

Plot 3, 17c Eastoke Avenue, Hayling Island PO11 9QW
FLOOD RISK ASSESSMENT

The site is in the location of flood level 2 and the current 1:200 years design flood level is 3.4m AOD, and the 2110 design flood level is 4.5m AOD. The FFL of the existing property is 4.5m AOD and the proposed conservatory FFL will be set at the same level. It is good practice to allow a freeboard of 0.3 to 0.6, so at present the flood risk to the building is low, at the end of the PPS 25 life span (100 years) design flood level just reaches FFL. However, it would be reasonable to put in place now construction detailing to prevent damage to the building in the future.

'Improving the Flood Performance of New Buildings', a publication by DCLG, provides good advice in this aspect, the main considerations are as follows:-

- (a) Water exclusion strategy from 4.5m AOD to 5.1m such as the ability to retrofit temporary door shields and air brick covers in about 50 years time.
- (b) It would be prudent and more convenient to locate electrical service panels and outlets above 5.1m AOD now rather than have the inconvenience of doing so in 50 years time.
- (c) Water resilient materials and finishes which could remain throughout the life span of the building, up to 5.1m AOD. If conventional materials and finishes were used initially then they would ^{need} replacing in 50 years time which would be disruptive.

However, overall resilience of the construction above FFL is unlikely to be at significant flood risk for about the next 50 years. The construction below FFL should be flood resilient from the outset, and the conservatory will incorporate the same structural materials and flood proofing as the existing property.

