

Balfour Beatty

Comrie Flood Protection Scheme

Wall Heights and Finishes

The final finish of the flood protection scheme is an important factor, as we aim for the scheme to complement the existing aesthetic of the village, as far as possible. As Comrie is a conservation village, this is particularly important.

The plan below shows the finishes to be used on various sections of the scheme. The defence heights above ground level are also indicated.

Flood Walls

Two finish types for the flood defence walls have been selected – a natural stone cladding (Finish Type F1 on adjacent plan and in photo below) in areas that form part of, or face onto the conservation areas, and an imprinted concrete finish (Finish Type F3 on adjacent plan) designed to replicate slate brickwork.

The wall finishes have been selected through discussions with the Council's planning and conservation officers, as well as through community feedback.



Flood Embankments

The flood embankments will be seeded with a wildflower/grass mix. Naturally low-growing species will be used as it is important for the embankments to be easily inspected, particularly in the initial years after construction to ensure any settlement or defects are identified.

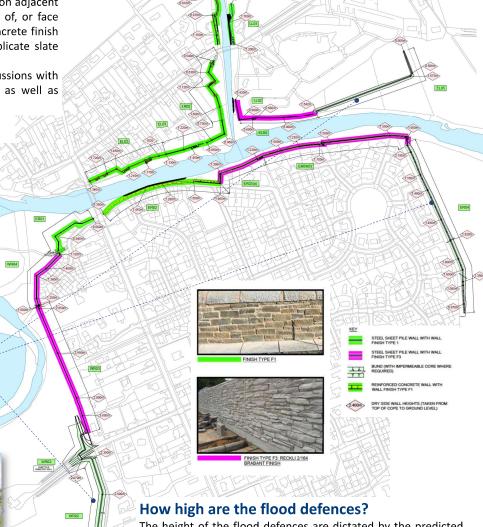
Once established these will typically be cut annually as part of the long-term maintenance regime.



Ownership and Maintenance

The flood defences will remain the responsibility of Perth & Kinross Council. . The Flood Risk Management (Scotland) Act 2009 places duties on us to inspect and maintain the flood scheme.

Typically, we will carry out an annual inspection of the flood scheme and subsequently carry out any identified or planned maintenance works. Where access is required onto private land, we will liaise with the land/homeowner in advance and issue notification under section 79 of the Flood Risk Management (Scotland) Act.



The height of the flood defences are dictated by the predicted water levels for the design flood event (the 0.5% AEP or '1 in 200 year' flood) plus a freeboard allowance. Whilst the top levels are consistent, the actual height of the defences above the surrounding ground levels vary, due to the natural variation in the ground itself. The adjacent plan highlights the height of the defences from the ground level on the 'dry' side of the defences.

Please come and speak to us if you wish to ask about areas where the heights are not specified on the above plan.

What is 'Freeboard'

The height of the flood defences include an allowance for 'freeboard'. This is a factor of safety in flood protection design which is usually expressed as the difference between the predicted flood level and the flood defence level. It is required to account for uncertainties involved in flood estimation and other physical factors that aren't captured by hydraulic flood models.