

Flood Risk Assessment – 32 Langstone Road Havant PO9 1RF

A topographical survey shows there is an overall fall from north to south. Levels range between 3.34m AOD at the northwest corner to 2.97m AOD at the southeast corner. The ground floor threshold level is 3.32m AOD.

The site area is approximately 1068m², of which 106m² comprises the house and garage roofed areas, with the remaining area grassed/permeable.

This residential site lies approximately 150m north of Langstone Harbour, within the area administered by Havant Borough Council.

According to the Environment Agency the majority of the site is in coastal Flood Zone 3, which is land designated as having a high probability of flooding from watercourses (greater than 1 in 200 or >0.5% annual chance of flooding).

It was understood that the critical flood level on this site is 4.4m AOD making the predicted flood depth to be 1.1m.

Historical flooding incidents: neither the EA nor Havant Council hold records of flooding incidents near to this site.

Following a 1 in 200 year storm event, the entire site would become inundated. The danger to people crossing these floodwaters in an attempt to evacuate the site will not change from the existing risk. It should also be noted that, as the flood pattern is tidal, there shall be a 12-hourly pattern, ie the flood waters should recede after a maximum of 12 hours.

To mitigate against this risk of flooding it is proposed to construct up to the 4.7m AOD level, 4.4m AOD +0.3m as recommended by the EA, with resilient materials and techniques.

Examples of such construction include waterproof screed to all new areas and some existing sections of the existing dwelling, waterproof silicone based plaster to new and existing walls, and the use of engineering bricks and waterproofing additives for the mortar as part of the new footings.

In addition a proprietary waterproofing product will be administered to existing walls to mitigate damp and moisture again aiding in providing a flood resistant structure.

New fenestrations and the means of access and egress will be of a much higher standard than existing using aluminum products with high grade seals.

The majority of these actions and methods are as recommended within the document "Improving the Flood Performance of New Buildings - Flood Resilient Construction CLG 2007".