

Conversion of motorhome garage into 2 bed detached bungalow, porch and 2 new garages.

Flood Risk Assessment

69 Sandy Point Road, Hayling Island PO11 9RR

Site Analysis

69 Sandy Point Road sits along a road which has post war bungalows either side and opposite. Some of these have been converted to chalet style bungalows retaining the the original roof lines and frontages. The site sits on an area designated by the Environment Agency as liable to flood (zone 3). The existing house sits approximately 12m back from the pavement and finished floor level was built up to 600mm above street level to help with this flood risk.

Flood Risk Design Solutions

The existing motorhome garage is well over 40m from the pavement and a finished floor level could be matched to the house at 600mm above street level in the conversion.

To further reduce the impact of any potential flooding the following features have been incorporated into the design:

- Garage floor level increased to match existing house.
- Bathroom floor to have a lower level under the bath with space for a portable sludge pump to speed up any pumping out that may be required.
- All electric sockets and fittings to be fitted 1m above floor level.
- Small loft area above back hall and wardrobes is to a safe area in case of extreme flooding providing a safe dry area with access onto the roof if needed.
- All ground floors will be solid to allow ease of drying and replacement of any flooring.

- Skirtings and plinths to be constructed water resistant materials
- Plasterboard on internal walls to be fixed to treated battens to ease repair in case of water damage.
- All external doors to be constructed from plastic or alloy/aluminium apart from wooden front doorway.