



Flood Risk Assessment.

The Lord Raglan Public House, 35 Queen Street, Emsworth.

design



architecture - interior design

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Table of Contents

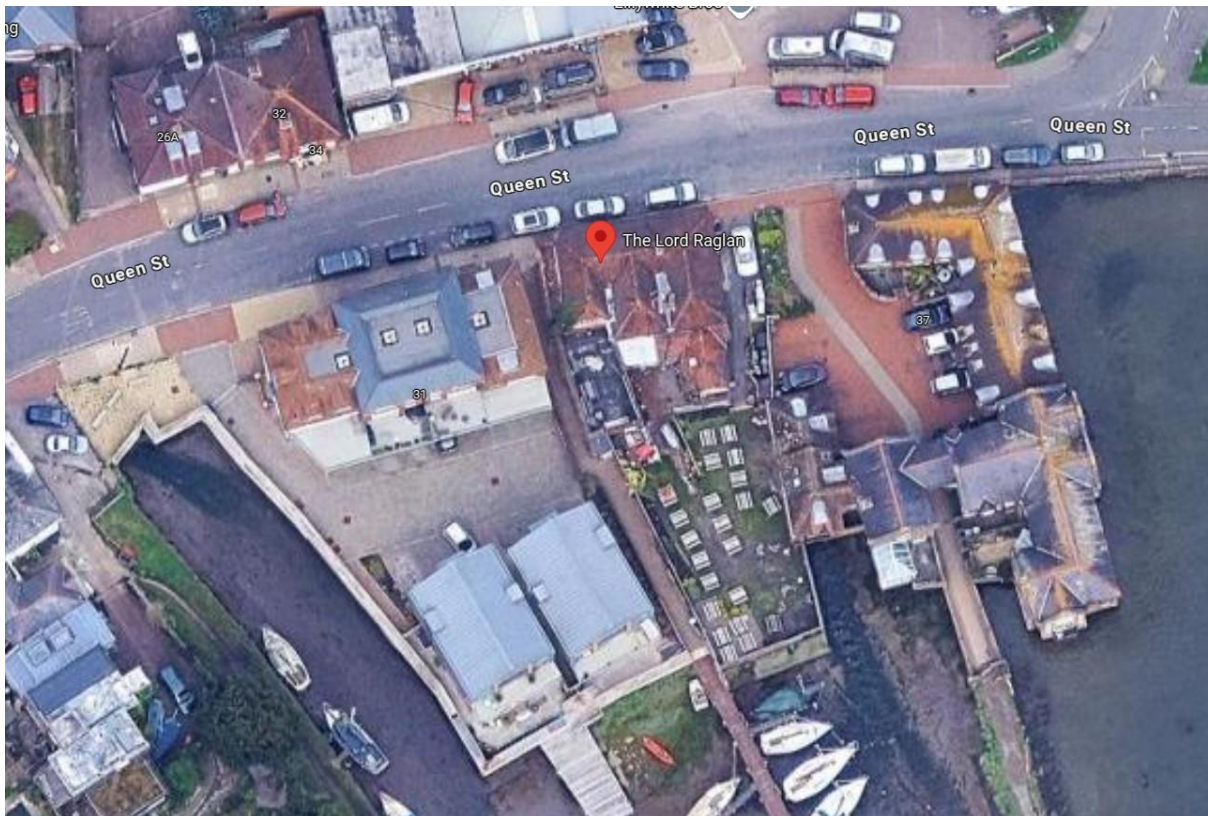
- 1. Introduction**
- 2. Site Location and Description**
- 3. Flood Risk Assessment**
 - 3.1 Sources of Flooding
 - 3.2 Historic Flooding
 - 3.3 Flood Defences
- 4. Proposed Mitigation Measures**
 - 4.1 Emergency Escape Staircase
 - 4.2 Pathway Extension
 - 4.3 Flood-Resistant Construction
 - 4.4 Surface Water Drainage
 - 4.5 Future Flood Risk Predictions
- 5. Flood Risk Management and Evacuation Plan**
- 6. Conclusion**

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a planning application for proposed works at The Lord Raglan Public House, 35 Queen Street, Emsworth. The site is located within Flood Zone 3, indicating a high probability of flooding, as confirmed by the Environment Agency's Flood Map for Planning.

2. Site Location and Description

- Site Address: The Lord Raglan Public House, 35 Queen Street, Emsworth, PO10 7BJ
- Grid Reference: 475223 / 105744
- Flood Zone Classification: Flood Zone 3 (High Probability)
- Existing Use: Public House with Residential Accommodation
- Proposed Works: Erection of open framed timber pergola



3. Flood Risk Management and Evacuation Plan

The following flood maps, obtained from the Environment Agency's Flood Map for Planning, illustrate the site's classification within Flood Zone 3 and its susceptibility to fluvial and tidal flooding, as well as surface water flood risks.

