

DETAILS OF FLOOD PROOFING

The 0.5% AEP (1 in 200 year) extreme tide level for Chichester Harbour is 3.4m AOD.

Site levels ranging from 2.51m AOD to 3.07m AOD
Existing threshold level of FFL = 3.51m AOD at the entrance and FFL = 3.36m AOD towards the terrace.

The 0.5% AEP (1 in 200 year) extreme tide event with an allowance for Climate Change up to 2115 for Chichester Harbour is 4.5m AOD.

Design strategies - Avoidance include:

Proposed avoidance design strategies include:

- Proposed floor levels match existing levels.
- Proposed layout with bedrooms at first floor.
- Improve drainage away from the house and to include non return valves
- Increase permeable surface. Partly raise the terrace level on stilts with permeable surface under. (shown in blue).

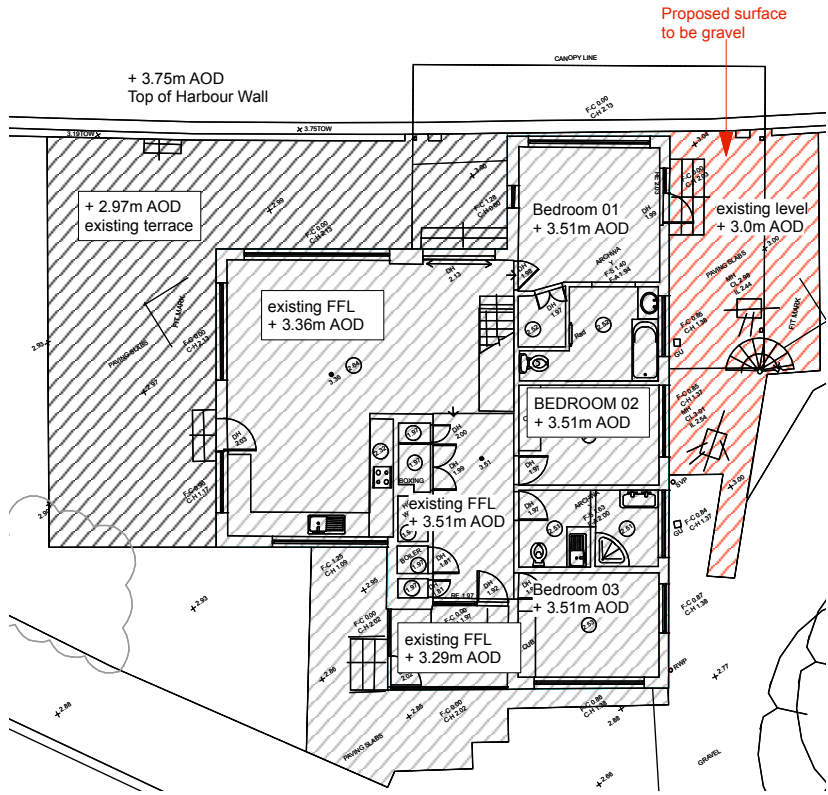
Pre- and Post development Surface Water Run-off

The total area of the site is 777 sqm. The existing impermeable area of the main house and attached is 260 sqm.

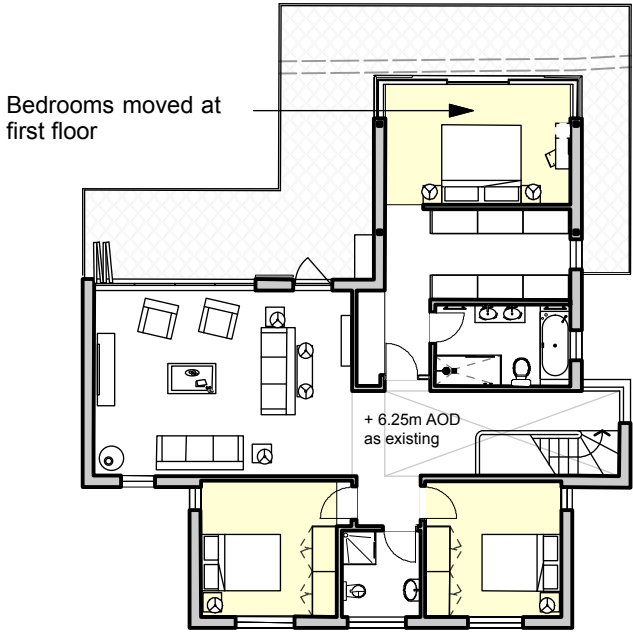
The existing surface water run-off volume generated will not be increased.

