

Flood Risk Assessment

Proposed Re-thatching and Refurbishment Works

Property:

10 High Street
Langstone
Havant
Hampshire
PO9 1RY

1. Introduction

This Flood Risk Assessment has been prepared in support of the proposed refurbishment and repair works to the Grade II listed dwelling at 10 High Street, Langstone.

The proposals comprise conservation, repair and refurbishment works to the existing dwelling and do not include the construction of any new residential accommodation, extensions, or changes to the building footprint.

The works include:

- Re-thatching of the existing roof.
 - Installation of an ornamental block ridge.
 - Construction of a thatched hood canopy over the rear entrance.
 - Renewal of clay tiles to the cheeks of the existing rear dormer.
 - Extension of the existing chimney stack.
 - External and internal redecoration.
 - Replacement staircase.
 - Replacement kitchen.
 - General internal repairs and maintenance.
 - Removal of an existing modern timber garden shed.
-

2. Site Description

The property is an existing Grade II listed dwelling situated on the north side of Langstone High Street within the Langstone Conservation Area.

The site is fully developed and has been in continuous residential use for many years.

No increase in residential accommodation or site coverage is proposed.

3. Existing Flood Risk

Langstone is a low-lying coastal settlement adjacent to Chichester Harbour. Parts of the village are susceptible to flooding from tidal, surface water and, in some locations, groundwater sources. Havant Borough Council's Strategic Flood Risk Assessment identifies these flood mechanisms as important considerations for planning within the borough.

The Environment Agency advises that flood risk assessments should identify all potential sources of flooding and demonstrate that development will remain safe without increasing flood risk elsewhere.

The Environment Agency's current flood information indicates there are **no active flood warnings or flood alerts** for Langstone at the time of writing, although the area remains subject to long-term flood risk from coastal, river and surface water sources.

4. Effect of the Proposed Development

The proposals consist entirely of repair, maintenance and refurbishment works to an existing dwelling.

The development:

- does not increase the building footprint;
- does not increase impermeable surfacing;
- does not alter existing site levels;
- does not affect existing drainage patterns;
- does not obstruct flood flow routes;
- does not reduce flood storage capacity;
- does not increase residential occupancy.

Consequently, the proposals will not increase flood risk either on the application site or elsewhere.

5. Flood Resilience

The proposed works will improve the long-term resilience of the building through:

- renewal of the weathered thatched roof;
- repair of defective roof timbers where necessary;
- improvement of chimney safety through increased clearance above the thatched roof;
- continued maintenance of the external envelope of the building.

These works will improve the durability and longevity of the property without increasing flood vulnerability.

6. Surface Water Drainage

No alterations are proposed to the existing drainage arrangements.

Rainwater will continue to discharge through the existing gutters, downpipes and drainage systems.

As no additional impermeable surfaces are proposed, surface water runoff from the site will remain unchanged.

7. Sequential Test

The proposals relate solely to the repair and refurbishment of an existing listed dwelling.

The development does not involve the siting of new development or additional residential units. Consequently, there are no alternative sites available for consideration, and the Sequential Test is not considered applicable in this instance. This approach is consistent with national planning guidance for works to existing buildings.

8. Conclusion

The proposed development comprises repair, maintenance and refurbishment works to an existing Grade II listed dwelling.

The proposals:

- will not increase flood risk;
- will not increase surface water runoff;
- will not alter ground levels or flood pathways;
- will not increase the vulnerability or occupancy of the site;
- will assist in securing the long-term conservation and continued occupation of the listed building.

It is therefore concluded that the proposals are appropriate having regard to national planning policy relating to flood risk and should be considered acceptable from a flood risk perspective.