FLOOD RISK PERMIT

for

Building Works At

20 South Street Emsworth

For Mr Matthew Lawrence

December 2009

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IT SHOULD NOT BE USED FOR ANY OTHER PURPOSES – IT IS THE PRODUCT OF A DESKTOP SURVEY AND IS ONLY AS ACURATE AS THE INFORMATION RESEARCHED.

1. Introduction

The planning and listed building application for 20 South Street seeks the following:

Main Dwelling:

- Existing crital windows to the rear of the dwelling are to be replaced with single glazed timber windows. Windows style to match existing.
- Proposed roof lights to the east elevation. These will be hidden by the rear section of roof.
- Existing overgrown ivy on the dwelling removed. This may result in re-pointing and re render of sections of the building.
- For all internal alterations and renovations see drawing 9115/02.

Outbuilding:

The outbuilding is currently very run down and is in a urgent state of repair. The client intention is to:

- Re roof the building, using the same roof pitch and tiles.
- Re-point and stabilise all walls.
- The existing conservation rooflights to be replaced
- The existing windows to the west to be replaced in the same style.
- For all internal alterations and renovations see drawing 9115/02

2. Site Location.

The site is located in South Street, near Emsworth. The area is a near the town centre and the site is surrounded by residential dwellings. Site location plans are attached to the rear of this document. The site is near the Harbour of Emsworth

3. Existing Site usage.

Currently the site is occupied by a house and a small outbuilding to the east.

4. Proposed Site Usage.

The proposals submitted illustrate no additional accommodation as listed in [1.] above.

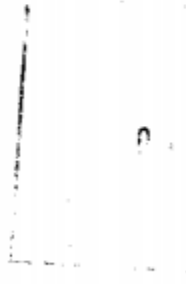
5. Site Levels.

The site slopes from north to south

6. Flood Levels

The site is within the Environment Agency's indicative flood plain. If we require a written report we will have to contact:

Customer Services,
Environment agency,



Saxon house,
Little High Street,
Worthing,
West Sussex,
BN11 1DH

7. Precautions.

Whilst the site does not flood, areas adjacent to the site do, also with predicted increases in sea levels it is likely that during the life of the building it may flood. However, the actual building will not attract any further occupants to the site.

As such we believe that the design of the building should only seek to minimise the effect of any flooding. Therefore we propose the following:

- No studwork walls.
- Electrics are to be wired from the ceiling down, not the floor up.
- The access into the building would have to be raised by at least 200mm. The threshold would be part M compliant.

By copy of this report to the client we are also notifying them of our findings.

6.7m
SOUTH STREET
10
12
14
20
26
1