

FLOOD RISK ASSESSMENT

PROPOSED WORKS

THE GREEN COTTAGE (FORMALLY 23), LANGSTONE HIGH STREET, LANGSTONE PO9 1RY

CLIENTS Mr C. & Mrs G. MONK

1. The Environment Agency Flood Map indicates the property within flood zone 3. Indicating the site as having a risk of 1 in 100 years or greater annual probability of river flooding or having a 1:200 years or greater annual probability of sea flooding.



Copyright Environment Agency Flood Map

2. Works comprise alterations & additions (minor extension) to an existing dwelling, floor area created less than 250 sqm.
3. Finished floor level to be no lower than the existing.
4. Electrical switches and sockets to be a minimum 450mm above floor level.

5. Storm drainage to the east of the dwelling, fronting the Harbour, to be repaired and improved. Additional storm drainage to the west of the dwelling constructed of Aquacell soakaway units to serve the new roof areas and improve the existing system.

6. Building and boundary walls provide an initial barrier to the Harbour side of the dwelling. Proposed works include the demolition of an attached garage fronting the Harbour and the installation of specialist flood gates as a replacement.

7. The external doors from the proposed kitchen/family room are set at the higher floor level thereby reducing the risk from ingress of water.

8. Eastern Solent Coastal Partnership, working for Havant Borough Council, have consulted the Clients together with their neighbours regarding the Langstone coastal flood and erosion risk feasibility study currently being prepared.

End

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