

FLOOD RISK ASSESSMENT

**Replacement dwelling at 59 Sandy Point Road,
Hayling Island, Hampshire, PO11 9RR**

1. Introduction

This Flood Risk Assessment has been compiled on behalf of the applicant, Mr V. O'Malley, by Lilley Architecture Ltd.

The site totals some 0.13Ha and is sited within settlement, north side of Sandy Point Road. Local postcode is PO11 9RR.

The proposal is for a replacement dwelling.

The aim of this report is to identify existing flood risk and establish the proposal will not increase overall flood risk.

2. Context

The Environment Agency flood mapping available on their website suggests the site falls within Flood Zone 3, but benefiting from sea defences.

The primary source of flooding risk is from the sea, and the overtopping of flood defences.

The site is relatively level.

Initial trial tests show the ground appears to compose of slightly sandy, gravelly clay (see Appendix).

Initial filtration tests would suggest the ground does appear suitable for soakaway.

The existing building is constructed with timber suspended floors at a level approximately 350mm above external ground level.

The existing property is a chalet bungalow.

The existing dwelling has two bedrooms on the ground floor and two further rooms on the first floor.

3. Proposals

The finished floor level (FFL) of the proposed replacement dwelling will be set 300mm above the existing FFL and will be constructed of concrete.

There will be no sleeping accommodation on the ground floor of the proposal. Reducing the overall number of ground floor bedrooms by two, to zero.

In the instance of a possible flood event the subfloor void will be allowed to flood, therefore not displacing or diverting any flood water to surrounding areas. The proposal will not increase flood risk to the surrounding area.

The building will be constructed of flood resilient materials and methods of construction.

4. Conclusion

The proposals outlined above, in each instance, establish that existing flood risk will be reduced by the proposed replacement dwelling.

Appendix

Atterberg and Moisture Content Summary

To BS1377-2:1990(2003) cl.3.2, 3.3, 4.2, 4.3

Project Name		59 Sandy Point (Hayling Island PO11 9RR)					Project Number		GL4122	
Client		Lilley Architecture				PE	TG	Date Issued		19-Oct-16
Location	Depth m	Sample Type	Visual Description	Comments	Natural MC %	Liquid Limit %	Plastic Limit %	Plasticity Index	Classi- fication	Passing 425 micron %
TP1	N/A	D	Firm yellow brown patched light orange slightly sandy slightly gravelly CLAY. Gravel consists of fine subangular flint.	Single Point LL.	30	63	20	43	CH	98
TP2	N/A	D	Very stiff green brown mottled yellow brown slightly sandy CLAY.	Single Point LL.	21	72	20	52	CV	100

Southern Testing Laboratories Limited, East Grinstead is registered under BS EN ISO 9001:2008 BSI ref: FS29280

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NHBC Classification for Volume Change Potential



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