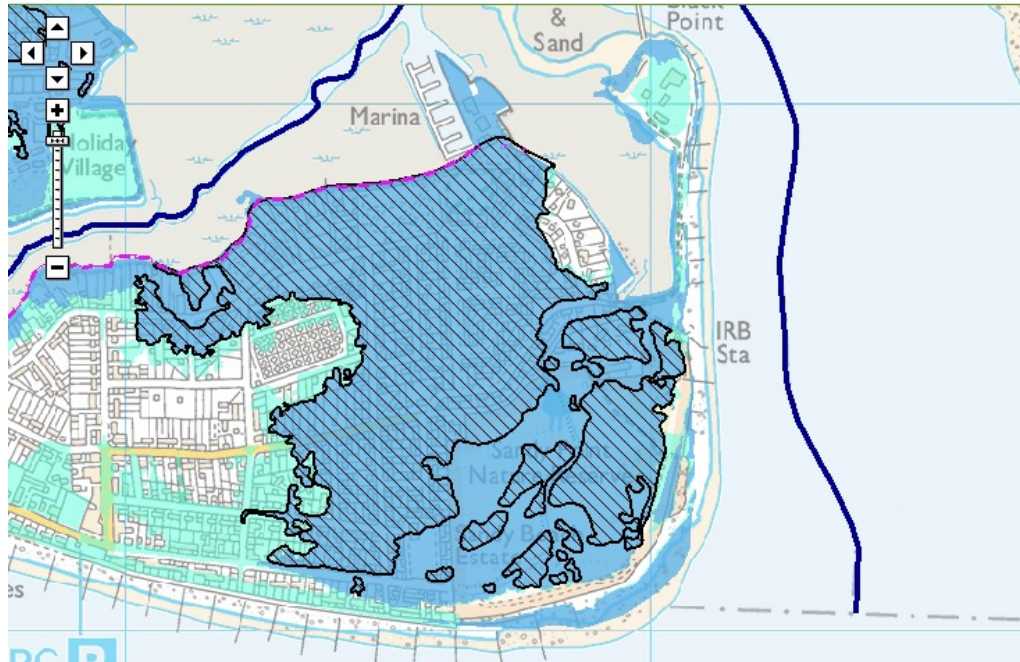




56 Bracklesham Road, Hayling Island

Flood Risk Assessment (Revision P1)

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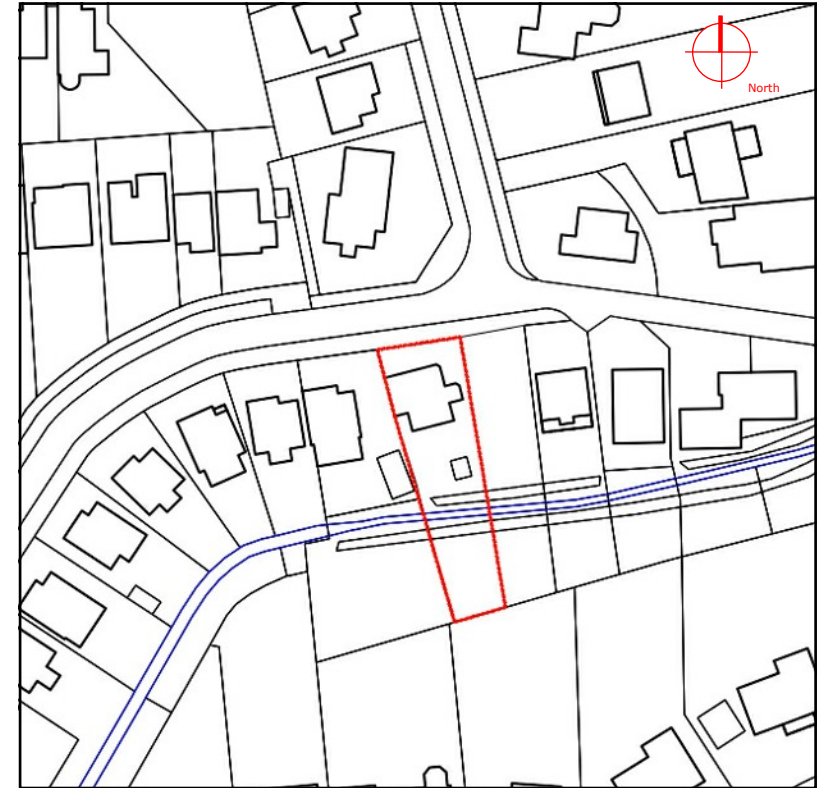
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Introduction

