirs

- 4.48. Large waterbodies or reservoirs that have walls built above the surrounding ground level pose a risk of flooding. Walls could fail due to old age, accident, or because excess flood water has been added to the reservoir. Although a breach is unlikely the consequences would be significant, leading to rapid inundation of the downstream floodplain.
- 4.49. All large reservoirs must be inspected and supervised by reservoir panel engineers as detailed by the Reservoirs Act 1975 in England and Wales. NRW are responsible to ensure that reservoirs are regularly inspected, and essential safety work carried out. As reservoirs are highly managed the maximum flood extent provided in the NRW Risk of Flooding from Reservoirs mapping is considered a worst-case scenario.
- 4.50. It is also noted that the proposed children's nursery use will be confined to the first and second floors only, with the ground floor remaining in office use. In the unlikely event of reservoir-related flooding, the proposed nursery would remain at upper floor level within the existing building.
- 4.51. Therefore, the risk of flooding from reservoirs is considered to be low.

Groundwater

- 4.52. Groundwater flooding occurs in areas where underlying geology is permeable and water can rise within the strata sufficiently to breach the surface.
- 4.53. The British Geological Survey's (BGS) mapping shows superficial deposits of tidal flat deposits comprising clay and silt. The bedrock underlying the site is Freshwater West Formation, comprising interbedded argillaceous rocks and sandstone. There are no historical BGS boreholes within 100m of the site. The tidal flat deposits are generally of low permeability and may promote shallow perched groundwater and waterlogging following prolonged rainfall.
- 4.54. A review of the 2022 SFCA confirms that no mapped groundwater flood risk datasets are available for the study area. The SFCA identifies groundwater flooding as a localised and generally minor flood risk across Newport. The SFCA notes limited recorded evidence of groundwater flooding and does not identify groundwater as a significant or controlling flood risk mechanism within the area.
- 4.55. Given the absence of historic groundwater flood incidents, groundwater flooding is not considered a significant source of flood risk to the site.

- 4.56. It is also noted that the proposed children's nursery use will be confined to the first and second floors only, with the ground floor remaining in office use. On this basis, groundwater emergence at surface level would not be anticipated to affect the proposed development.
- 4.57. Based on the information reviewed, the risk from groundwater to the development is considered to be low.

Sewers

- 4.58. Foul or surface water sewers can be a cause of flooding if the drainage network becomes overwhelmed, either by blockage or due to local development beyond the designed capabilities of the drainage system.
- 4.59. The Newport PFRA (2011) shows records of historic flooding events from surface water incidents and sewer flooding provided by Dwr Cymru Welsh Water (DCWW).
- 4.60. Data provided indicates a total of 78 locations across the council area that have suffered from historical sewer flooding.
- 4.61. The PFRA indicates that the site has not been historically impacted by sewer flooding. Furthermore, the 2011 PFRA states that 'none of the records suggests flooding from sewer sources has significant consequences at this strategic scale'.
- 4.62. It is also noted that the proposed children's nursery use will be confined to the first and second floors only, with the ground floor remaining in office use. On this basis, sewer flooding would not be anticipated to affect the proposed development.
- 4.63. The development is therefore considered to be at low risk of flooding from sewers.

5. Flood Risk Mitigation

Tidal

- 5.1. The site is located within NRW Tidal Flood Zone 3. The Newport Hydraulic Model indicates the site remains unaffected in present-day defended tidal events up to the 1 in 1000 year scenario.
- 5.2. Under the 75-year climate change epoch (2096), the site falls within the modelled extent of the defended 1 in 200 year tidal event. Extrapolation of model outputs gives a derived 1 in 200 year + climate change flood level of approximately 8.73m AOD, and a 1 in 1000 year + climate change flood level of approximately 9.31m AOD.
- 5.3. The proposed nursery use is confined to the first and second floors, with the ground floor remaining in office use. The estimated first floor level of approximately 10.62m AOD provides approximately 1.89m freeboard above the 1 in 200 year + climate change level and approximately 1.31m above the 1 in 1000 year + climate change level, demonstrating that the highly vulnerable accommodation would remain flood free and within tolerable conditions.
- 5.4. The risk of tidal flooding to the proposed development is therefore, low and no mitigation is required.

