

105 Windsor Rd, Neath, SA11 1NR.

Tan 15 Compliance Statement

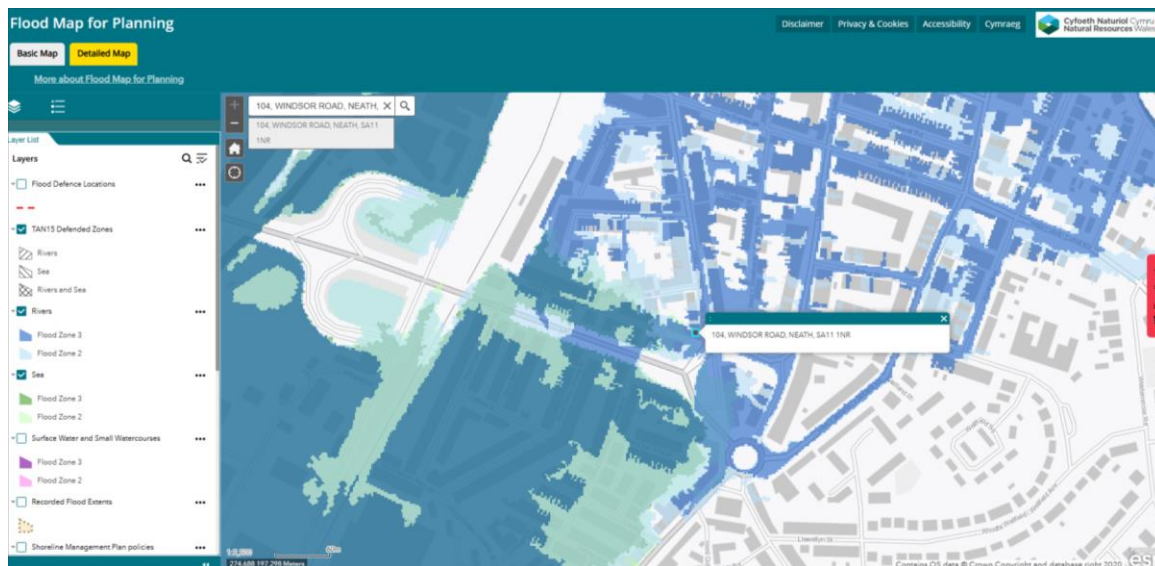
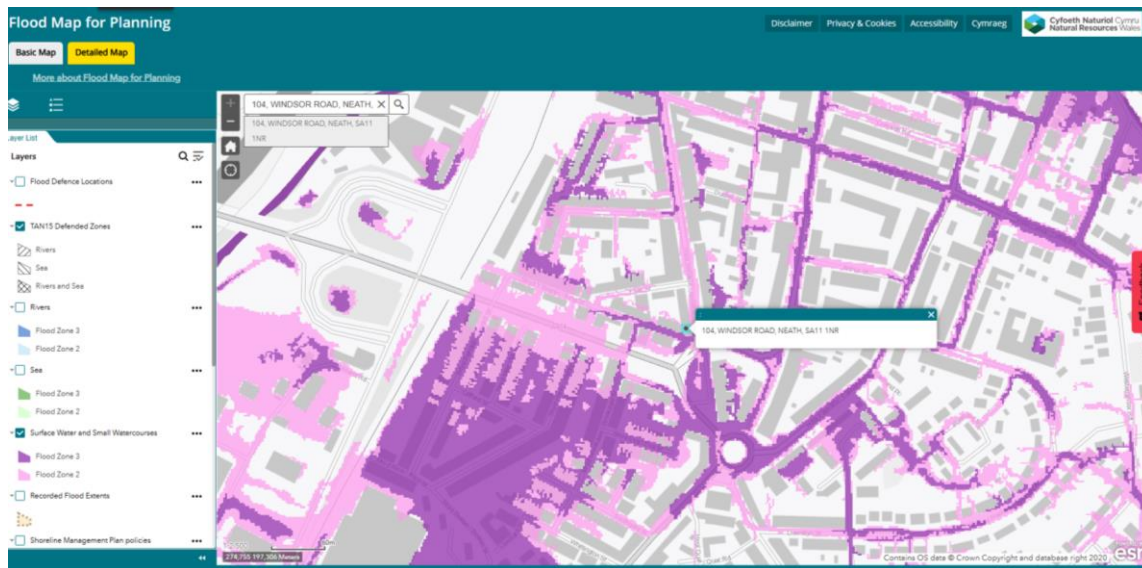
1.Introduction: The proposal is for the conversion of the first floor of 104, Windsor Road to form 3 residential flats (1 flat is already in existence). The ground floor of the property will remain as 2 commercial/retail units and is unaffected by the proposal. The building is located on the corner of Windsor Road and Kind Street. It is near 'Stockham's Corner' and is along one of the main arterial roads into the centre of Neath. The building was originally the Oxford Arms public house.