This Flood Risk Assessment document outlines the flooding risks and appropriate mitigation measures for the proposed works to 56 Bracklesham Road, Hayling Island. The development will take the form of a new staircase tower to be constructed on the approximate footprint of an existing porch extension.

This risk assessment has been prepared in consultation with Havant Borough Council and with reference to both current Environment Agency advice and the PUSH SFRA 2007. It concludes that, whilst the proposed development is deemed to be at future risk of flooding, providing that reasonable measures are taken in the construction, future flood risk should not be a reason to prevent the proposed works to this dwelling taking place.



Location Plan

56 Bracklesham Road, Hayling Island

Introduction

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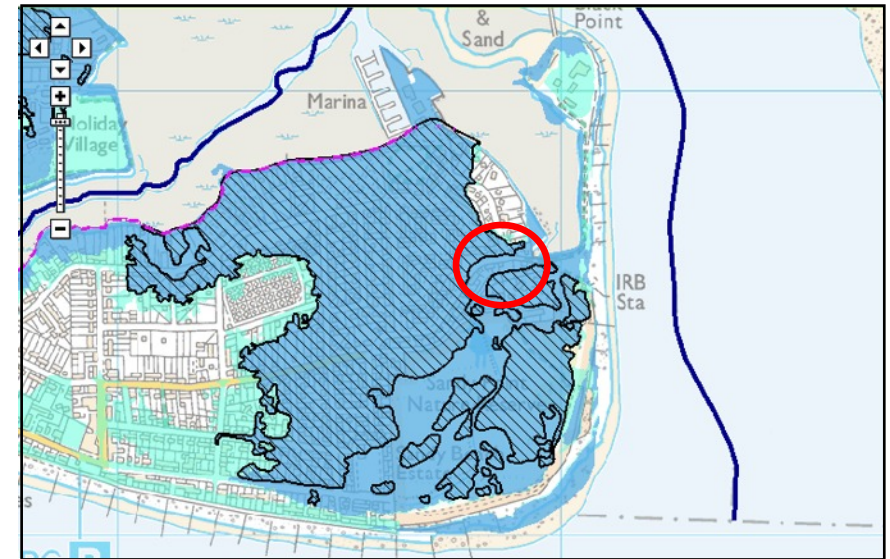
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Site Location and Description of Proposals

The site lies within Flood Zone 3 (High Chance of Flood) as identified on the Environment Agency Flood Risk map (please refer extract, right). As such, any planning application for development within this flood zone must be accompanied by an appropriate level of flood risk assessment.

The proposal involves the construction of a new staircase which will link all floor levels. The current porch extension is to be demolished and replaced with a new entrance extension in the same location. This new extension will also contain the staircase. Please refer to the existing and proposed drawings in the final section of this document for details.



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Site Location and Proposals

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Flood Risk

The Partnership for Urban South Hampshire Strategic Flood Risk Assessment (PUSH SFRA) has modelled the levels of extreme tide events for the 1 in 200 year return period (please refer extract, right). In the case of Chichester Harbour, this report plots a level of 4.5m(AOD) for the year 2055.

The existing ground floor of the building is at a level of 2.965 (AOD).

