Flood Risk Assessment

Proposed Project: APP/21/00320

Conversion of motorhome garage into 2 bed detached bungalow, porch and 2 new garages.

Address:

69 Sandy Point Road, Hayling Island PO11 9RR

Site Analysis

69 Sandy Point Road sits along a road which has post war bungalows either side and opposite. Some of these have been converted to chalet style bungalows retaining the original roof lines and frontages. The site sits on an area designated by the Environment Agency as liable to flood (zone 3). The existing house sits approximately 12m back from the pavement and finished floor level was built up to 600mm above street level to help with this flood risk.

Flood Risk (zone 3)

The property at number 69 sits on the north side of Sandy Point Road PO11 9RR, the area is just under 1 hectare and falls in flood risk 3 catchment, the main risk of flooding is from tidal flooding from the sea but benefits from having sea defences in place along the coastline.

Flood Risk Design Solutions

The existing motorhome garage is well over 40m from the pavement and a finished floor level could be matched to the house at 600mm above street level in the conversion.

To further reduce the impact of any potential flooding when the garage was built it had underground soakaways installed for rainfall from the roof, these will be used still and also for the new garages, also water-butts will be incorporated, one on the proposed bungalow and one for each house on the new proposed garages to help with the surface water removal, none of the above should add to any increase in tidal flooding, and drainage flooding is even rarer in the area, below are some points to help in an event of a flood:

- Garage floor level increased to match existing house and to consist of concrete and screed, and then tiled to reduce risk of any damage caused by flooding.
- Bathroom floor to have a lower level under the bath with space for a portable sludge pump to speed up any pumping out that may be required.
- All electric sockets and fittings to be fitted 1m above floor level.
- Small loft area above back hall and wardrobes provides access to a safe area in case of extreme flooding providing a safe dry area with access onto the roof if needed.
- Water butts to be installed to help with everyday surface water draining.
- Skirtings and plinths to be constructed from water resistant materials.
- Plasterboard on internal walls to be fixed to treated battens to ease repair in case of water damage.
- All external doors to be constructed from plastic or alloy/aluminium apart from wooden front doorway to reduce any water damage.

My Conclusion of Flood Risk for Application APP/21/00320

The flood risk from tidal overflow is not increased by this development, but above are measures to help combat against damage caused if it were ever to happen.

The added flood risk to surface water by the added occupancy and the proposed garages is to be averted by use of water butts and underground soakaways, and not into main sewers. The majority of the area occupied by the existing chalet-bungalow and the new proposed bungalow is made up of stoned driveways, stoned areas, grassed lawns and flower borders which all drain very effectively and will be kept as currently existing.