

FLOOD RISK ASSESSMENT

5 October 2010

DEMOLISH EXISTING HOUSE AND REPLACE WITH NEWBUILD WITH
SIMILAR FOOTPRINT

TIDEWAY 19A SALTERNS LANE, PO11 9PH

RISK ASSESSMENT

Identification of the risks:

‘Tideway’ was built on land adjacent to My Lord’s Pond in 1955. It is in a sheltered Creek within Flood Zone 3, an area of high flood-risk.

The probability of the site flooding has been estimated as greater than 0.1% per year. The principle flood-risk on Hayling Island is from extreme high tides. The waves in My Lord’s Pond, if any, are small.

The predicted 0.5% annual probability tide levels in Chichester Harbour are:

2007 - 3.5 metres

2060 - 3.8 metres

2107 - 4.5 metres

The estimated tidal level increases within the 100-year lifespan in mind (2110) equate to a rise of 1.1 meters in sea level (table B1 of the PPS25 document).

We bought the house, which was built in the 1950’s, 6 years ago. It has habitable rooms set below the outside ground level. This puts these rooms at higher risk of flooding. The floodwater could enter the ground floor and it would be difficult to remove. We have been trying to address the following problems: damp, and the need for doors at ground-floor level; and the moving of bedrooms into the roof space by having a new roof. We think that for the cost of refurbishment and repairs we could have a new-build of a similar size and footprint. We would be decreasing the risk to both the occupants and the property compared with the existing situation.

We propose that the new house will have a similar footprint to the existing house (approximately 100 square metres) and have an acceptable finished floor-level of 4.6 ODN which is above the predicted tidal increase.

(The road-level of Salterns Lane at the entrance to 19a was considered to be the appropriate datum for the finished floor-level.) We propose to take

measures to stop the floodwater from entering the house. The electrical cables will come down from the ceiling and sockets will be at a specified height to protect the electrical services. The ground floor will be made of resilient and impermeable material to withstand water damage. By doing the above we would be reducing the risks for the occupants.

A new driveway for 19a was made in about 1986; this was cut lower than the surrounding land and led to an integral garage. The area in front of what was the integral garage has been a low spot where rainwater from Salterns Lane and the surrounding gardens tends to accumulate. Earth had also been removed in the southwest corner of the plot for a short driveway to a separate garage. We propose to fill in these dugout areas so as to bring the front garden up to the original land level.