Pluvial

- 5.5. The NRW Flood Map for Planning shows the site lies within Surface Water and Small Watercourses Flood Zone 2 (medium probability), with the northern, eastern and southern sides of the existing building adjacent to Flood Zone 3.
- 5.6. NRW Flood Risk Assessment Wales (FRAW) depth mapping indicates localised surface water depths around the building perimeter of up to ~0.90m, with an indicative maximum surface water flood level of 8.67m AOD.
- 5.7. As the proposed nursery use is confined to the first and second floors, with the first floor at 10.62m AOD, the nursery accommodation would be approximately 1.95m above the maximum surface water flood level and would not be directly affected. No building alterations are proposed, and the development would not impede surface water drainage.
- 5.8. Therefore, the proposed development is considered to be at low risk of flooding from surface water and small watercourses, and no mitigation measures are required.

Fluvial, Canals, Reservoirs, Groundwater and Sewers

- 5.9. Flood risk from other sources is deemed to be low, therefore mitigation is not required.

Increase to Flood Risk Elsewhere

- 5.10. The existing site is commercial premises. The proposed development is for change of use to children's Nursery on the first and second floors. The proposed development will not increase the built footprint on-site; thus, not increase flood risk elsewhere through water displacement.
- 5.11. Furthermore, as there is no increase in built footprint, there is no requirement for a SAB approval note

Flood Warnings

- 5.12. The site is located in an area covered by the Usk Estuary at Maindee, North Liswerry and Spytty Pill Flood Warning area. This service allows occupants to register an address along with contact details so that, in the event of a flood being forecast, they are sent an alert. As a further precaution and risk reduction, the site management should sign up.
- 5.13. Flood warnings/alerts can be enforced at any time of the day or night. Signing up for this service provides occupants some notice before a flood event. The amount of time afforded before a flood occurs depends on the site-specific location (e.g. proximity to the source of flooding, topography of the surrounding area) and the flood mechanism (e.g. bank over topping versus a breach event). Flood alerts and warnings provide site managers and staff with time to take necessary action, e.g. communication of the risk of flooding to occupants etc, evacuation offsite or to a safe level, removal of valuable items out of reach of flooding and the mounting of site-specific flood defences.
- 5.14. As a further precaution for surface water flooding, the site manager and staff should monitor Met Office Weather Warnings to be prepared for extreme weather events as the site is not in an area where the EA provide specific flood alerts and warnings.
- 5.15. The Met Office issues weather warnings up to 5 days in advance, through the national Severe Weather Warning Service, when severe weather has the potential to bring impacts to the UK. It is also possible to stay up to date with weather warnings through the Met Office app (available on both Apple or Android devices), social media e.g. X and Facebook or email alerts

Flood Emergency Plan

- 5.16. A site-specific Flood Emergency Plan (FEP) should be prepared for the development and made available to site staff and operators.
- 5.17. The FEP should set out clear triggers for action based on NRW flood alerts and flood warnings, together with Met Office Weather Warnings. The plan should outline site closure procedures to ensure the nursery does not operate during periods of forecast or active flooding, and identify safe refuge at first and second floor level.
- 5.18. The FEP should include procedures for monitoring NRW flood warning services and Met Office forecasts, communication protocols, and clear responsibilities for implementing closure and evacuation actions where required.

- 5.19. Flood alerts and warnings can be issued at any time. Signing up to NRW's flood warning service provides advance notice of potential flooding, although lead times will vary depending on the flooding mechanism and local conditions.
- 5.20. In the event of a flood warning, the FEP should ensure appropriate measures are implemented, including early site closure, communication to staff and parents, and, where necessary, evacuation of occupants off-site or to a safe internal refuge level.

6. Conclusions

- 6.1. This FCA has been undertaken with reference to the requirements of TAN 15 and Welsh Planning Practice Guidance with respect to the development at White Heart House, West Market Street, Newport, NP20 2AU. It has been written to support a planning application and prepared with due consideration to the nature of the proposed development to provide the appropriate level of detail.
- 6.2. An assessment of the risk of flooding from all sources has been undertaken and is summarised in the table below:

Source of Flooding	Flood Risk Summary
Tidal	The site is located within Tidal Flood Zone 3. Hydraulic modelling indicates that the site remains unaffected by present-day defended tidal flood events up to the 1 in 1000 year scenario. Under the 75-year climate change epoch (2101), the site falls within the modelled extent of the defended 1 in 200 year tidal event. The derived 1 in 200 year + climate change flood level is approximately 8.73m AOD, and the derived 1 in 1000 year + climate change flood level is approximately 9.31m AOD. The proposed children's nursery use is confined to the first and second floors, with the ground floor remaining in office use. The estimated first floor finished floor level is approximately 10.62m AOD, providing approximately 1.89m freeboard above the 1 in 200 year + climate change level and approximately 1.31m freeboard above the 1 in 1000 year + climate change level. On this basis, the proposed nursery accommodation would remain flood-free and tidal flood risk to the development is considered to be low.
Pluvial	The site is located within Surface Water and Small Watercourses Flood Zone 2 with the northern, eastern and southern perimeters of the existing building adjacent to Flood Zone 3. NRW FRAW surface water and small watercourse depth mapping indicates localised surface water flooding around the perimeter of the existing building, with a maximum predicted flood depth of approximately 0.90m, with a maximum surface water flood level of approximately 8.67m AOD. The proposed children's nursery use will be confined to the first and second floors only, with the ground floor remaining in office use. The estimated first floor finished floor level is approximately 10.62m AOD, providing approximately 1.95m freeboard above the maximum surface water flood level. On this basis, the proposed nursery accommodation would not be directly affected by surface water flooding and pluvial flood risk to the development is considered to be low.
Fluvial Reservoirs Groundwater Sewers Canals	The site is considered to be at low risk from all other sources.

- 6.3. This Flood Consequences Assessment should be submitted as part of the planning application to satisfy the requirements of TAN15: Development, Flooding and Coastal Erosion. The proposal is considered consistent with TAN15 for redevelopment within Flood Zone 3, as:
- the proposal comprises a change of use within an existing building footprint, with no increase in built development, no loss of floodplain storage and no increase in flood risk elsewhere;
 - the highly vulnerable nursery accommodation is located entirely at first and second floor level, remaining flood-free in the 1 in 200 year plus climate change event and flood free in the 1 in 1000 year plus climate change event over the lifetime of the development;
 - residual risks associated with access and egress during extreme tidal events can be managed through advance warning, site closure procedures and implementation of a site-specific Flood Emergency Plan; and
 - surface water flooding is limited to localised ground-level ponding and would not affect the proposed nursery accommodation.
- 6.4. On this basis, the consequences of flooding are considered capable of being acceptably managed for the lifetime of the development in accordance with TAN15.

Appendix A - Development Proposals

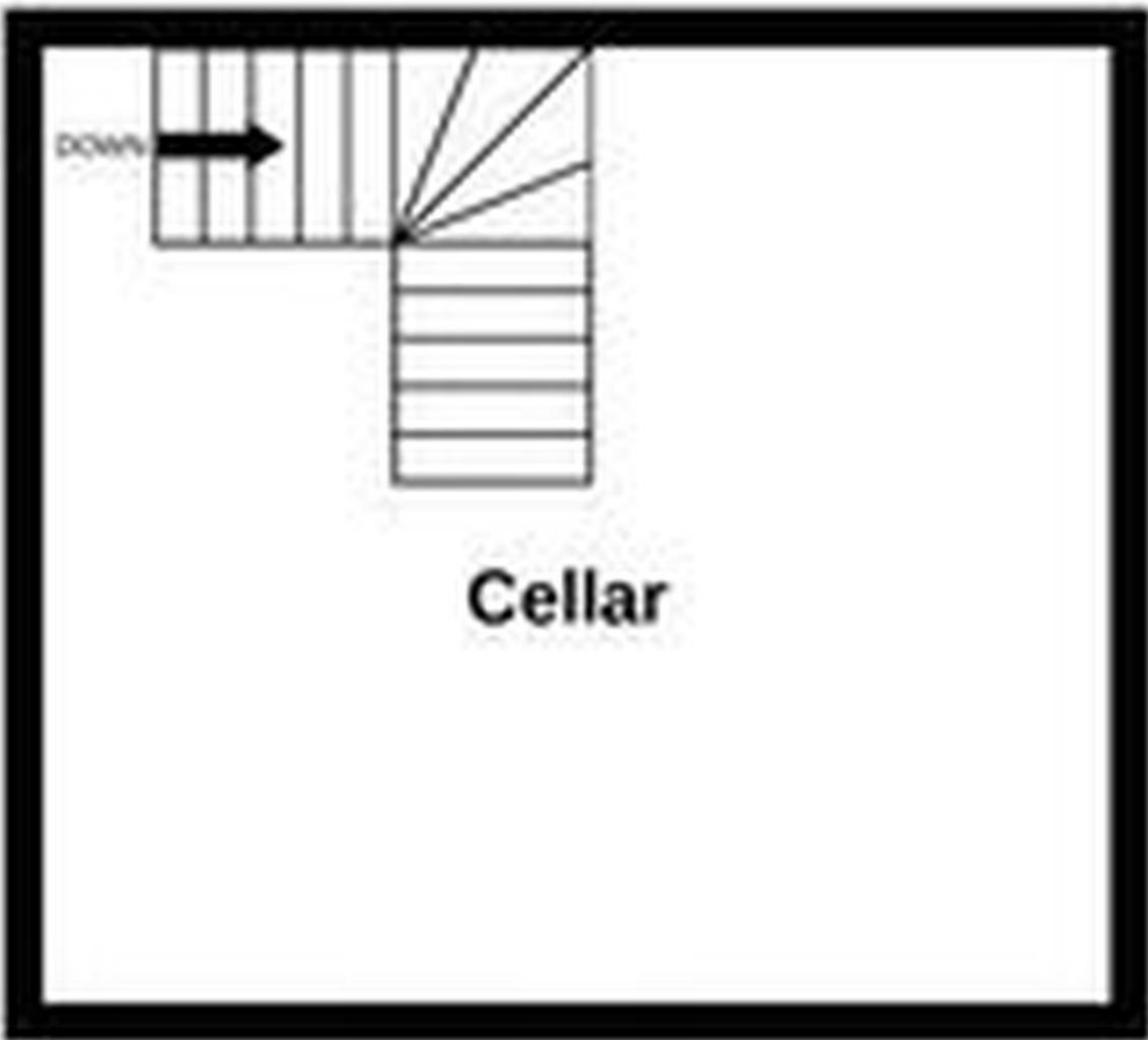
Proposed Floor Plan – Room Allocation & Amendments

