



15th March 2018

36a WITTERING ROAD HAYLING ISLAND, HAMPSHIRE PO11 9SP

Supporting Information as part of FRA for the planning application for a replacement of an existing family dwelling house. The additional footprint does not exceed 250 sqm.

Details of any incorporated flood proofing / resilience and resistance techniques in accordance with guidance 'Improving the flood performance of new buildings' CLG (2007):

The 0.5%AEP (1 in 200 year) extreme tide level for Chichester Harbour is 3.4mAOD, with site levels ranging from 2.51mAOD to 3.07mAOD and an existing threshold level of 3.51mAOD at the entrance and 3.36mAOD 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 4.5mAOD.

Proposed avoidance design strategies include:

- Proposed floor levels to match existing levels and proposed layout with bedrooms at first floor level.
- The Top of the current harbour wall along the north side of the property is currently 3.76mAOD in height.
- Sign up to EA's flood warning service and provide evacuation plan for the property.
- Non-permeable area decreased with part of terrace area raised on stilts to allow for level threshold from inside and area under to be permeable.
- Non-return valves in the new drainage system to prevent back-flow. All drainage away from the property.

Proposed design strategies resistance/ resilience:

- Building materials: specify materials with low permeability and good drying ability. Walls at Ground Floor level to be cavity brick walls with rigid closed cell insulation at lower parts and water-resistant render finish. Foundations and Ground floors to be designed in accordance together with structural engineer. Steel and plates to be treated to prevent corrosion.
- Design to allow access to all spaces to permit drying and cleaning and drain water away after flooding. High quality workmanship to be provided at all stages of construction.
- Doors and windows: Sealing external framed doors and sealing of window/door sills to the fabric of the house required.
- Services: Protection measures to be included for all services. All service entries to be sealed. Closed cell insulation to be used for pipes below the predicted flood level.
- Electric ring mains to be installed at first floor level with drops to ground floor sockets and switches. Sockets, switches, water/electricity and gas meters: to be located above predicted flood level and in accordance with Part M.
- Heating systems: Boiler units and ancillary devices to be installed above predicted flood level. Conventional heating system at ground floor level with thermostatic controls to be placed above flood level. Under floor services using ferrous materials will be avoided.

Other flood proofing measures:

The Eastoke Point Coastal Defence scheme, designed to reduce flood risk for Hayling Island, was successfully completed. The works along with other beach management activities will provide a 1 in 200 year standard of flood protection to over 1743 properties and offer protection to important habitats within the Sandy Point nature reserve. (<http://www.escp.org.uk/scheme-construction>)