

# Paignton Flood Risk Assessment

## Flood risk assessment for hotel development

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Paignton, Devon, UK



The beach at Paignton featuring the Inn on the Quay

**Client:** Whitbread Property plc

**Services provided:**

Flood risk assessment including:

- assessment of wave conditions
- joint probability analysis
- review of beach morphology and climate change
- wave overtopping assessment
- analysis surface water drainage.

The owners of this landmark inn and restaurant at Paignton, on the south coast of England, were interested in developing the site for hotel usage. Although the buildings had previously existed as a hotel, and before that as a military hospital during Napoleonic times, this later change of usage meant that a flood risk assessment had to be undertaken as part of the planning process.

ENBE carried out the necessary assessment of risks arising from the actions of tides and waves. This included due consideration to the complicated location of the site in relation to the wave field, the joint probability of high tides occurring with large waves, climate change, and beach geomorphology, the latter being a determinant in the level of wave energy reaching the shore. The company also investigated the surface drainage of the proposed development site in the case of severe waves producing overtopping.

The findings of the ENBE report were accepted and thus facilitated the progress of the planning procedures for the development.