This document accompanies the original architectural floor plans and confirms the proposed room use and naming only. No structural alterations are proposed.

Original Room Name	Proposed Room Name	Notes
Beauty Room (2nd Floor)	Baby Room	Children under 2
Call Centre (1st Floor)	Toddler Room	Children aged 2–3
Computer Room	Preschool Room	Children aged 3–5
Admin Room	Preschool Room	Children aged 3–5
Office	Office / Staff Room	Staff facilities
Main Office (Ground Floor)	Not in use by the nursery	
Reception (Ground Floor)	Not in use by the nursery	
Cellar	Cellar	

The original floor plan drawings remain unchanged in layout, scale, and structure. This schedule is provided for planning, funding, and Ofsted reference purposes.

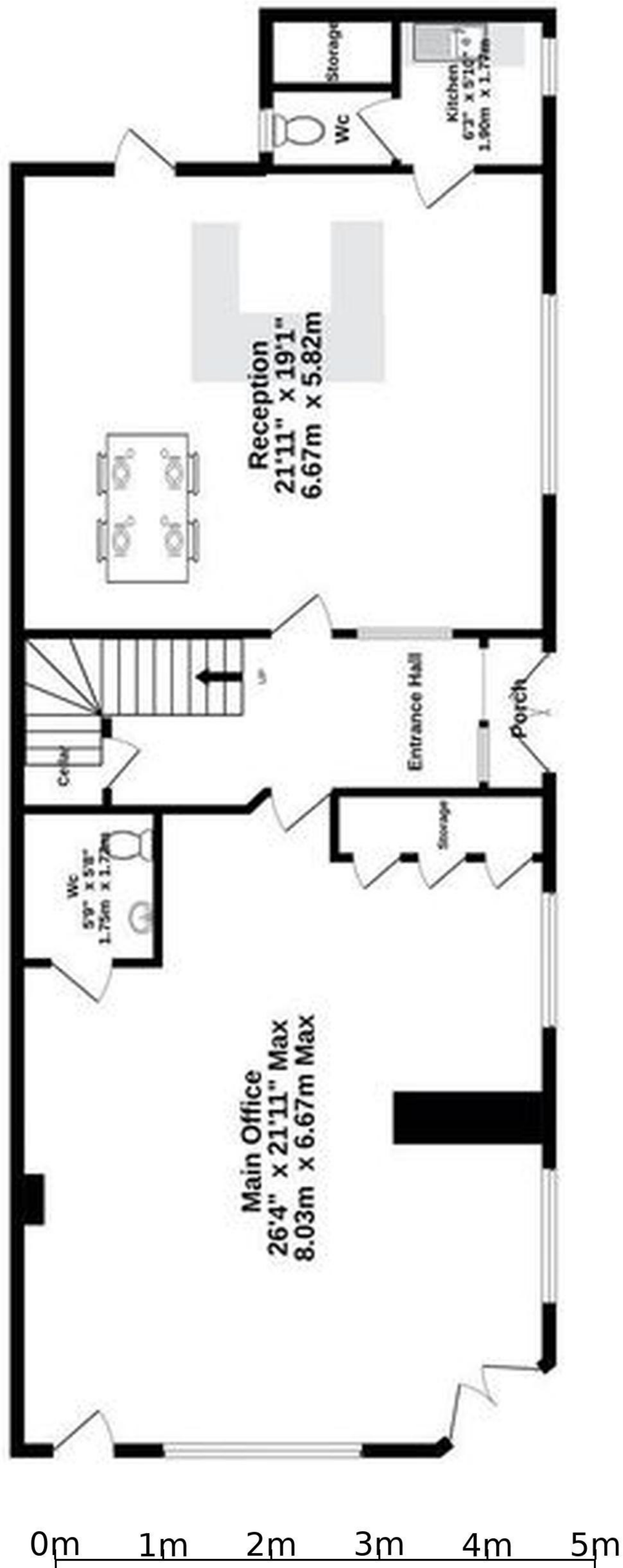
Basement
251 sq ft. (23.3 sq.m.) approx.



