

Flood Risk Assessment

77 Langstone Road, Havant, PO9 1RD

Floor levels within the development will be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate.

The floor levels of the extension will be set no lower than the existing levels. The extension will be built on a raft to protect the roots of the nearby trees.

The house is detached and surrounded on 3 sides by a high brick wall. The only place for flood water to ingress on the property is from the drive to the south. To do so, it would have to pass through all of the Coastguard Cottages gardens or come up via the Ship Inn car park.

The proposal is for a small side extension to the north of the building, furthest from the drive entrance. There will be no bedrooms on the ground floor, and in the event of a flood, the residents can escape to either the second floor or leave via Langstone Road.

It is unlikely that surface water flooding would be an issue as the ground to the west and south of Nos. 77 and 79 are garden and the car park and drive to the east of the houses are made of permeable paving. The rainwater will drain to a soakaway and the foul water will be connected to the main sewers.

It is proposed that the extension would not be affected by any flooding, suitable arrangements for evacuation are in place, and the extension would not cause any flooding to increase elsewhere.



Map showing location of brick walls and permeable paving