Clearly, for practical reasons, the new entrance extension will need to match the existing floor level and cannot be constructed to a level above the predicted extreme tide event. Consequently measures must be taken wherever possible in the construction to mitigate against the possibility of flooding and to ensure that evacuation of the building can be easily achieved.

<i>Note: Levels in mAOD to the nearest 0.1m</i>	1990 (baseline)	2010 (1990 + 80mm)	2025 (1990 + 140mm)	2055 (2025 + 255mm)	2085 (2055 + 360mm)	2115 (2085 + 450mm)
Calshot	2.9	3.0	3.0	3.3	3.7	4.1
Southampton	3.0	3.1	3.1	3.4	3.8	4.2
Lee-on-the Solent	3.0	3.1	3.1	3.4	3.8	4.2
Portsmouth Harbour	3.1	3.2	3.2	3.5	3.9	4.3
Langstone Harbour	3.2	3.3	3.3	3.6	4.0	4.4
Chichester Harbour	3.3	3.4	3.4	3.7	4.1	4.5
Table 7: 1 in 200 year tidal levels						

Flood Mitigation Measures and Proposed Evacuation Plan

The following anti flood measures are proposed:

- (i) Seals are to be introduced to the entrance doors if at all practically possible
- (ii) Any new meters are to be located at high level
- (iii) Whilst all drainage will be to the existing system, the use of non return valves will be incorporated into the proposed drainage.

Emergency escape can be easily achieved from the first floor balcony of the property (which is at a level well above the predicted extreme tide event).