0m 1m 2m 3m 4m 5m

Scale approx. 1:100 @ A4
Derived from Main Office width 6.67 m – for planning illustration only

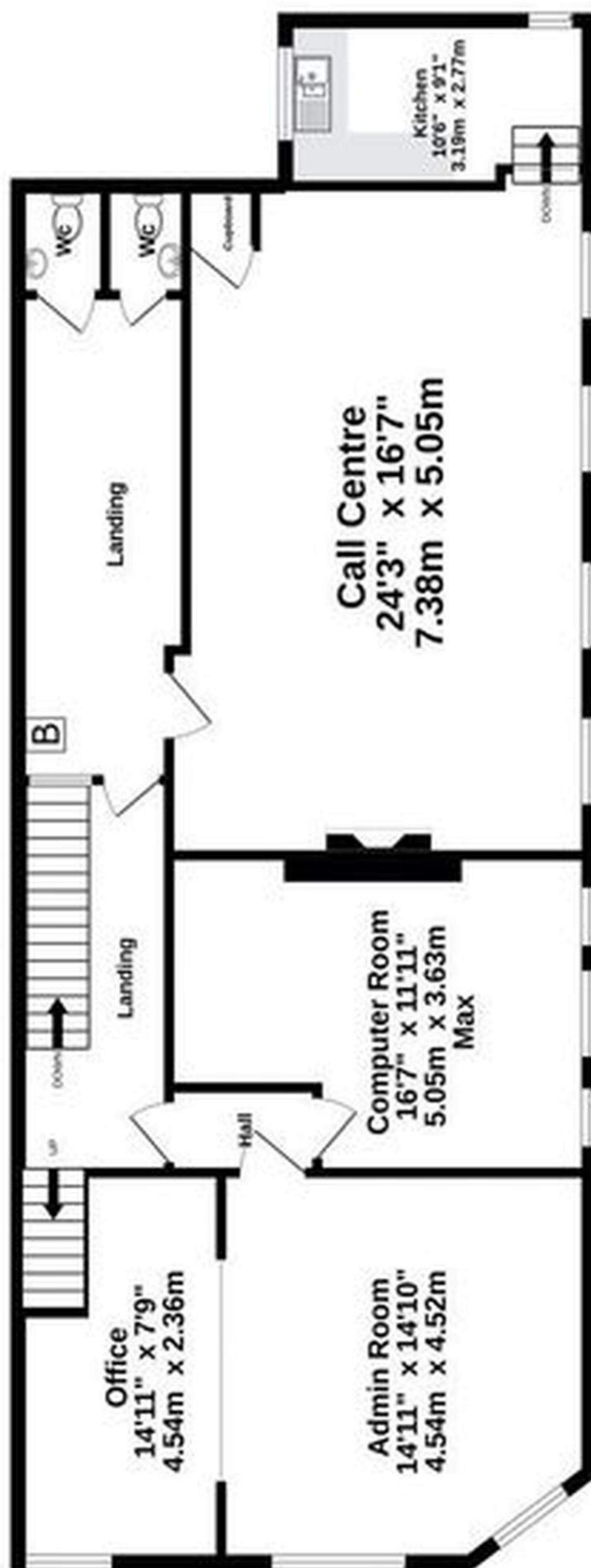
Ground Floor
1201 sq ft. (111.6 sq m.) approx.



