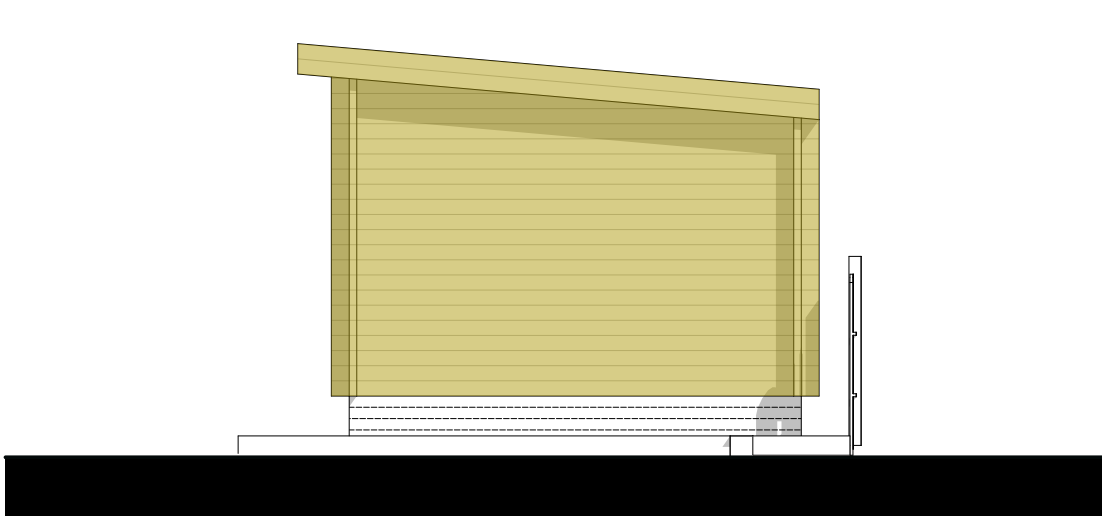




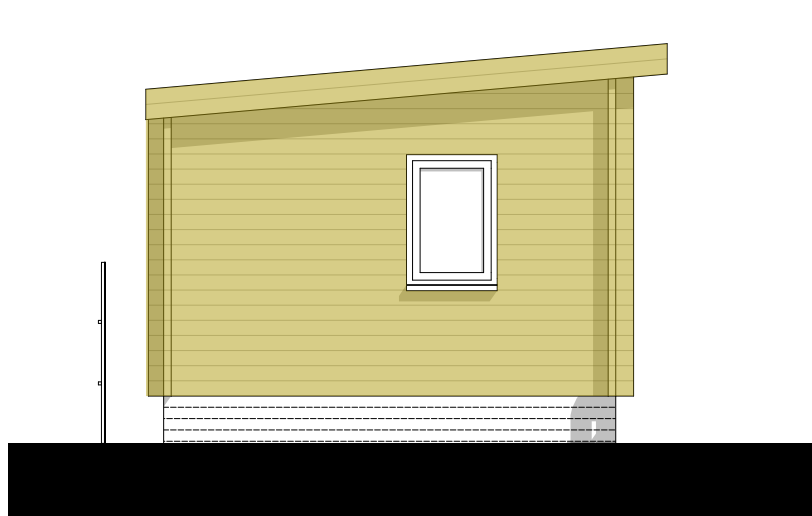
site section and east elevation



north elevation



west elevation

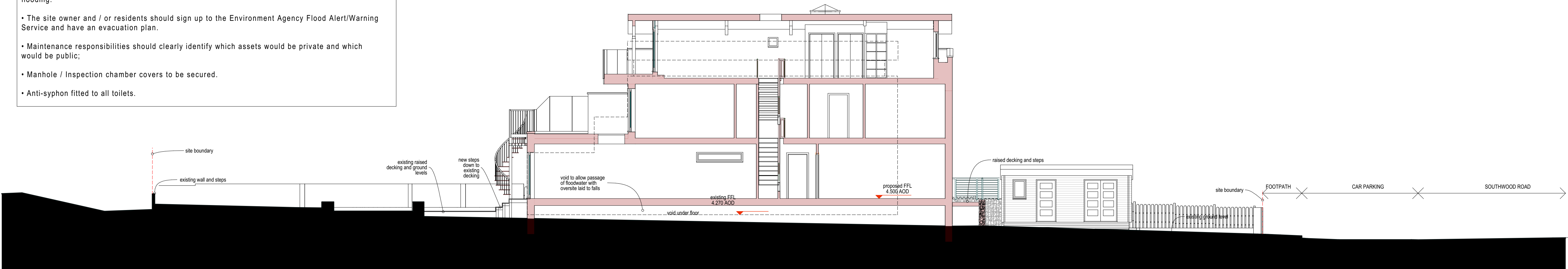


south elevation

SCALE 1:50
0 1500 3000mm

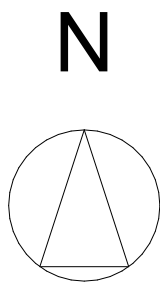
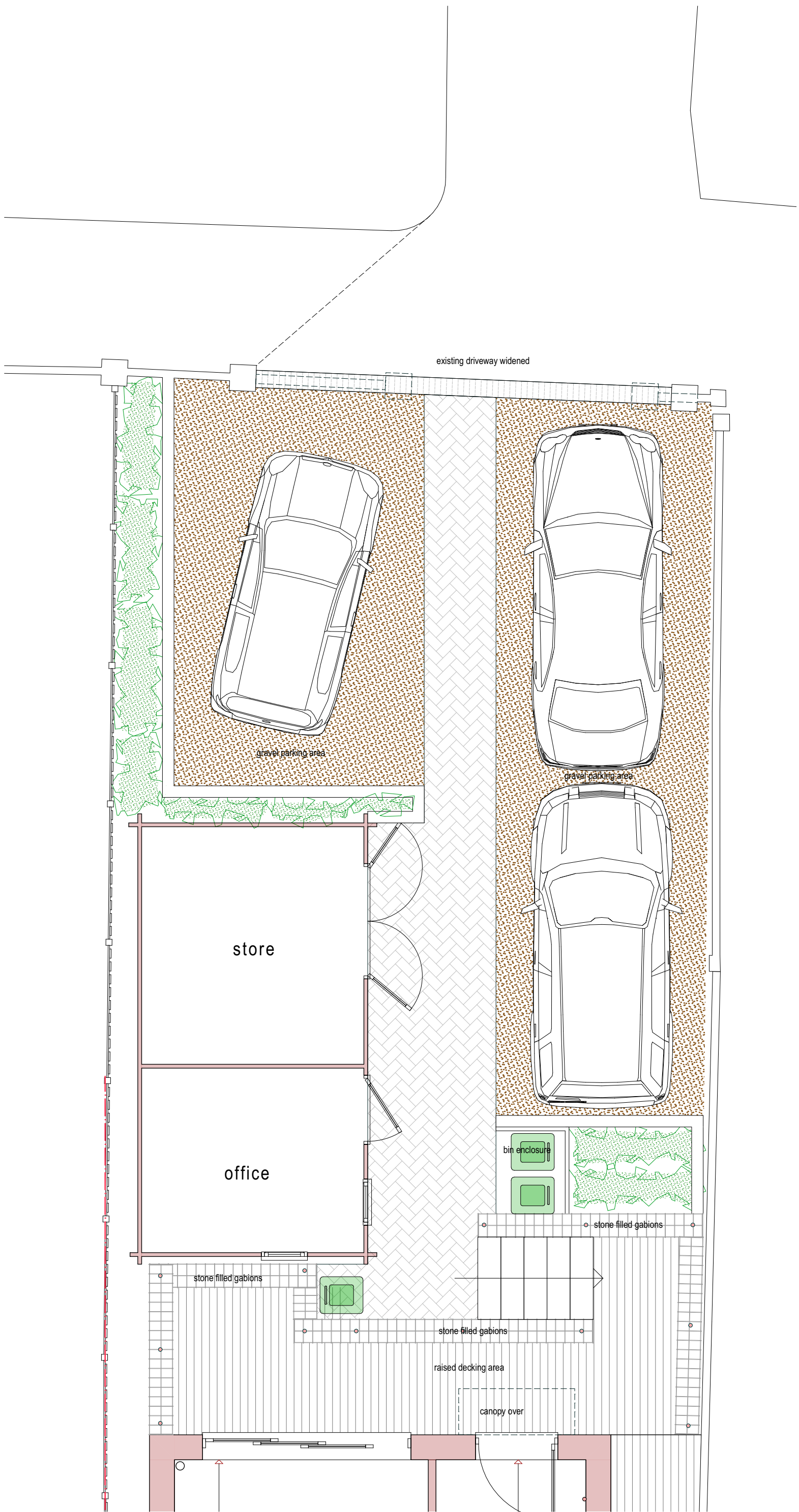
FLOOD RISK ASSESSMENT NOTES REFER TO
AMBIENTAL ASSESSMENT 6799-AEA-ZZ-XX-RP-Z-0001 FOR FULL REPORT

- The ground floor internal finished floor level (FFL) of the proposed replacement residential dwelling is to be set at a minimum level of 4.37mAOD, no lower than 300mm above the design 1 200 year modelled flood level (4.07mAOD) and 0.08m above the 1 in 200 year 2115 flood level. Sleeping quarters are to be set no lower than 4.67mAOD, approximately 600mm above the design flood level of 4.07mAOD.
- Waterproof materials and damp-proof membrane to be utilised in the construction of the dwelling.
- Non-return valves on sewers to be installed separately on the foul and surface water systems, to prevent back-flow and "self-flooding".
- Exterior ventilation outlets, utility points and air bricks to be fitted with removeable waterproof covers.
- All new plumbing insulation to be of closed-cell design.
- Internal access to the upper storey of the property is to be maintained for the lifespan of the development, all sleeping is to be located on the upper floors.
- Windows and patio doors are vulnerable to flood water and similar measures to those used for doors should be taken. Special care should be taken to ensure adequate sealing of any PVC window/door sills to the fabric of the house. Of concern would be excessive water pressure on the glazing of patio doors. Double glazing conforming to the relevant standards would, in principle, adequately resist the pressures generated by flood waters.
- Any new sewer connection created as part of the Development Proposals should be first agreed with the local sewer provider and fitted with non-return valves to mitigate the risk of sewer flooding.
- The site owner and / or residents should sign up to the Environment Agency Flood Alert/Warning Service and have an evacuation plan.
- Maintenance responsibilities should clearly identify which assets would be private and which would be public;
- Manhole / Inspection chamber covers to be secured.
- Anti-syphon fitted to all toilets.



proposed site section

SCALE 1:100
0 3000 6000mm



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Client Ivan Snell & Sarah Lawson
Project Proposed Alterations
174 Southwood Road
Hayling Island
Hampshire PO11 9QL
Drawing Title Site section & Office / Store
Details

Drawing CND8_SK04 Rev c
Date Jan 2022 Scale 1 : 50 & 100 @ A1