56 Bracklesham Road, Hayling Island

Flood Mitigation Measures

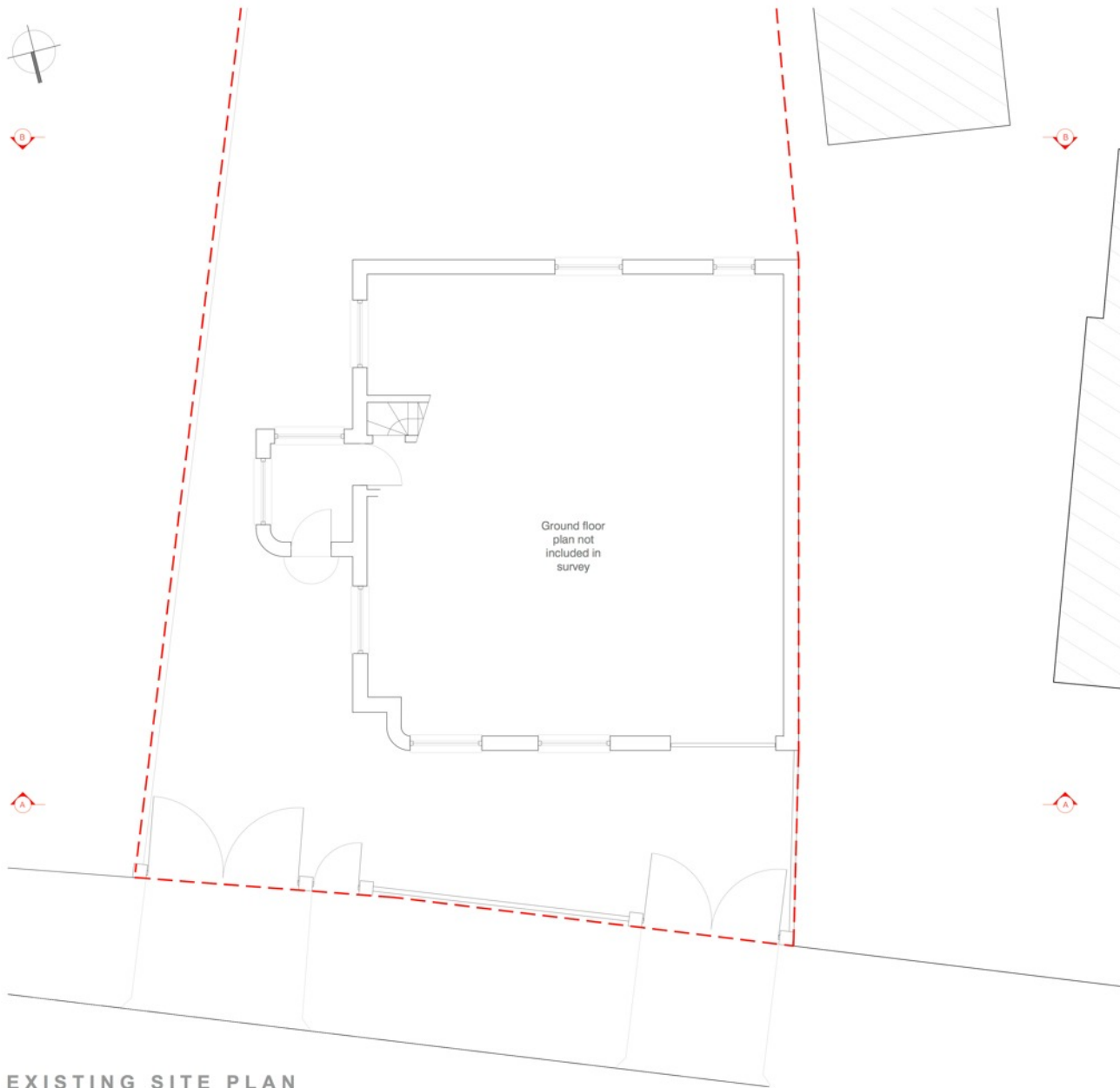
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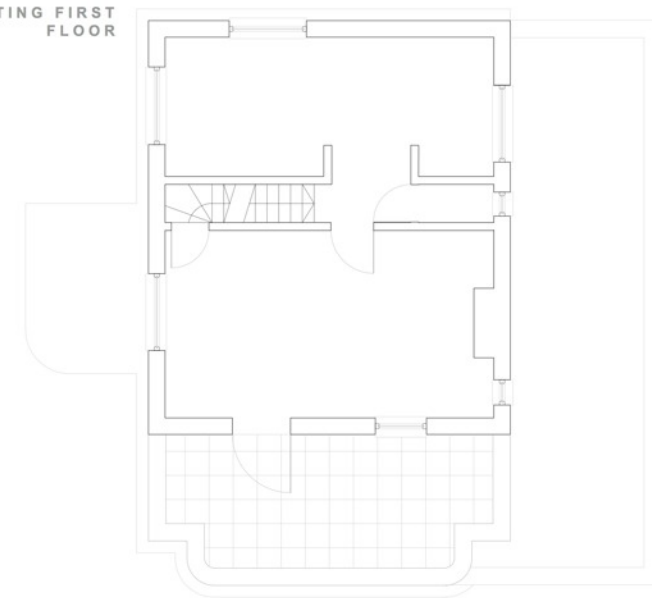
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Planning Application Drawings