- The occupants will be made aware of flood risks and evacuation routes.
- The Environment Agency's flood warning service will be utilized to provide early alerts of potential flooding events.

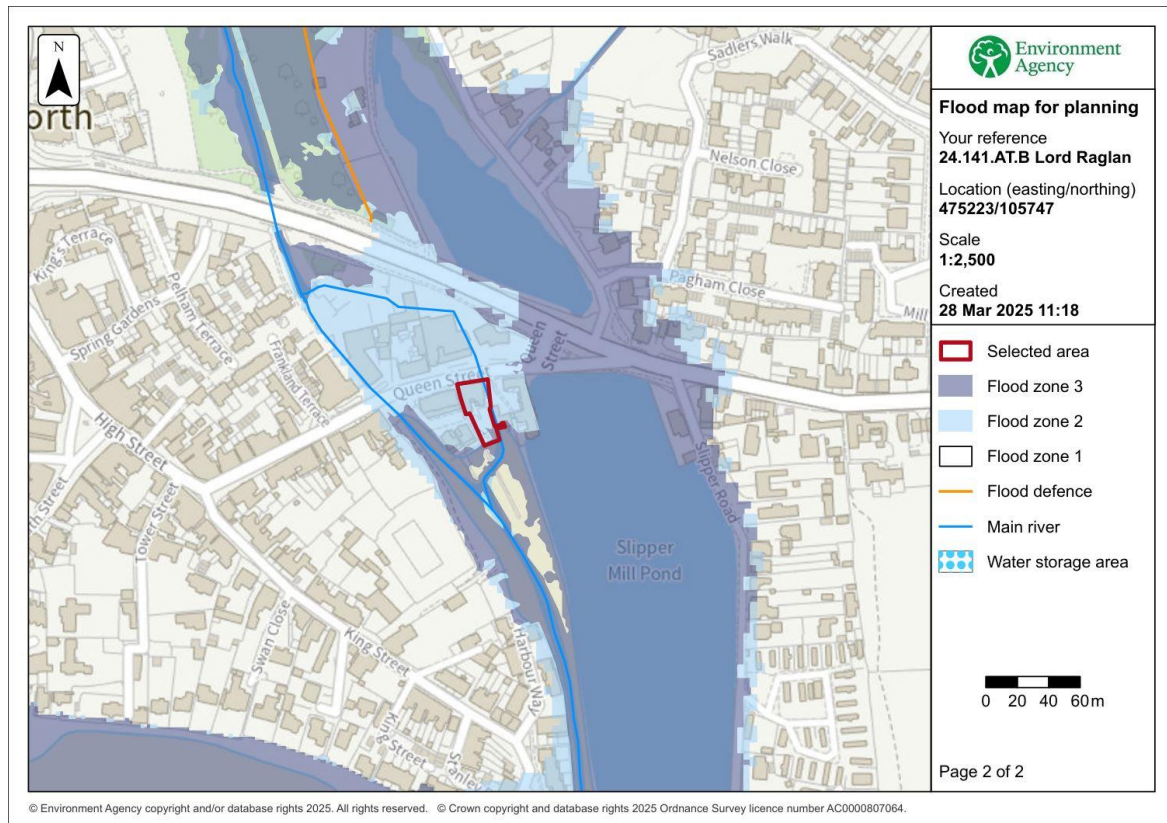


Fig. 1 – Flood Zone Map (from Environment Agency's website).

Figure 1 demonstrates how the site sits within the Flood Zones.

3.1 Future Flood Risk

River and sea:

- Yearly Chance of Flooding The yearly chance of flooding is indicated as high.
- Yearly Chance of Flooding Between 2040 and 2060 is indicated as high.

