

34 Bath Road

Flood Risk Assessment



Introduction

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling at 34 Bath Road, Emsworth, Hampshire, PO10 7ER.

The proposed works to include a single storey rear extension, internal alterations across the ground, first & second floors, a rear dormer window to second floor, and a replacement garage/outbuilding.

Site Location

The existing dwelling at 34 Bath Road, Emsworth is a traditional terraced house with a garage/ outbuilding in the rear back garden, to the West.

Emsworth is a small coastal town on the border of Hampshire and Sussex and is situated at the head of the western arm of Chichester Harbour. The street of Bath Road is accessed from the A259 Main Road, No. 34 is positioned towards the middle of Bath Road in a terrace of houses, as circled on the maps in Figures 2 & 3, facing the Emsworth Mill Pond to the East.

Parts of Emsworth and its surroundings also fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), although this site sits just outside of it.

The existing dwelling has an open frontage to the street of Bath Road, with a small driveway/ parking area to the front of the house. To the rear, the site contains an existing garage/ outbuilding, which is also accessed from a shared driveway from Waters Edge Gardens.

Site Location Maps



Figure 2: Bath Road location. Map retrieved from - <https://www.google.com/maps>.



Figure 1: 29-35 Bath Road as seen from Bridgefoot Path.



Figure 3: Site location on Bath Road (boundary line shown indicatively)
Map retrieved from - <https://www.google.com/maps>.

Flood Maps - retrieved from - <https://check-long-term-flood-risk.service.gov.uk/>.

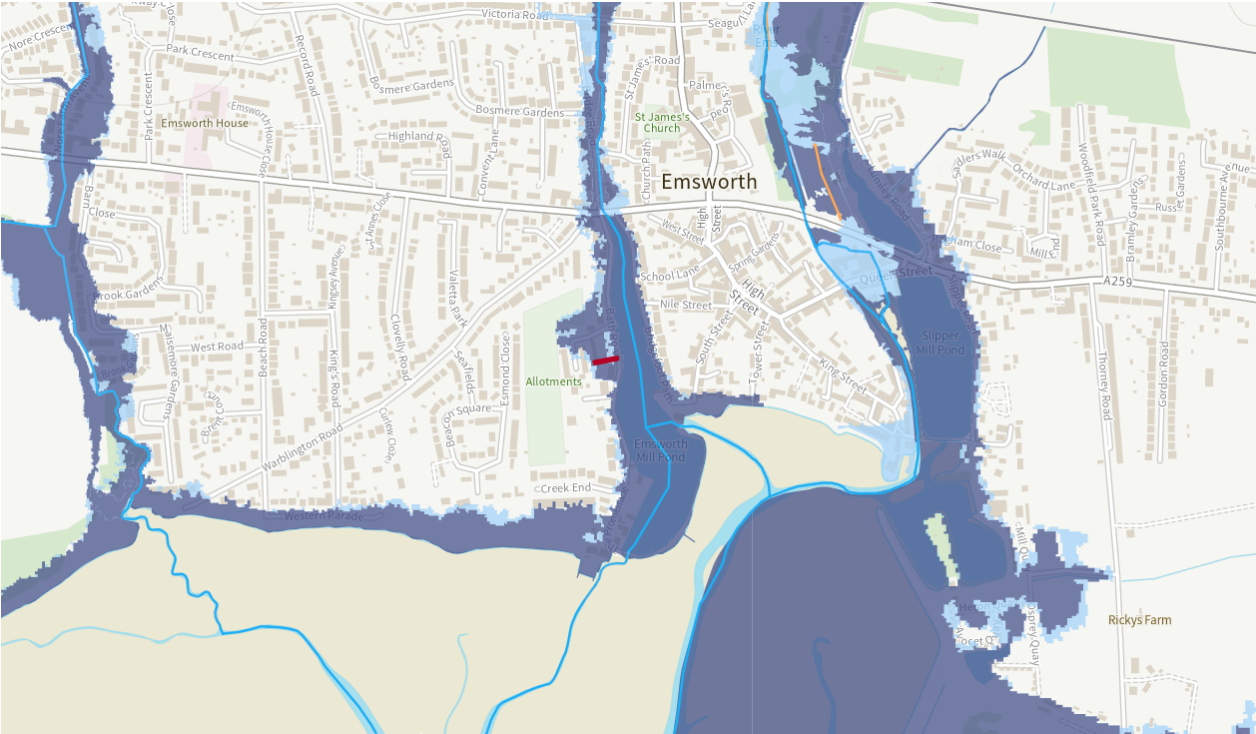


Figure 4: Extent of Flooding from Rivers & Sea.