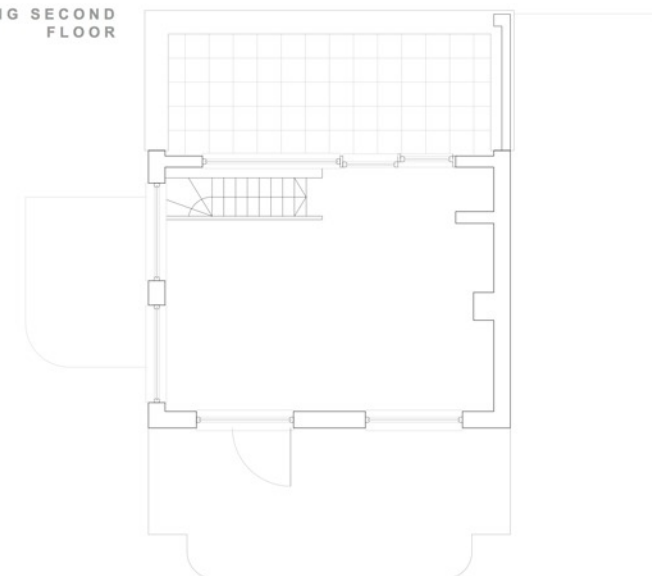


EXISTING SITE PLAN

EXISTING FIRST FLOOR



EXISTING SECOND FLOOR



Scale: 1:50@A1



Revisions: P1 Preliminary Issue 22.01.16
P2 Amended 03.02.16



North

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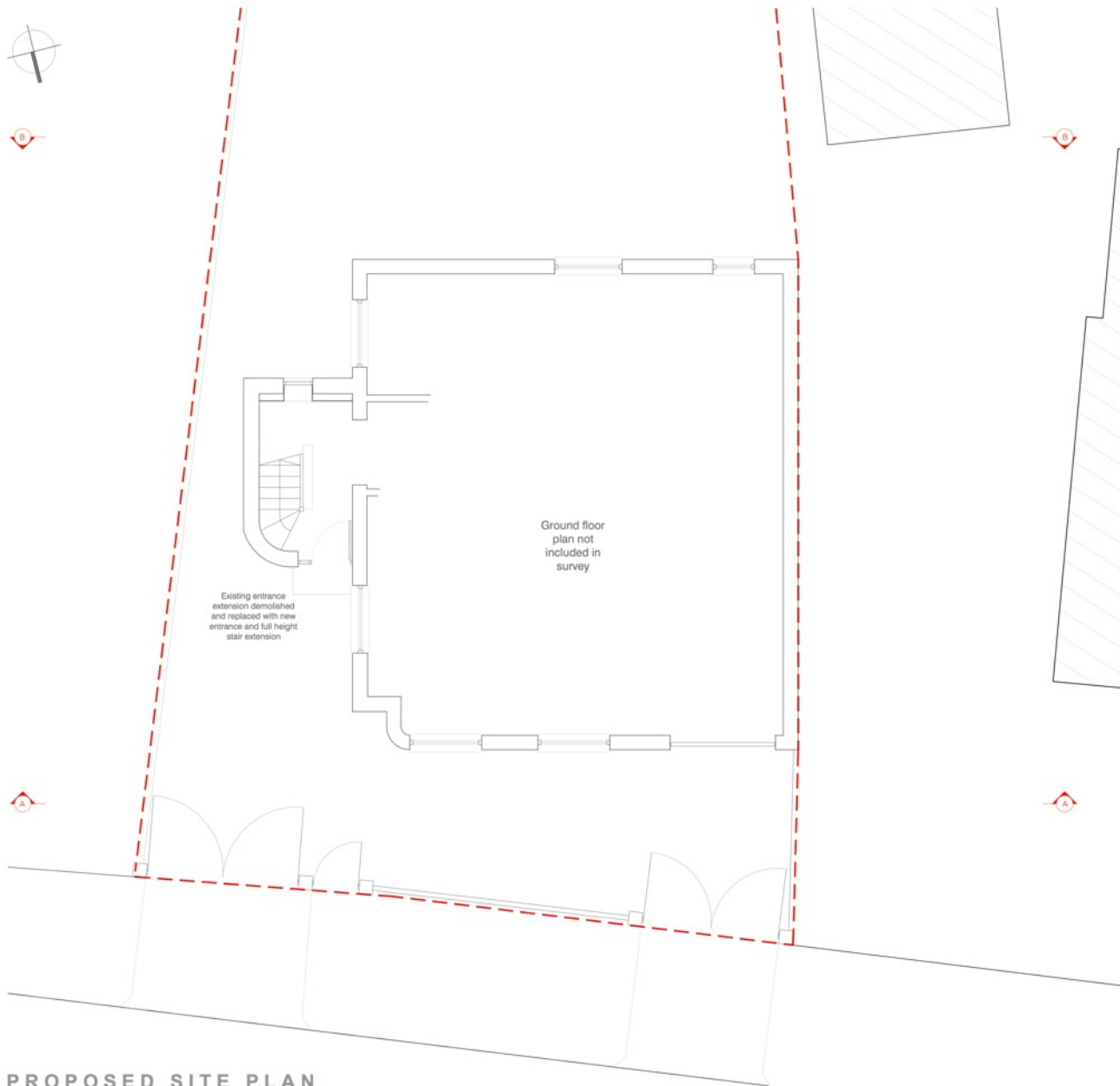
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Project: 56 Bracklesham Road, Hayling Island
Title: Existing Site and Floor Plans

