

Langstone Quays Flood Risk Assessment and Flood Risk Statement

•Identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account.

The location of the proposed building is on the edge of the flood Zone 2. The building being proposed will sit on ground screw foundations which will raise the building above the current ground level. This will extend the flood levels by 300mm. In the event climate change effects the flood risk levels the building could be raised in the future subject to the necessary approvals. This is a significant benefit of this style of building for future proofing in the designated area.

•Identify opportunities to reduce the probability and consequences of flooding.

The building being proposed is modular in construction and the roof has a section with a green living roof for water harvesting and to reduce the rain run off from the building. The building does not have traditional foundations to reduce the environmental impact. The building is raised by 300mm from ground level and the result is water can circulate under the building in the event of flooding. In addition, water will run off natural and soak away.

•Include the design of surface water management systems including Sustainable Drainage Systems (SuDS).

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•Address the requirement for safe access to and from the development in areas at risk of flooding.

As the designated building is on the edge of floor risk Zone 2 there are access points to the building from the carpark that are in a non flood risk area.

•Identify future management of both the on-site features and of any off-site drainage system receiving flows from the development, where this maintenance is a critical element of the operation of the on-site SuDS.

It is planned that the site drainage will be to the existing foul systems. There is the opportunity to harvest water further with the green living roof.