

Flood Risk Assessment for 22 Haselmere Gardens Hayling Island PO11 9SD

The proposal is to demolish the existing 3 bed detached property and replace it with a new three bed roomed property. The site falls within a flood zone three but is an area designated on the Environment Agency flood maps as an 'area benefiting from flood defences'

The proposal does not aim to increase or change occupancy of the site but does substantially improve the properties protection against flooding due to the following points

1. The existing property has floor levels that are the same or lower than the outside ground levels. The proposed building will be built a minimum of 150mm above existing ground levels thus reducing flood risk.
2. All new electrical ring mains in the new property will be run at ceiling height dropping down to raised electrical points to reduce possible damage caused by flooding
3. The new dwelling will have block and beam concrete floors to replace the existing timber floors, again to minimise the possible damage caused by flooding
4. Two of the three bedrooms in the existing bungalow are at ground level and thus more exposed to potential flooding. The proposed dwelling moves an additional bedroom upstairs and thus reduces flood risk further.

Conclusion

Due to the fact that this proposal does not create additional dwellings or increase occupancy over the existing dwelling and greatly improves the flood protection levels offered by the property we believe this application should be supported