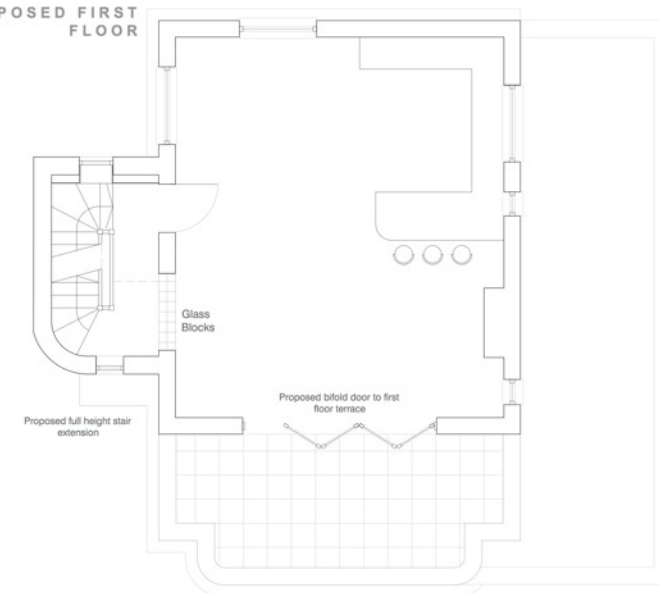
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Date: January '16

Revision: P2
Drwn: KR

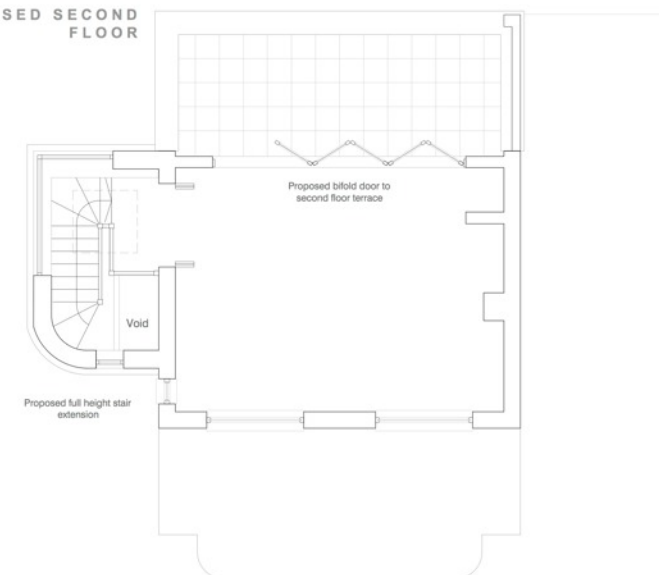


PROPOSED SITE PLAN

PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



Scale: 1:50@A1



Revisions: P1 Preliminary Issue 01.02.16
P2 Issued for Planning 03.02.16



North

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Project: 56 Bracklesham Road, Hayling Island
Title: Proposed Site and Floor Plans

