

Flood Risk Assessment

Loft Conversion

183A, Southwood Road,
Hayling Island,
Hampshire,
PO11 9PZ

Martin Critchley, Chartered Architect

15E South Street
Havant, Hampshire
PO9 1BU

August 2017

1.0 **Generally**

- 1.1 This Flood Risk Assessment is in support of a Planning Application to Havant Borough Council for a loft conversion at 183A Southwood Road, Hayling Island, Hampshire, PO11 9PZ.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.

2.0 **Strategy**

- 2.1 The site is in an designated as Flood Zone 3. Southwood Road itself is partially within Flood Zones 2 and 3.
- 2.2 The risk to the road is from high tides and flooding from The Solent to the south.
- 2.3 The Environment Agency predictions indicate that sea levels in this area are set to rise by up to a meter over the next 100 years.

3.0 **Risk Assessment**

3.1 The works to the property are all at first and second floor level. The floor levels within the proposed development will be set no lower than existing levels.

3.2 There are two proposed bedroom at second floor level. One existing bedroom at first floor level will be removed as part of the works. The proposed sleeping accommodation will not be at risk of flooding.

3.3 The flood risk is tidal, therefore the maximum events predicted will only ever be at 'the top of the tide' and for a duration of approximately an hour before the level drops away. Event predictability is effective and accurate from a combination of tidal charts and weather predictions. Adequate warnings will be given of any likely flood events.

3.4 In the event of flooding to Southwood Road 183A, Southwood Road, Hayling Island, Hampshire, PO11 9PZ

occurring, inundation will be progressive, allowing time for escape, or a conscious decision to remain in-situ for an hour, as 3.3 above.

4.0 **Recommendations.**

Take low level protection measures:-

- a. Seal service entry connections.
- b. Any service outlets to be 600mm above floor level.
- c. All drain and service access covers to have locking covers and frames.

Martin Critchley,
Chartered Architect

The Old Brewery,
15E South Street,
Havant,
Hampshire,
PO9 1PBU

18th August 2017

Appendix 1: Environment Agency Flood Risk Map