

Reference: ATT/16/01213

67, Southwood Road, Hayling Island, Hampshire, PO11 9PT
Additional flood resistance measures and flood resilience measures to provide mitigation against flood damage to the building in the future. The present 1:200 year extreme tidal for Chichester Harbour is 3.4 AOD and the floor level of the building is 3.5 AOD; by 2115 the extreme tidal level is predicted to be 4.5 AOD.

It would be reasonable to put in place, during construction of the extensions and renovation, some mitigations as recommended by the Department of Communities and Local Government publication "Improving Flood Performance of Buildings". The key aspects required are as follows for resilience measures and must be built-in at the appropriate time of construction:-

- (a) Closed cell type insulation to external wall cavities and new floors.
- (b) Water exclusion strategy from 3.5 AOD to 4.5 AOD to include retrofit temporary door shields to external doors and air brick covers.
- (c) Electrical services, the distribution panel and electrical sockets should be installed above 4.5 AOD.
- (d) Water resilient materials and finishes can be found in the DCLG publication, for example resilient plaster, tiled floors with waterproof adhesive and grout, both used throughout the building.
- (e) Sanitary ware should be installed in a suitable way so that all items can be released easily and quickly and stored on raised plinths.
- (f) Kitchen units must be installed on raised floor supports at a level as agreed with the Environment Agency and Building Control Officer.
- (g) High level shelving/cupboards should be provided for storing valuables and treasured items, televisions to be wall mounted.

Resistance measures must also be provided to assist the resilience items in maintaining the building to avoid any significant flood risk for about the next 50 years, resistance items as follows:-

- (1) The sub-structure below the floor level will be of traditional materials which are resistance to floods and designed for robust performance, concrete foundations and slabs, external walls are built of engineering bricks with concrete in the cavity, concrete beam and block floors to the extension.
- (2) All utility supply services, water, gas and electricity will be installed using resilient traditional pipework and manholes all sealed. Meters will be built into external walls at not less than 1.5 ACD, services to meters will be contained in sealed waterproof duct.
- (3) Foul water sewage will be installed using resilient traditional pipework and manholes, and connects to existing drainage, non-return valves will be installed as required by the Building Control Officer. Surface water will be taken to soakaways constructed of v.c. rings with shingle external support.
- (4) A sump will be constructed in a location to be agreed with the Building Control officer and a suitable sized pump installed to remove flood water.
- (5) Install flood resistance external doors, and provide removable flood barriers to all internal doors of the property.
- (6) Paving to the on site parking area and driveway should be permeable, information on the depth of shingle to provide water storage will be specified by the manufacturers of the block pavers and the Building Control Officer.

These additional measures have been agreed by the client Mr. P.J. Street and his agent Mr. P.W. McMahon as part of the Application, Reference APP/16/01213 - Report dated 21 January 2017