1.00 THE SITE AS EXISTING

Location
The site lies to the west of Emsworth Town Centre car park fronting Bridgefoot Path.

Visibility to the development area is limited due to the significant difference in level leading from the car park to the dwelling.

The western boundary is formed by a 1.8m high masonry retaining wall

Topography
The site slopes from East to West some 3.0m.

2.00 EFFECT ON EXISTING DRAINAGE STRATEGY

The addition of the conservatory will have the effect of increasing surface water run off by 2%

The site lies within flood zone 2. This means that the site is within an area which will be affected by flood waters during an extreme flood event (1 in 1000 year event). The level of the predicted extreme flood water level is 4.3m for the year 2115.
There is no anticipated wave action.

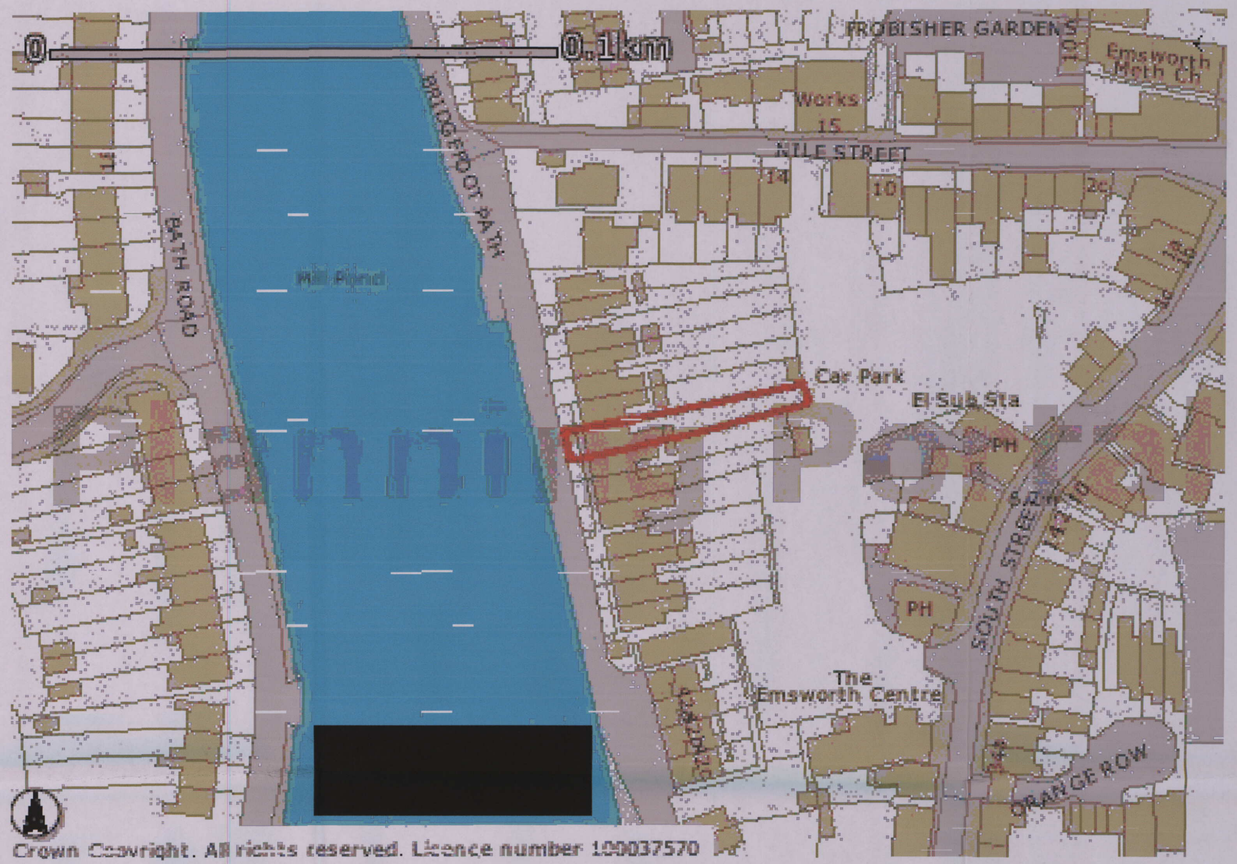
The ground level (road/footway) adjacent to the Mill Pond is in the region of 3.75m
The finished floor level of the existing dwelling and the proposed extension is 5.5m

3.00 CONCLUSIONS AND RECOMMENDATIONS

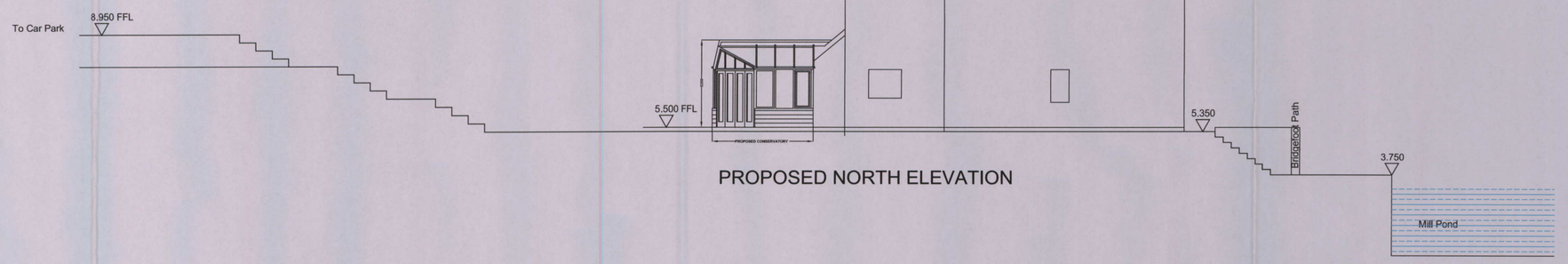
The predicted maximum flood water level at the development site for the year 2115 has been determined as 4.30m AOD using guidance from the Environment Agency and PPS25. THe maximum high water level on the site will be 4.30m AOD.

The finished ground floor level of the existing and proposed buildings is 5.50m AOD.

There is consequently no existing or proposed risk of flooding to the site and dwelling or extension.



1/500 Block Plan



PROPOSED NORTH ELEVATION

0 1M 5M 10M
500mm 2M

SCALE 1/100
DATE Sept. 09
AUTHOR PG

TITLE
Proposed Extensions
33, Bridgefoot Path
Emsworth
DETAIL
Flood Risk Assessment
DRAWING No 09/08/FR01

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS. ANY DISCREPANCIES TO BE REPORTED BEFORE PROCEEDING
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