Planning Application for Alterations and improvements,
to 35 Sandy Point Road, Sandy Point, Hayling Island
Hampshire, For Mr K.Inparajah.
Flood Risk Assessment.

HAVANT BOROUGH COUNCIL
- 1 SEP 2011
RECEIVED

Introduction.

The Proposed development site is Located at 35 Sandy Point Road, Sandy Point Hayling Island, Hampshire. PO11 9RR. The development site is located in an existing residential area. The project consists the removal of the existing pitched and flat roof areas and the construction of a new pitched roof over to accommodate three number bedrooms and family bathroom. Side extension forming enlarged kitchen area.

The proposal maintains existing site and floor levels, and all mains services.

The Site lies within the Environment Agency's in 200 year flood outline as in Appendix 1. The site has been used as a home and convenience store for the last 50 years and forms a Single dwelling in the form of a chalet style bungalow, with existing residential and retail use. This Stage 1 report has been prepared by Architectural Planning Design Consultancy to identify the basic flooding constraints and to identify the requirements of the Environment Agency for a fall flood risk assessment in accordance with Appendix F of PPG(S) .25.

In preparation of this stage 1 report we have consulted the Environment Agency office In Winchester and Havant Borough Councils web sites for guidance and flood maps and recommendations.

Sources of Flood Risk.

The main sources of flood risk are from tidal flooding. There may be some localised issues of groundwater or surface water flooding but these are likely to be secondary.

Tidal Flooding.

In our proposal we estimated a 1 in 200 year flood level of 3.5m AOD. During our consultations we located an earlier flood risk assessment for Havant Borough Council. This has used 3.5m AOD as a 200 year water level. The Environment Agency flood plans indicate the tidal flood risk levels for this area and we would use these values for the final flood risk assessment. The Environment Agency would wish to see development above the 200 year flood
level extended to the year 2060. This would give a design flood level of 3.9m AOD. Tidal flooding appears to be the less dominant influence on the extreme level and the full flood risk assessment would need to consider floor levels, escape routes and building design set at a level above 3.9m AOD.

The existing manhole benchmark, located in Sandy Point Road gives a bench mark Datum set at 2.60 AOD and ground floor levels to this property are currently set at 3.2m AOD, this level is set at the entrance doorway .The proposal is for a loft conversion set at 2.75m above existing ground floor levels therefore the proposed extension will have a datum to finished floors set at 4.95mtrs AOD, with this level the extension will be above any predicated tidal surge.

Planning Application for Alterations and improvements,
to 35 Sandy Point Road, Sandy Point, Hayling Island
Hampshire, For Mr K.Inparajah.
Flood Risk Assessment.

Requirements of Flood Risk Assessment.

The guidance for flood risk assessments is contained in Appendix 2. For this site the greatest risk is likely to be the 1 in 200 year 2060 tide level of 3.9m AOD. Access to the development, is via an existing adopted Road set at current levels,
ranging between 3.2 to 2.6mtrs AOD therefore below the mean average for any predicted tidal surge.

In order to comply with the Agency's requirements for land drainage consent any crossing structure would need to be designed to pass the 1 in 100 year flow without becoming surcharged. In addition a freeboard of between 300mm and 600mm is usually required.

Floor levels are existing and as such set above the design flood level and a minimum freeboard of 300mm will be provided with this proposal. Our clients have sought advise from consultants in respect to flood protective measures and will be providing portable flood gates / barriers to all ground floor access routes, which can be installed at times of high risk, these will be used in conjunction with permeable ground materials to allow free flow of any predicted tidal surges.
The property has recently been re-built using a "resilient construction" with tanking and solid floors to alleviate any water intrusion.

Guidance.

The proposal utilises existing levels above any flood predicted level , the levels are set to mirror existing levels, which provides a floor level set 600mm above any predicted 1 - 200 tidal surge. The Environment Agency Flood line warns occupants of dwellings at risk, to make plans to evacuate or protect their dwellings using flood boards. This property has been designed with levels
set above the recommended flood plans. As such this development will not put any additional burden upon the emergency services.

Architectural Planning Limited.
26th August 2011.

HAVANT BOROUGH COUNCIL
- 1 SEP 2011
RECEIVED