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2. Tan 15 Risk Assessment: On inspection of the Flood Map for Planning. The site is located in an area which is at a high level (zone 3) of risk of flooding from rivers. It has a zero risk of flooding from the sea. The existing building has no risk from surface water and small watercourses, however the streets directly outside the building has a high, medium, and low risk from the same (zone 1, 2 and 3). The ground floor accommodation is generally 150mm above the pavement level. It should also be noted that there is a pedestrian underpass within 23 to 30 meters of the site. This feature would obviously flood before the street around the site is affected.

Extracts of the flood maps for planning are shown below.



3. Vulnerability Classification: The residential element (e.g. the first floor) is regarded within the vulnerable development category, as it is only on the first floor, it therefore will not be affected by the risk of flooding. The ground floor existing accommodation which comprises of commercial/ retail units is considered a less vulnerable development.

4. FCA evidence: A flood consequences appraisal was not considered appropriate for this application. The main reason is that the residential proposal is at the first-floor level over 3meters above street level. The ancillary uses at ground level associated with the residential element, these are located within the rear yard, consisting of bicycle storage, bin storage, and drying facilities. These facilities are not considered to be vulnerable elements.

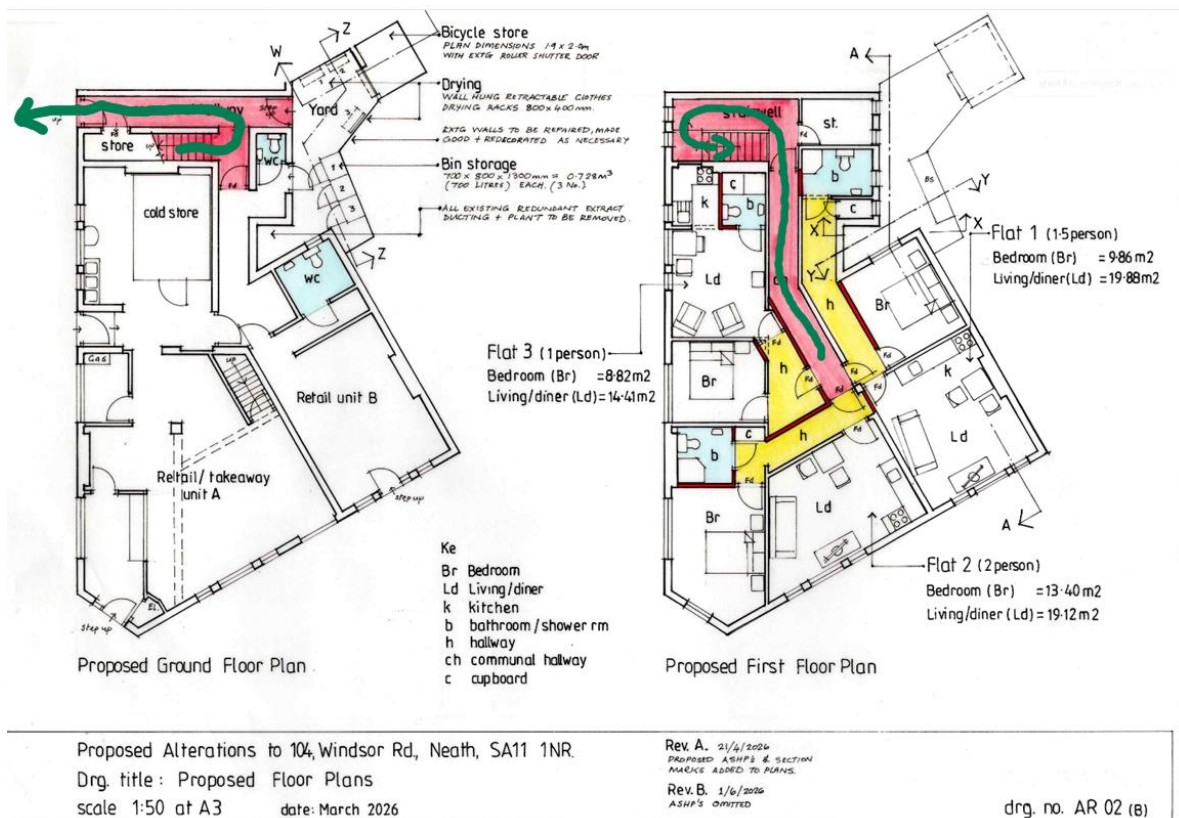
5. Resilient Design: It should be noted that none of the proposals have a detrimental effect on the flood risk to other properties. Within the building there is a designated route via a communal stairs and corridor to the residential accommodation, this provides safe access/egress during possible flood events. An evacuation plan and procedure will need to be agreed upon prior to occupation.