The proposal increases the footprint of the house but the total impermeable surfaces are proposed to be decreased by:

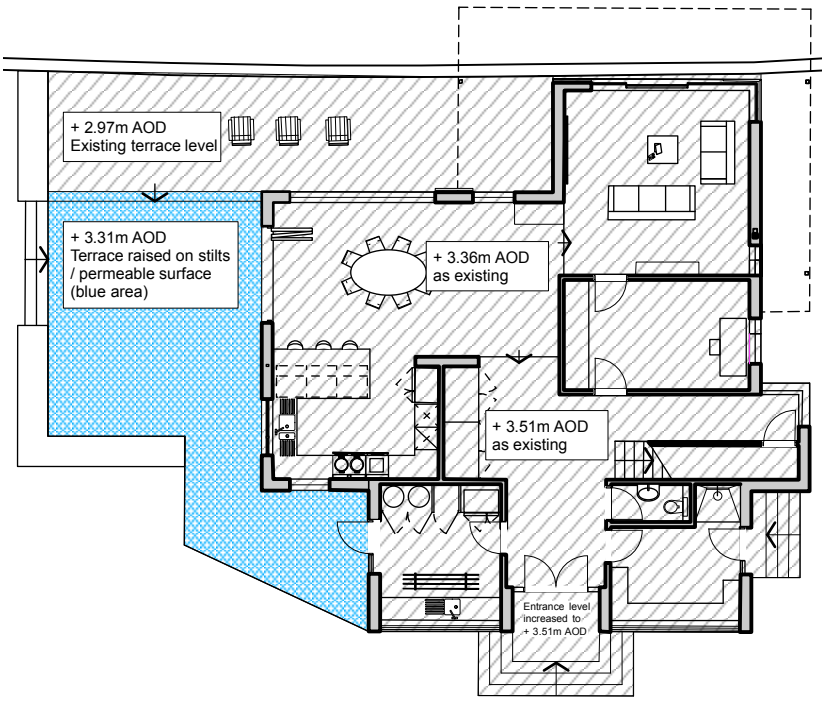
- changing parts of the paved surface next to the house into gravel. (shown in red)
- raising parts of the terrace area on stilts with permeable surface under. (shown in blue)



EXISTING GROUND FLOOR with total 260 sqm non permeable surface (hatched)



PROPOSED FIRST FLOOR



PROPOSED GROUND FLOOR non permeable surface reduced to 214.2 sqm (hatched) plus circa 52 sqm raised terrace area on stilts with permeable surface under (blue)

TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS.
REPORT ALL DISCREPANCIES PRIOR TO PROCEEDING.

Notes:

REVISION DATE

Yeates Design LLP
74 Clerkenwell Road
London EC1M 5QA
tel: 020 7251 6667
www.yeatesdesign.co.uk



PROJECT : 36a WITTERING ROAD
HAYLING ISLAND
HAMPSHIRE PO11 9SP

DRAWING : Proposed Flood Proofing

SCALE : 1:200 @ A3

DATE : JUNE 2018

DWG NO. 590/P/300

DWN BY :

DRAWING STATUS : FOR TENDER ☐
FOR PLANNING ☒ FOR CONSTRUCTION ☐

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The 0.5%AEP (1 in 200 year) extreme tide event with an allowance for Climate Change up to 2115 for Chichester Harbour is 4.5mAOD.

