

KNIGHT Consulting

ARCHITECTURE – SURVEYING - PLANNING

36 Rownhams Road,
Havant, PO9 4QB



Figure 1: Flood Map

FLOOD RISK ASSESSMENT

MARCH 2024

Site and Location:

1. 36 Rownhams Road, Havant PO0 4QB

1.1 It is currently a family home with a garage to the rear.

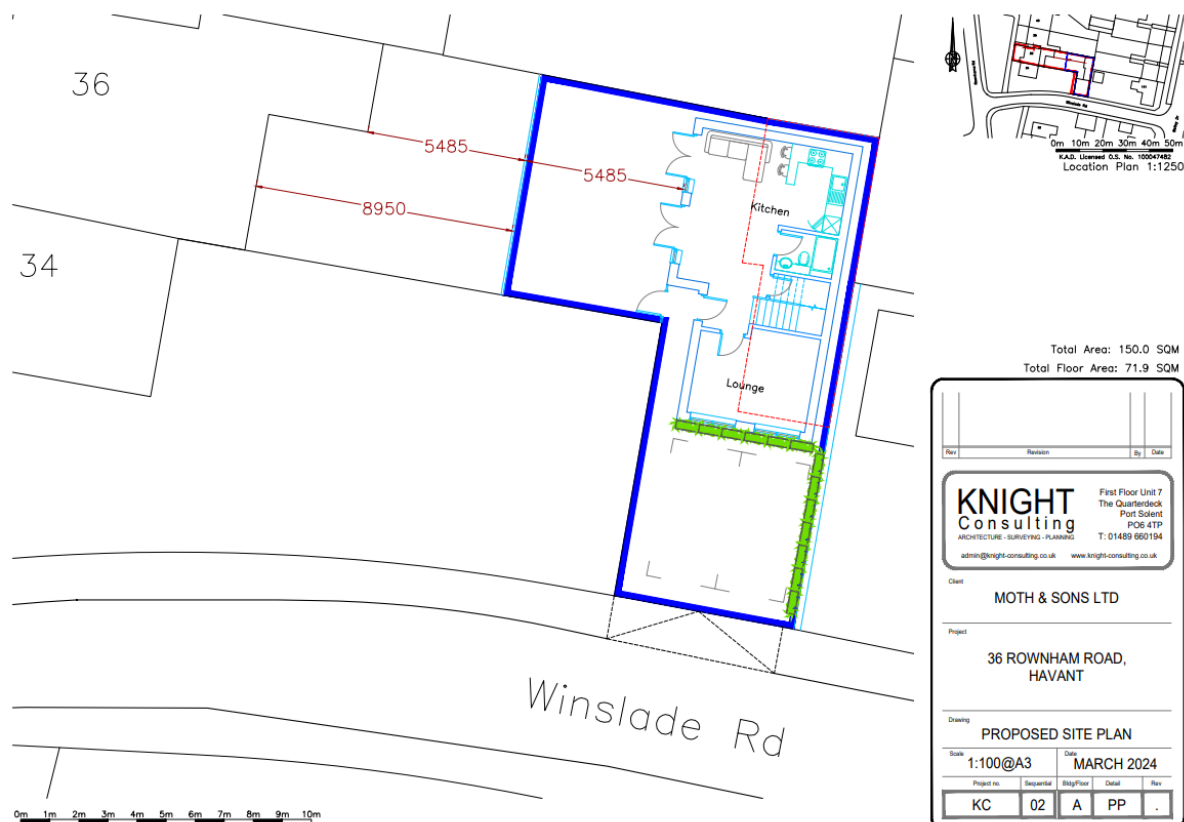
1.2 The site is in Flood Zone 3.

1.3 Locations in flood zone 3 have a high probability of flooding. This means in any year land has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea.

Development Proposals:

2. The development looks to knock down the existing garage and propose a bungalow.

2.1 Please see the plans below:



2.2 The area is considered to be less vulnerable to flooding.

2.3 The expected / estimated lifetime for the proposal is 100 Years.

Sequential Test:

3. 36 & 34 Rownhams Road were built in the 1940s and no major issues have risen from flooding.

