

19 Lennox Street
Bognor Regis
West Sussex
PO21 1NA

Flood Risk Assessment / Standing Advice:

19 Lennox Street is a three storey, late Victorian, terrace property, sited within walking distance to the sea-front. The ground floor of this established property is to be converted from a café to flats, maintaining the existing flats over. An application has been lodged with the Planning Department for the change of use of the ground floor café to 2 No. self contained, (maximum 50 sq.m.) one bedroom units. The existing, rear/east elevation out-buildings will require a modest amount of re-construction.

Consultation with Environment Agency & Southern Water confirms that this property is not located within a flood risk area. Areas with the potential to flood are indicated as being either side of the River Arun, which is a tidal river. Please refer to flood risk maps, etc. at the rear of this document.

The above being so, Lennox Street has not been identified as a flood risk area and therefore no additional construction/flood prevention measures have been allowed to the existing building or the re-construction of the rear, single storey additions.

27th December 2012.