Dwg No: D8416 01/10
Date: January '16

Revision: P2
Drwn: KR



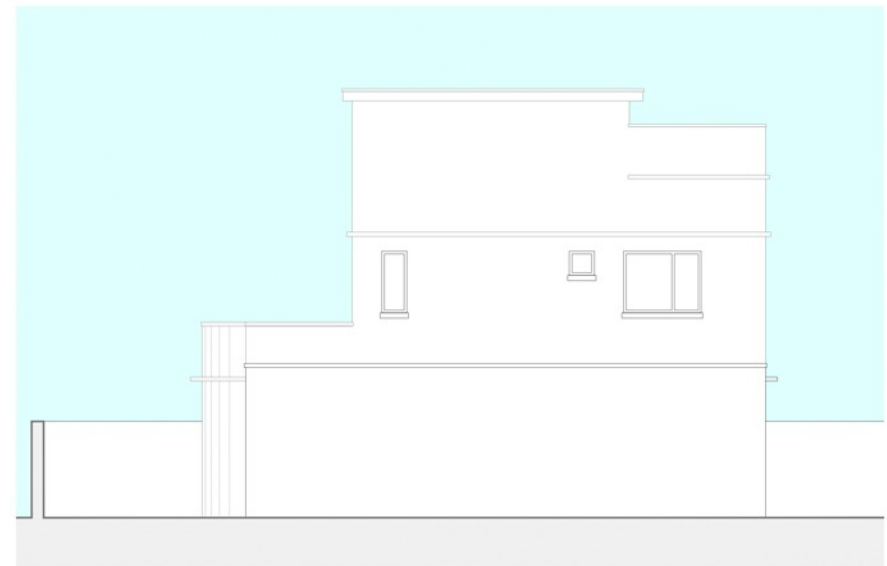
EXISTING NORTH ELEVATION (A A)



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION (B B)



EXISTING WEST ELEVATION

Scale: 1:50@A1

Revisions: P1 Preliminary Issue

22.01.16



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Project: 56 Bracklesham Road, Hayling Island
Title: Existing Elevations

Dwg No: D8416 01/20
Date: January '16

Revision: P1
Drwn: KR



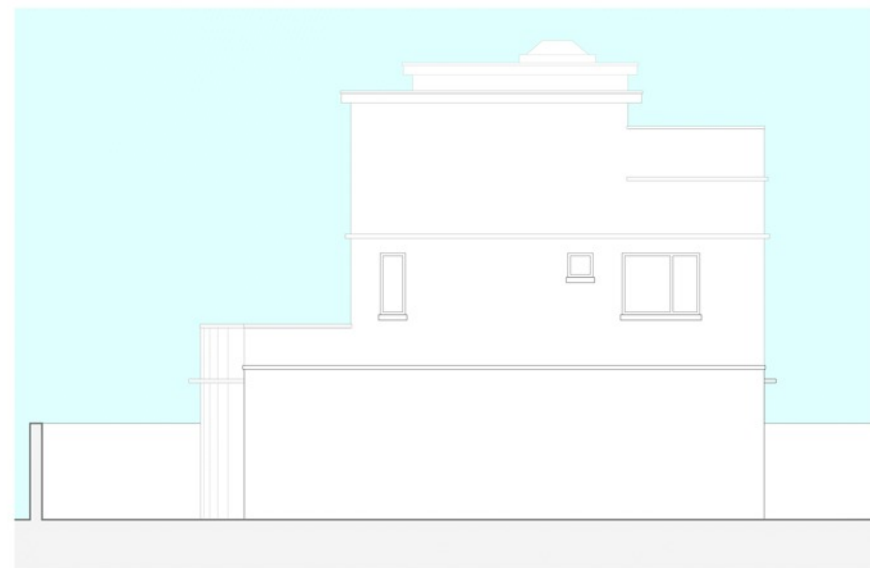
PROPOSED NORTH ELEVATION (A A)



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION (B B)



PROPOSED WEST ELEVATION

Scale: 1:50@A1



Revisions: P1 Preliminary Issue 01.02.16
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Project: 56 Bracklesham Road, Hayling Island
Title: Proposed Elevations

Dwg No: D8416 01/20
Date: January '16

Revision: P2
Drwn: KR