6. Flood Events: Mrs Wan Lee the applicant has confirmed that over a period of more than 21 years she has never witnessed any flooding in the area. She also points out that the existing cellar in the building has never flooded*.

*In addition to the above the applicant has contacted the planning dept. directly to confirm that throughout the time they have been at the property, for over 21 years now, they have not experienced any flood issue. They have never suffered any flood damage nor observed any related issues with the nearby residential properties. The 1st storey which had always been residential, and the ground level being commercial. The property has a basement/cellar also, which have never suffered any water ingress or dampness issues.

7. Floor and Street Levels: For clarity Windsor Road and surrounding streets are relatively flat. There is an existing spot level of 7.924m, located within the highway directly outside the building (26ft above sea level, shown on 1974 version of 1 to 1250 OS sheet). The attached current OS extract shows a spot level of 8.5m at approx 50m away near the Elias Rd junction. Therefore, we confirm that the approx level distance between the First Floor and external ground is at 3m plus. Existing GF level is at 8.3m, with the First Floor at 11.3m.

8. Floor Levels and Escape Routes: The proposed development is at First Floor level, there is a protected route via an internal staircase directly to the outside (as shown on the application plans), the safe route will follow the fire exit route and marked; accordingly, it will also have an emergency lighting, to comply with the building regulations.



10. Awareness of Flood Risk: If the Local Authority feels that the risk of flooding warrants a flood alarm. Then the building owner will provide an alarm system linked to the fire alarm system, in the form of a voltage-free relay. The detector will be located at the foot of the stairs and will trigger the relay when the sensor detects water. Which, in turn sends a signal to the main fire alarm panel. The fire alarm panel will be linked to the building owner's home.

The landlord will set up a clear communicating channel for flood warnings, this will be achieved by signing up to Natural Resources Wales's flood warning services. The landlord will also set up a WhatsApp or SMS group to instantly notify the tenant of impending severe weather or related maintenance issues. The landlord can also use this method to check-up on the tenants to ensure they are safe in these types of situations. The landlord will keep and maintain an Emergency Plan that dictates exactly who does what and when, if a flood alert is issued. All contact details must, at all times, be kept up to date.

March 2026. (updated 16.6.2016).