High Medium Low Very low

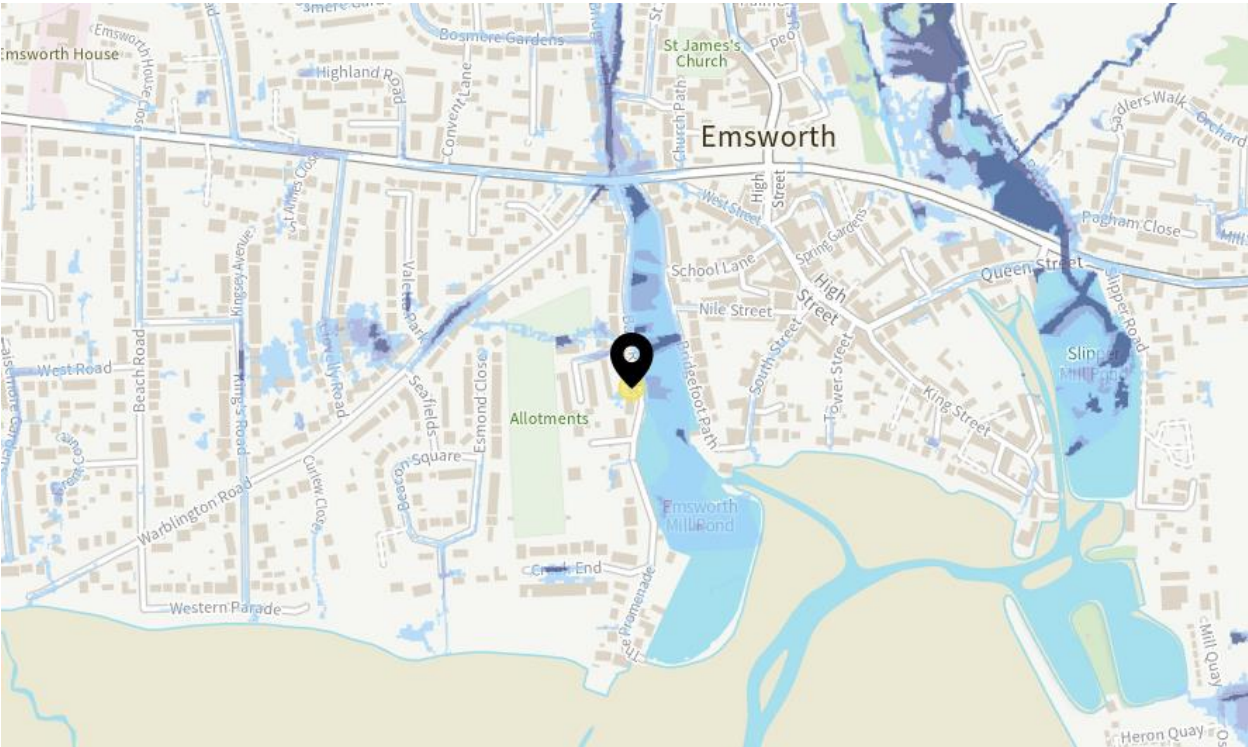


Figure 5: Extent of Flooding from Surface water.

Flood Risk

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).

(Please note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defences.)

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

As per the map in Fig 4, the Environment Agency data suggests that the site at 34 Bath Road is in flood zone 3, and at high risk of flooding from rivers and the sea (more than 3.3% chance each year).

(However, the site is at low risk of surface water flooding, as shown in Fig 5.)

The Proposals

The proposals at 34 Bath Road are for a single storey rear extension, with internal alterations and renovations across the ground, first and second floors, a rear dormer window and rooflights to the second floor, as well as a replacement garage/outbuilding in the rear garden.

(Please refer to Design, Access & Heritage Statement and Drawing Collection 24058.)

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 floor levels (GFL) of the main dwelling. The internal GFL of the proposed rear extension is to match the existing GFL of the existing kitchen space and therefore will not be at any greater risk of flooding.
- The proposed ground floor level (GFL) of the proposed replacement outbuilding is to match the existing GFL of the garage/outbuilding (or higher) and therefore will not be at any greater risk of flooding.
- The proposals do not include any additional bedrooms, therefore there will be no more people living in the dwelling, and no additional strain on the water facilities, etc..
- Surface water collected on any new roofs will drain into a new appropriately sized soakaway located in the rear garden.

Mitigation of Flood Risk

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

- Any new wall mounted electrical fittings throughout the proposals (to the ground floor extension and the replacement outbuilding) will be raised to the highest practical level recommended by Building Control and installed from above to avoid damage in the event of a flood.
- Both the proposed extension and outbuilding will be finished with durable, hard floor finishes throughout the ground floors, which would not need replacing in the event of a flood.
- The proposed walls for the extension and outbuilding will all be constructed of masonry, and will not be susceptible to flood water damage.
- Temporary flood barriers could be installed in the threshold of new external doors in the event of any significant flooding event is predicted to surround the building.
- Any new drains (e.g. to the new kitchen and outbuilding wet room) will be fitted with one-way valves to ensure water cannot back up into the new and refurbished spaces.

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 internal floor space of the property by just 11.6m² (due to the rear extension and where the dormer window allows for extra space on the second floor, and where the new outbuilding replaces the existing). This is considered a modest scale with consideration to the existing house, and the neighbouring properties.
- The design would result in an overall increase in building footprint of just 16.8m². (An additional 7.6m² due to the proposed rear extension to the ground floor, and 9.2m² where the new outbuilding replaces the existing.)
- All surface water collected on the proposed outbuilding roof is to drain into a new sustainable drainage system, soakaways located in the rear garden.
- Soft landscaping will be used and retained where possible to assist with sustainable drainage. This is along with keeping hard landscaping to a minimum, and ensuring that any new hard landscaping is to be permeable.