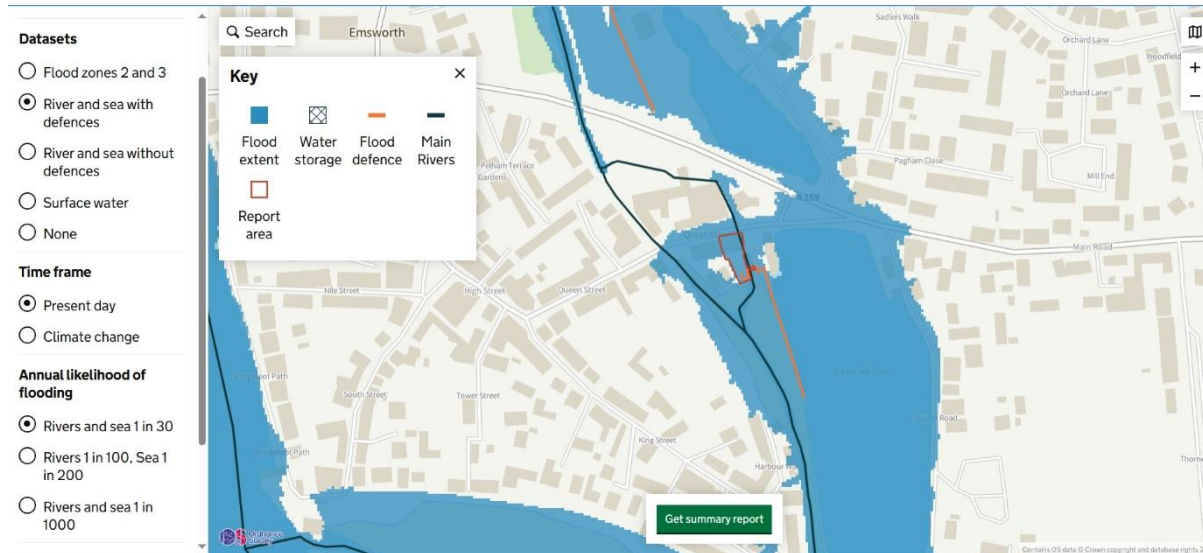


Fig. 2 – Map showing flood risk from river and sea with defences (from Environment Agency's website).

Surface water:

- Yearly Chance of Flooding The yearly chance of flooding is highlighted as very low.
- Yearly Chance of Flooding Between 2040 and 2060 is highlighted as very low.

According to the flood risk summary provided by the Environment Agency.

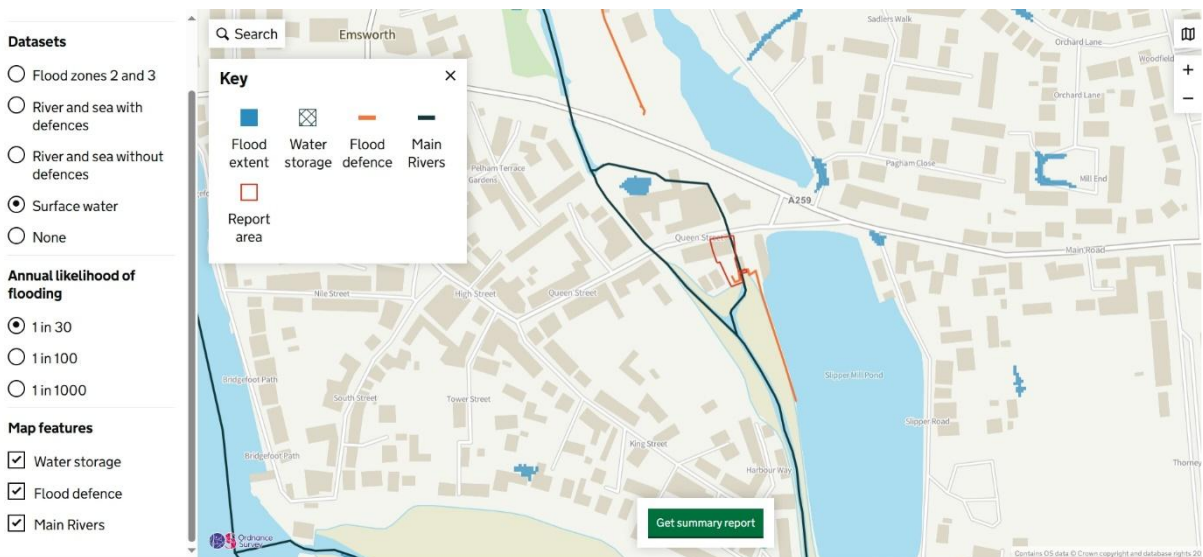


Fig. 3 – Map showing flood risk from surface water (from Environment Agency's website).

4. Flood Risk Assessment

4.1 Sources of Flooding

- Fluvial Flooding: The site is at risk due to its proximity to the river.
- Surface Water Flooding: Heavy rainfall may lead to ponding in the garden and around the access route.

4.2 Historic Flooding

The site has experienced flooding in the past, particularly in the rear garden area.

4.3 Flood Defences

- No known formal flood defences are in place directly protecting the site.
- Nearby flood defences may provide some mitigation but do not eliminate risk.

5. Proposed Mitigation Measures

5.1 Surface Water Drainage

- Permeable materials will be considered where possible to allow natural drainage.
- The design will direct surface water away from entry points and towards suitable drainage locations.

6. Conclusion

The proposed development at The Lord Raglan Public House acknowledges the site's flood risk and incorporates mitigation measures to ensure safety and while flood-resistant materials and proper drainage strategies will enhance long-term resilience.

This FRA demonstrates that the proposal aligns with the Environment Agency's guidance and Havant Borough Council's planning policies, ensuring that flood risks are appropriately managed without increasing the risk elsewhere.