Scale approx. 1:100 @ A4

Derived from Main Office width 6.67 m – for planning illustration only

1st Floor
1208 sq ft. (112.2 sq.m.) approx.

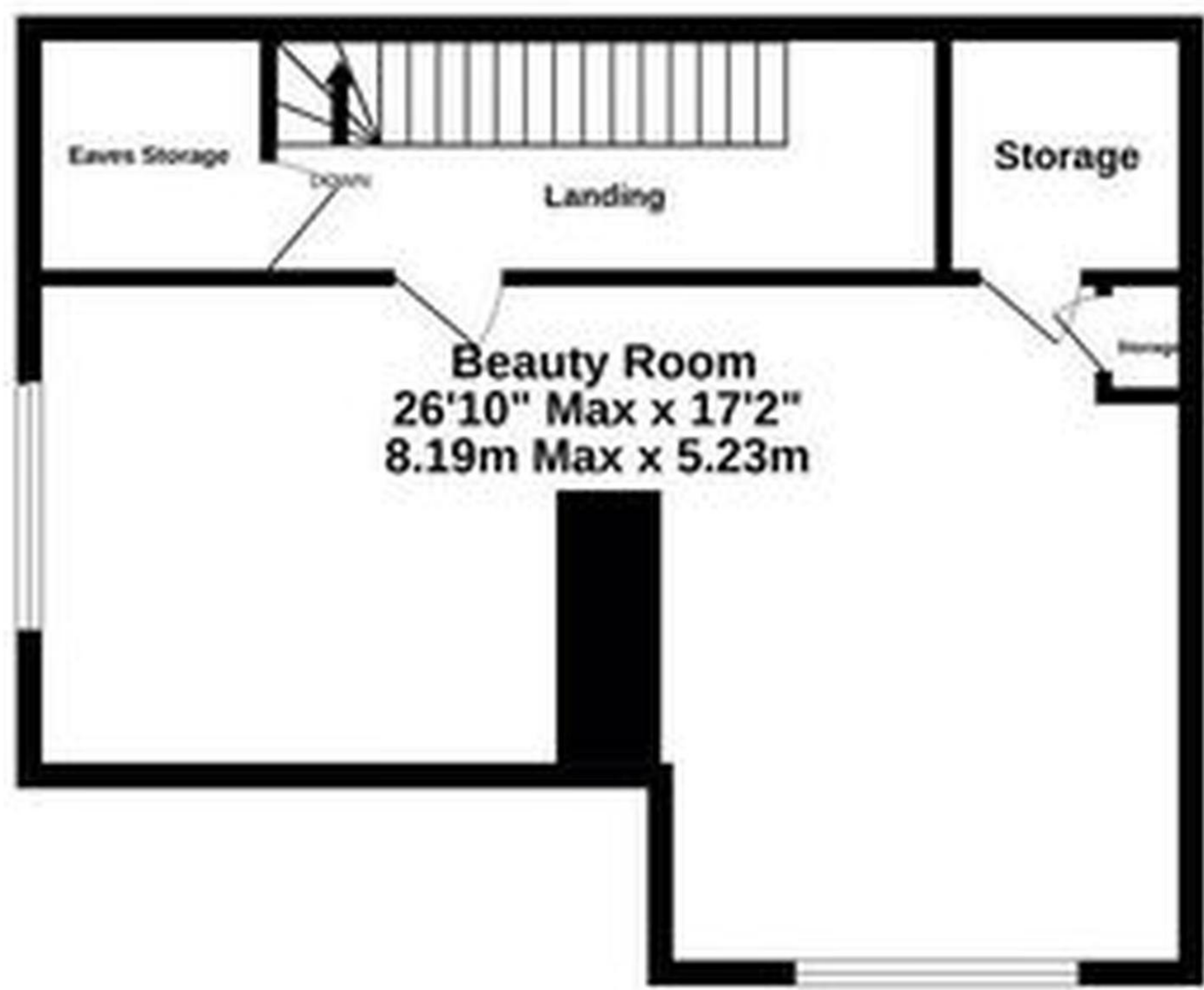


0m 1m 2m 3m 4m 5m

Scale approx. 1:100 @ A4

Derived from Main Office width 6.67 m – for planning illustration only

2nd Floor
506 sq.ft. (47.0 sq.m.) approx.



0m 1m 2m 3m 4m 5m

Scale approx. 1:100 @ A4
Derived from Main Office width 6.67 m – for planning illustration only