

Flood Risk Assessment

Proposed replacement outbuilding, and alterations to existing dwelling, including a rear dormer window and replacement rooflights to loft.

to

30 Bath Road
Emsworth
Hampshire
PO10 7EE



Figure 1: Bath Road Street Elevation

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1.0 Introduction

Helyer Davies Architects have been appointed by a private client to design the proposed replacement outbuilding in the rear garden of the property at 30 Bath Road, Emsworth. This is along with alterations to the existing end of terrace dwelling, including a rear dormer window and new rooflights to the loft, some replacement glazing, and internal alterations to the layout.

1.1 The Proposed

The proposed Outbuilding has been designed to provide a Garden Room space, and an open plan Boat Store towards the rear with access to the shared driveway, along with a Wet Room, a Mezzanine and storage cupboards to accommodate water sports hobbies & associated equipment.

Proposals on the main house include the rear dormer, to allow for the second floor Bedroom to become the Master with an Ensuite. Alterations to the first floor are internal only, with a wall removed, and doorways revised around the existing Bedroom 2, as well as the existing Family Bathroom split to provide two Ensuites. At ground floor level, the alterations are to replace the existing bi-folding doors, and the existing skylight glazing above the Living & Dining Area with new UV glass.

2.0 Flood Risk Assessment

The site is located on Bath Road in Emsworth, accessed from the A259 Main Road. 30 Bath Road is positioned towards the middle of the road, in a terrace of houses, and faces the Emsworth Mill Pond to the East.

2.1 Flood Zones

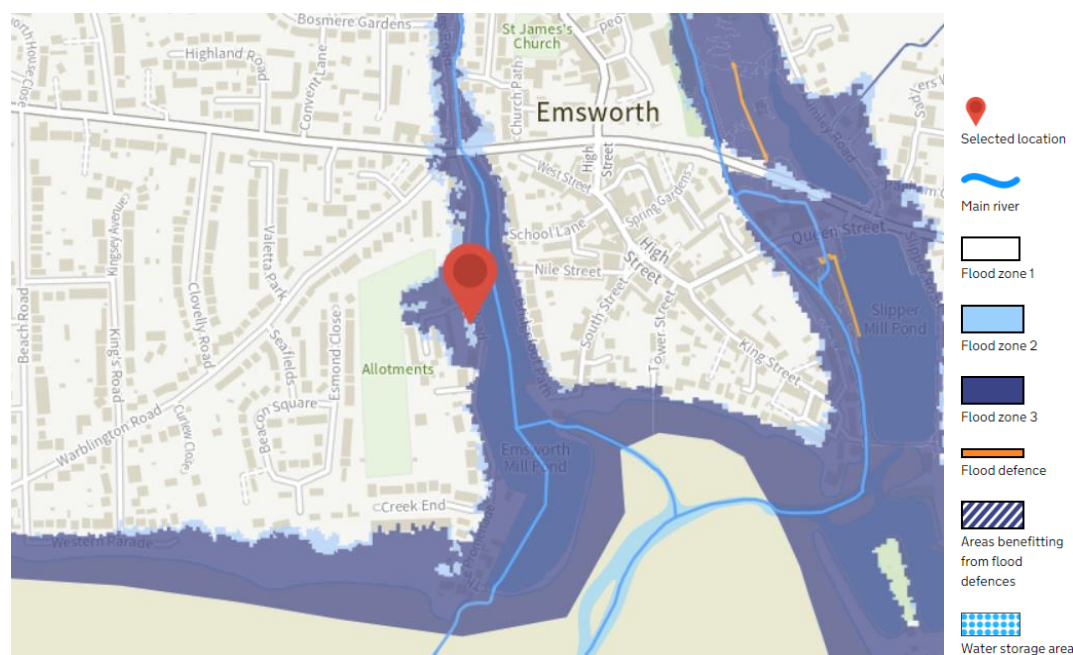


Figure 2: Flood Map. [<https://flood-map-for-planning.service.gov.uk>]

Flood Zone definitions are set out in the National Planning Policy Guidance:

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map).
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map).
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).

Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defences

As per the map above in Figure 2, the site at 30 Bath Road is located in Flood Zones 2 & 3, which is defined as having a 'high probability of flooding'.

2.2 Analysis of Flood Risk

It is considered that the proposals do not increase the risk of flooding, for the following reasons:

- No change is proposed to the existing ground levels of the main dwelling.
- The proposed ground floor level of the proposed new Outbuilding is to match the existing ground floor level of the Boat Store, or higher, and therefore will not at any greater risk of flooding.
- The proposals to the existing house relate to the layout of the first and second floor spaces, with some replacement glazing on the ground floor. We do not propose any new floor areas or changes to the existing floor levels, therefore there is no increase in flood risk.
- The proposed ground floor level of the proposed new Outbuilding is to match the existing ground floor level of the Boat Store, or higher, and therefore will not at any greater risk of flooding.
- Surface water collected on any new roofs will drain into a new appropriately sized soakaway located in the rear garden.

3.3 Mitigation of Existing Flood Risk

The proposals have been designed to mitigate any existing flood risks by:

- All new wall mounted electrical fittings throughout the ground floor of the Outbuilding will be raised to the highest practicable level recommended by Building Control and installed from above to avoid damage in the event of a flood.
- The Outbuilding will be finished with a durable, hard floor finish throughout the ground floor, which would not need replacing in the event of a flood.
- Temporary flood barriers could be installed in the threshold of the new external doors in the event of any significant flooding event is predicted to surround the building.
- Any new drains (e.g. to the Wet room) will be fitted with one-way valves to ensure water cannot back up into the new space.

To ensure there is no increased risk in safety to those using the building;

- All sleeping accommodation is currently located on the first and second floor levels of the house. This will be retained as such, to ensure that there is no increased flood risk to occupants at night when asleep.

To ensure there is no increase in flooding across the site or areas surrounding the site;

- The proposed development increases the overall footprint of the property by just 7.7m², where the new Outbuilding replaces the existing Boat Store.
- All surface water collected on the proposed Outbuilding roof is to drain into a new soakaway located in the rear garden.