

FLOOD RISK ASSESSMENT

16 October 2020

Addition of full first floor and new roof to an existing Chalet bungalow, staying within the existing footprint

15A Salterns Lane, Hayling Island PO11 9PH

RISK ASSESSMENT

Identification of the risks:

15A was built on land adjacent to My Lord's Pond in 1966. It is in a sheltered Creek within Flood Zone 3, an area of high flood-risk.

The probability of the site flooding has been estimated as greater than 0.1% per year. The principle flood-risk on Hayling Island is from extreme high tides. The waves in My Lord's Pond, if any, are small.

The predicted 0.5% annual probability tide levels in Chichester Harbor are:

2007 - 3.5 meters

2060 - 3.8 meters

2107 - 4.5 meters

The estimated tidal level increases within the 100-year lifespan in mind (2110) equate to a rise of 1.1 meters in sea level (table B1 of the PPS25 document).

The property was built in the 1966 and has an existing footprint of 100m² with the exception of a small conservatory being added approximately 10 years ago. It has 2 bedrooms within the existing roof and 1 bedroom on the ground floor. Although the overall risk of flooding is low (As shown in the EA flood map below) floodwater could enter the ground floor and it would be difficult to remove. To date there is no evidence of any flooding or damp issues arising from flood water.

Flood risk Actions in Design

Additional space added to the property is all on the 1st floor and stays within the existing footprint.

Moving all bedrooms to the new first floor.

A new electrical system to be installed: relocate low level consumer unit with new high level fully RCD protected system. Cables to run down

from ceiling to higher level situated sockets.

New door sets to the north elevation offer an opportunity to offer a tighter and better formed seal against possible high water levels.

The proposal sees that the new alterations will have no impact on the footprint to the existing house (approximately 100 square meters) and have an acceptable finished floor-level of 4.6 ODN which is above the predicted tidal increase.

(The road-level of Salterns Lane at the entrance to 15A was considered to be the appropriate datum for the finished floor-level of the original build.)

