REFUSE

FLOOD RISK ASSESSMENT

for

Building Works At

6A West Street

Emsworth

For Simon Howells

August 2011

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IT SHOULD NOT BE USED FOR ANY OTHER PURPOSES – IT IS THE PRODUCT OF A DESKTOP SURVEY AND IS ONLY AS ACURATE AS THE INFORMATION RESEARCHED.

1. Introduction

The planning and listed building application for 6A West Street seeks the following:

- Conversion of existing offices into 2 flats to the first and second floor

2. Site Location

The site is located of West Street in Emsworth. The site is close to the Emsworth Mill Pond and the banks of Chichester Harbour. It is surrounded by commercial and residential buildings.

Site location plans are contained within the planning application to which this report is attached.

3. Existing Site usage.

The site is currently used as commercial premises on the ground floor and unoccupied offices to the first and second floor.

4. Proposed Site Usage

The proposals submitted illustrate the additional accommodation as listed in [1] above.

5. Site Levels



6. Flood Levels

He site was researched on the environment agencies website. This highlighted that the site was not on the records as of risk of flooding. However, we do understand that the lower [southern] section of West Street does flood but this does not extend on to the application site.

If we require a full written report we will contact the Environment Agency

7. Precautions

Whilst the site does not flood, areas adjacent to the site do, also with predicted increases in sea levels it is likely that during the life of the building it may flood. However, the actual building will not attract any further occupants to the site.

As such we believe that the design of the building should only seek to minimise the effect of any flooding. Therefore we propose the following:

- No studwork walls.
- Electrics are to be wired from the ceiling down, not the floor up.
- The access into the building would have to be raised by at least 200mm. The threshold would be part M compliant.

By copy of this report to the client we are also notifying them of our finding