

Flood Risk Assessment Internal Alterations at 68 King Street

According to Environment Agency maps and records the site location is shown to be potentially at risk from tidal flooding should the local defences be breached or overtopped. The site is in Flood Zones 2 & 3.

The property was rebuilt approximately 10 years ago and has a ground floor above the 1:100 year plus climate change level. The proposed conversion of garage accommodation to habitable accommodation is below this level. However, there is already accommodation at this level which comprises of ancillary accommodation and it is this that we are increasing.

However, the proposals will not attract any further occupants to the site since there is already a large house on site. This will not therefore increase the burden on emergency services.

As such we believe that the design of the building should only seek to minimise the effect of any flooding. Therefore we propose the following:

- No studwork walls below 4.2m datum
- Electrics are to be wired from the ceiling down, not the floor up.
- Client registers with Flood watch with environment agency.