

Flood Risk Assessment

New Garages

183 Southwood Road
Hayling Island,
Hampshire,
PO11 9QL.

1.0 Generally

1.1 This Flood Risk Assessment is in support of a Planning Application to the Havant Borough Council, for a block of five lock up garages at 183 Southwood Road, Hayling Island, Hampshire, PO11 9QL.

1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.

2.0 Flood Risk

2.1 The site is within an area subject to tidal flooding, as indicated by the published Environment Agency Flood Risk Maps.

2.2 The risk is from high tides over topping the sea defences to the south of the site, on the opposite side of Southwood Road.

2.3 The Environment Agency 1:200 year event prediction for flood levels up to year 2060 predicts a flood level of 03.500 O.D. at this location. Similarly the 1:1000 year prediction is 03.700 O.D.

2.4 The site level is approximately 3.400 O.D.

2.5 The coast is tidal, therefore the maximum events predicted will only ever be at 'the top of the tide' and for a duration of approximately an hour before the level drops away. Event predictability is effective and accurate from a combination of tidal charts and weather predictions. Adequate warnings will be given of likely flood events. It is therefore reasonable that garage owners will be able to take temporary protection measures, and remove goods, for the duration of any flood event.

2.6 In the event of flooding occurring, inundation of the house will be in the order of 300mm and be progressive, rising and falling within an hour.

2.7 No residential accommodation is part of the proposals.

2.8 Recommendations.

Take low level protection measures:-

- a. Seal service entry connections.
- b. Any service outlets to be 600mm above floor level.
- c. All drain and service access covers to have locking covers and frames.

Martin Critchley
Chartered Architect

7, North Street,
Havant,
Hampshire,
PO9 1PW.

7th March 2014