Design strategies - Avoidance include:

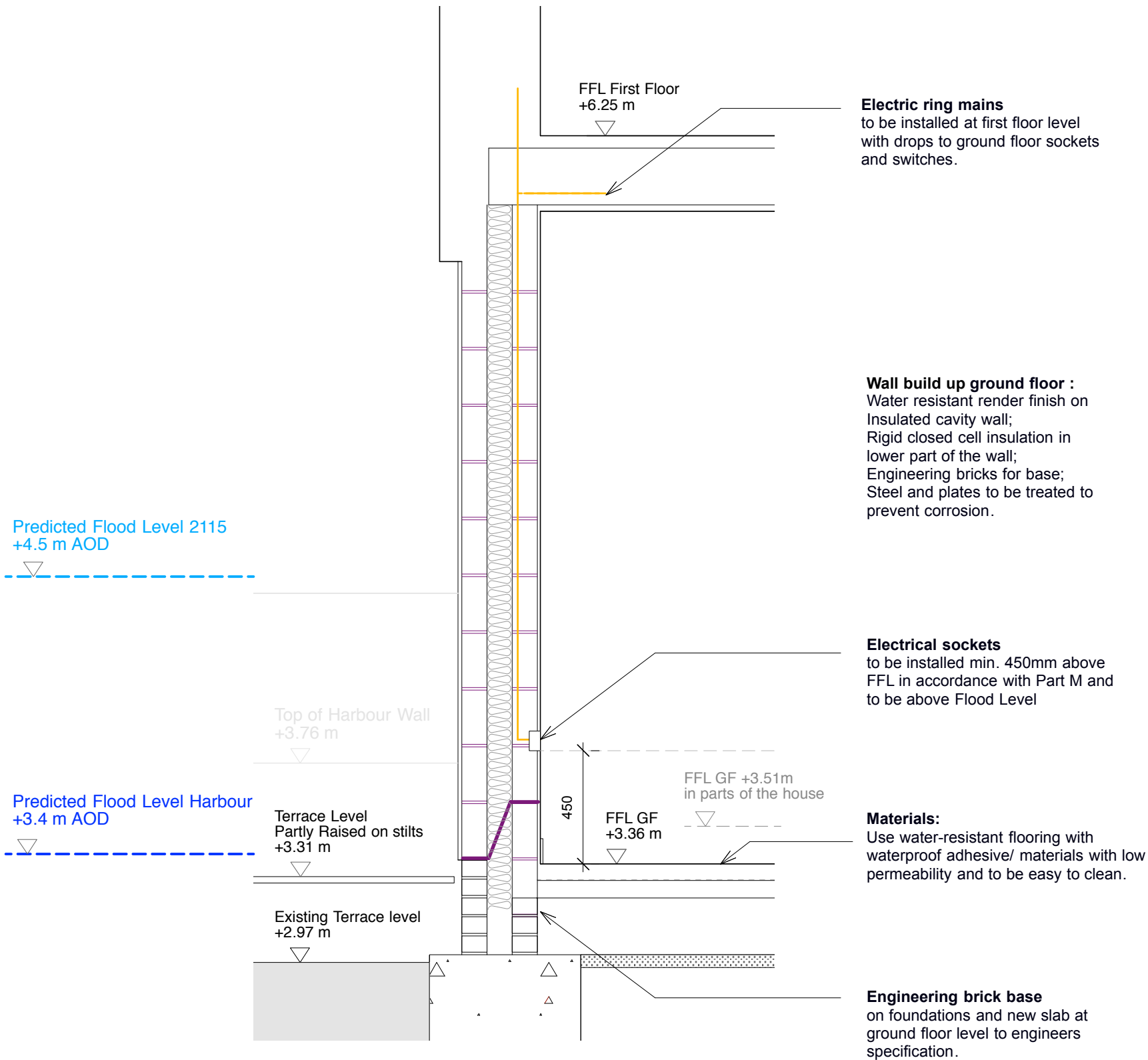
Proposed avoidance design strategies include:

- Proposed floor levels to match existing levels.
- Proposed layout with all the bedrooms at first floor.
- Improve drainage away from the house and to include non return valves
- Increase permeable surface. Partly raise the terrace level on stilts with permeable surface under.

Flood Resistance/ Resilience techniques include:

*Water Depth = Revised Flood Level – Revised Floor Level is below 0.3m
therefore the water exclusion strategy is suggested.*

- Use Building materials with low permeability
Design to allow access to all spaces to permit drying and cleaning.
- External ground floor wall finish to be water resistant render on cavity brick wall with engineering brick base.
- Protection measures for services.
Electric service with ring distribution from first floor level to serve ground floor level from above.



PROPOSED SECTION GROUND FLOOR
M1:20 DETAIL TERRACE AREA

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