3.1 Most of the housing in this area is made up of two and three people housing.

3.2 The bungalow will be considered a family home.

3.3 The proposed building will have an increased floor level to the surrounding existing buildings.

Climate Change:

4. Please see below the table of the peak river flow (1961 to 1990):

River Basin District	Allowance Category	Total Potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Southeast	Upper End	25%	50%	105%
	Higher Central	15%	30%	45%
	Central	10%	20%	35%

Site Specific Flood Risk:

5. Please see the flood map from EA:



5.1 No other sources will affect the risk of flooding on site.

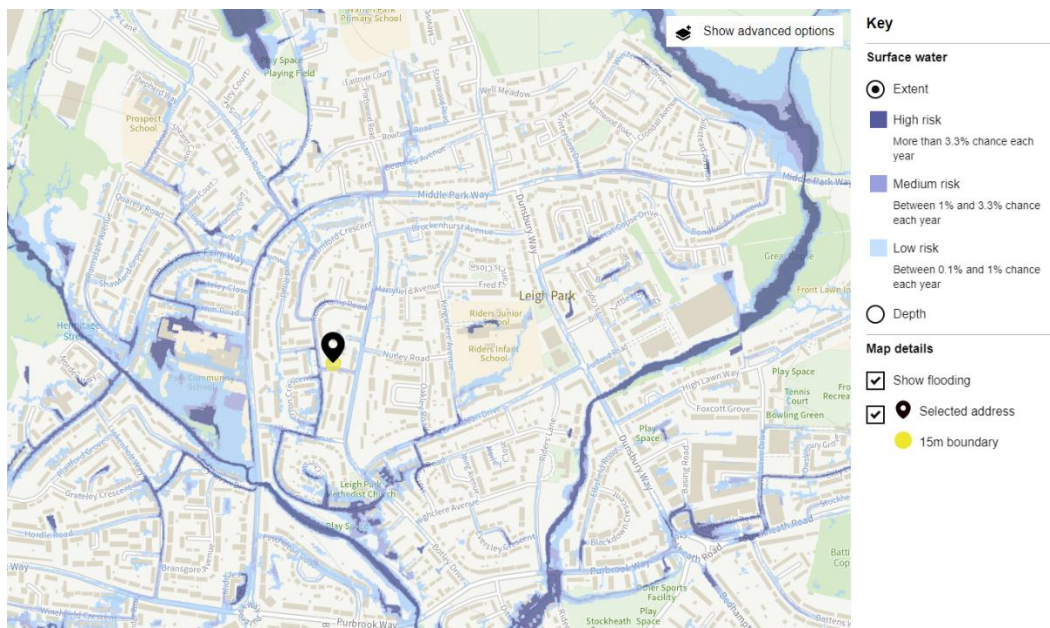
5.2

The Fluvial (river) flooding is likely to occur with a 1% annual probability (a 1 in 100 chance each year).

5.3 The floor level will be raised internally to prevent flooding the building.

5.4 The bungalow will have a higher floor level to the existing houses in the surrounding area.

Surface Water Management:



6. There will be drains in place to prevent surface water.

Occupants and Users of the Development:

7. The proposed development is a 2bed 3person bungalow (71.9 sqm).

7.1 The existing garage is to be demolished and a proposed bungalow will replace the area. This will not affect the degree of flood risk to the people.

7.2 The bedrooms are located on the upper floor so if there was an extreme flooding, they would be located on the first floor.

Exception Test:

8. The garage does not benefit the residents to 36 Rownhams Road. The proposal is seen to benefit the area.

8.1 The design has been carefully infrastructure to counter the risk of flooding.

8.2 We have considered the access and egress / operation and maintenance / the design of the development to manage and reduce flood risk wherever possible / a resident awareness will be set in place.

8.3 The drainage will connect to the existing water courses.

Residual Risk:

9. The building proposed will be of a higher quality than the existing garage.

9.1 Flood warnings are put in place by the local authority by alarming the community.

9.2 If there is a flood the resident will have the plan to either vacate the area or move to the upstairs of the building.

Flood Risk Assessment Credentials:

10. This flood risk assessment has been undertaken by Knight Consulting.

11. This flood risk assessment was completed on the 19th of March 2024.