

Flood Statement for 38 The Kench Hayling Island

We have provided the following flood statement to avoid confusion, it should be noted that whilst the building sits next to a high-risk flood zone area. The footprint is actually in a low risk flood area and thus a flood risk assessment should not be a requirement.

Despite this we believe increasing flood risk resilience is a key factor in the design due to the likely impact on the site in years to come.

Thus, the following points have been included as part of the design

1. The new building does not significantly increase footprint or change occupancy levels, bedroom numbers and living area size remain the same.
2. The construction of the new dwelling is far stronger and more flood resilient than the original building, being built on pile foundations with a secure steel ring beam. The original building is just sitting on a concrete raft and thus susceptible to significant movement should flooding occur
3. The new building has a finished floor level which is 1.18m above the existing building allowing water to pass under and around the dwelling with causing damage
4. The Electrical wiring of the proposed building is at ceiling level coming down to raised plugs and light fittings

The following points show that the proposed design offers a substantial improvement in flood resilience with no increased risk.