

7 FLOOD RISK MANAGEMENT

7.1 Safe Access and Egress

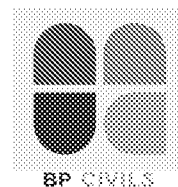
- 7.1.1 The site is located fully within Flood Zone 1, and the risk of flooding from all sources considered are deemed to be either 'Very Low' or 'Low'.
- 7.1.2 Access and egress will be available to the north of the site, via Aldwick Road, as existing.
- 7.1.3 Safe access and egress is available at the site.

8 OFFSITE IMPACTS

- 8.1.1 No change is proposed to the existing impermeable area at the site, or to existing drainage methods, therefore no change in flood risk on or off site will occur.
- 8.1.2 Existing foul drainage methods are to be retained, which will result in negligible change compared with the existing site use following implementation of the change of use.

9 SUMMARY

- 9.1.1 The proposed development will involve a change of use and conversion of the existing commercial office space at ground floor level to the rear of the building to provide a single dwelling.
- 9.1.2 A topographic survey has been undertaken at the site by Medlam Surveys Limited, dated December 2018, and is contained within **Appendix B**. The topographical survey demonstrates external levels in the range of 5.882m AOD and 6.101m AOD.
- 9.1.3 The site as existing is 100% impermeable (340m²).
- 9.1.4 As existing, the site drains to a combined drain in the eastern alleyway, which drains to the public sewer network in Aldwick Road, to the north of the site.
- 9.1.5 The site is located within Flood Zone 1, and has been assessed as being at 'Very Low' or 'Low' risk of flooding from all sources.
- 9.1.6 Following implementation of the change of use, the site will continue to drain as existing.
- 9.1.7 Implementation of the proposed change of use will not increase flood risk on or off the site, and appropriate flood mitigation has been proposed to ensure the site is safe for use for its design life.



DRAWINGS



-Site Location Plan-
Site Extents - 340m² / 0.034Ha

NOTES

A3

- This drawing is to be read in conjunction with all other BPC drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.
- BPC accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
- Do not scale, work to figured dimensions only. All dimensions are in millimeters unless noted otherwise and all levels are in metres from the topographic survey datum.
- Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain.

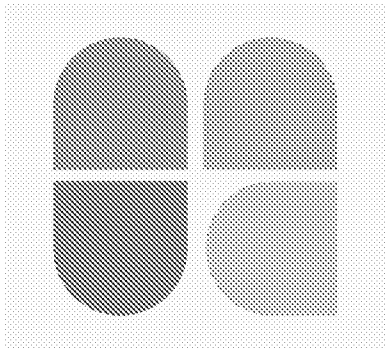


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	Original issue	13/06/2024
Rev.	Amendments	Date



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Drawing Status	PLANNING		
Client	J.R. Thorp		
Project	47 Aldwick Road, Bognor Regis		
Drawing Title	Site Location Plan		
Scale	1:200	Date	June 24
Drawn By	SPB	Checked	MJA
Drawing No.	D2272-PL100		Rev.



-Existing Impermeable Area-
Existing Impermeable Area - 340m² / 0.034Ha)

NOTES

A3

1. This drawing is to be read in conjunction with all other BPC drawing, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer
2. BPC accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
3. Do not scale, work to figured dimensions only. All dimensions are in millimeters unless noted otherwise and all levels are in metres from the topographic survey datum.
4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain

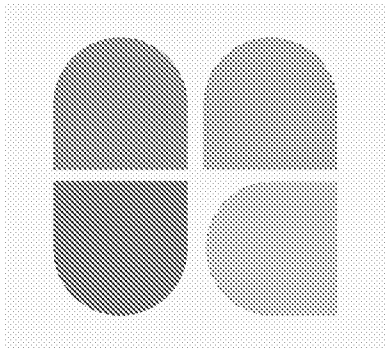


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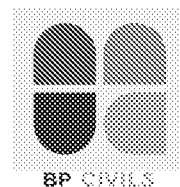
	Original issue	13/06/2024
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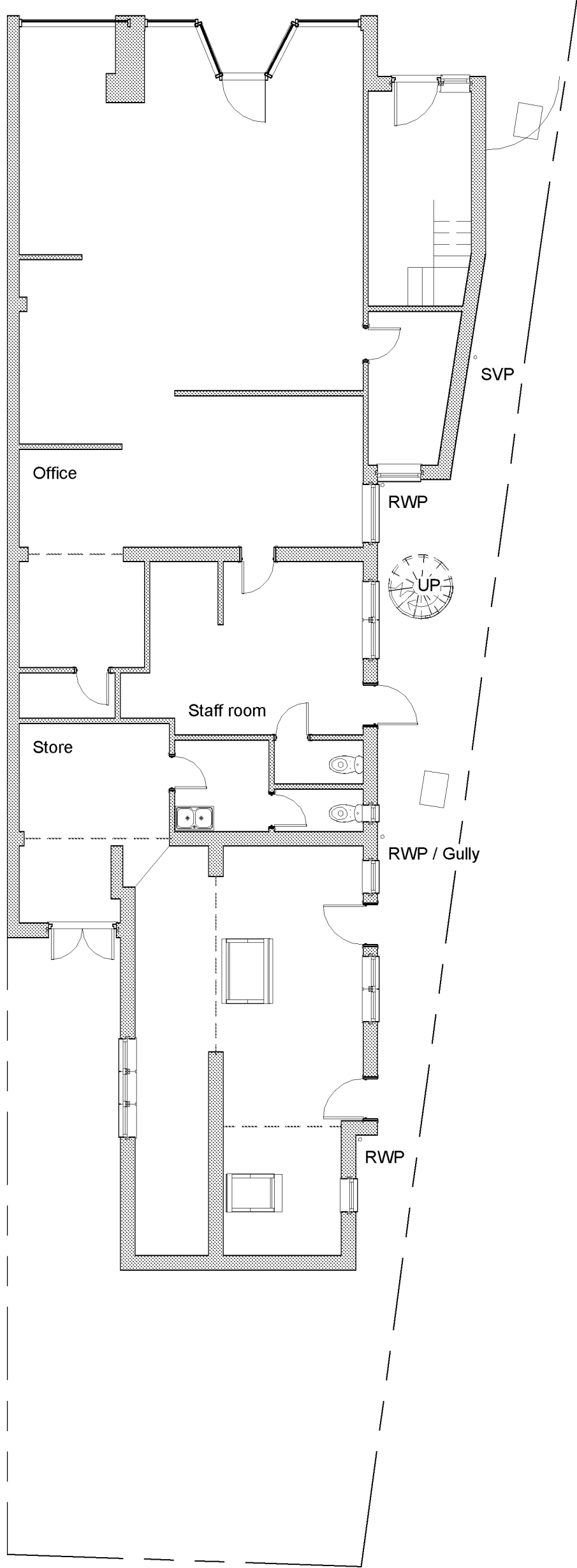
Drawing Status	PLANNING		
Client	J.R. Thorp		
Project	47 Aldwick Road, Bognor Regis		
Drawing Title	Existing Impermeable Area		
Scale	1:200	Date	June 24
Drawn By	SPB	Checked	MJA
Drawing No.	D2272-PL200		Rev

APPENDICES

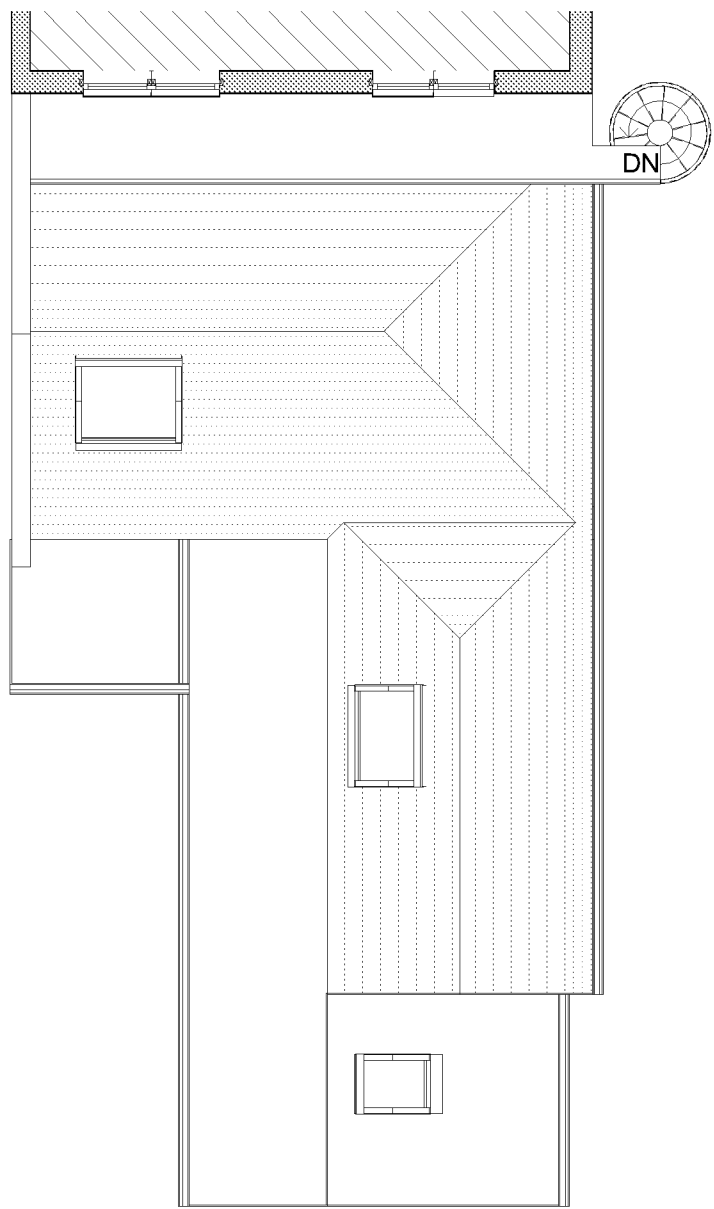


Appendix A Development Proposals

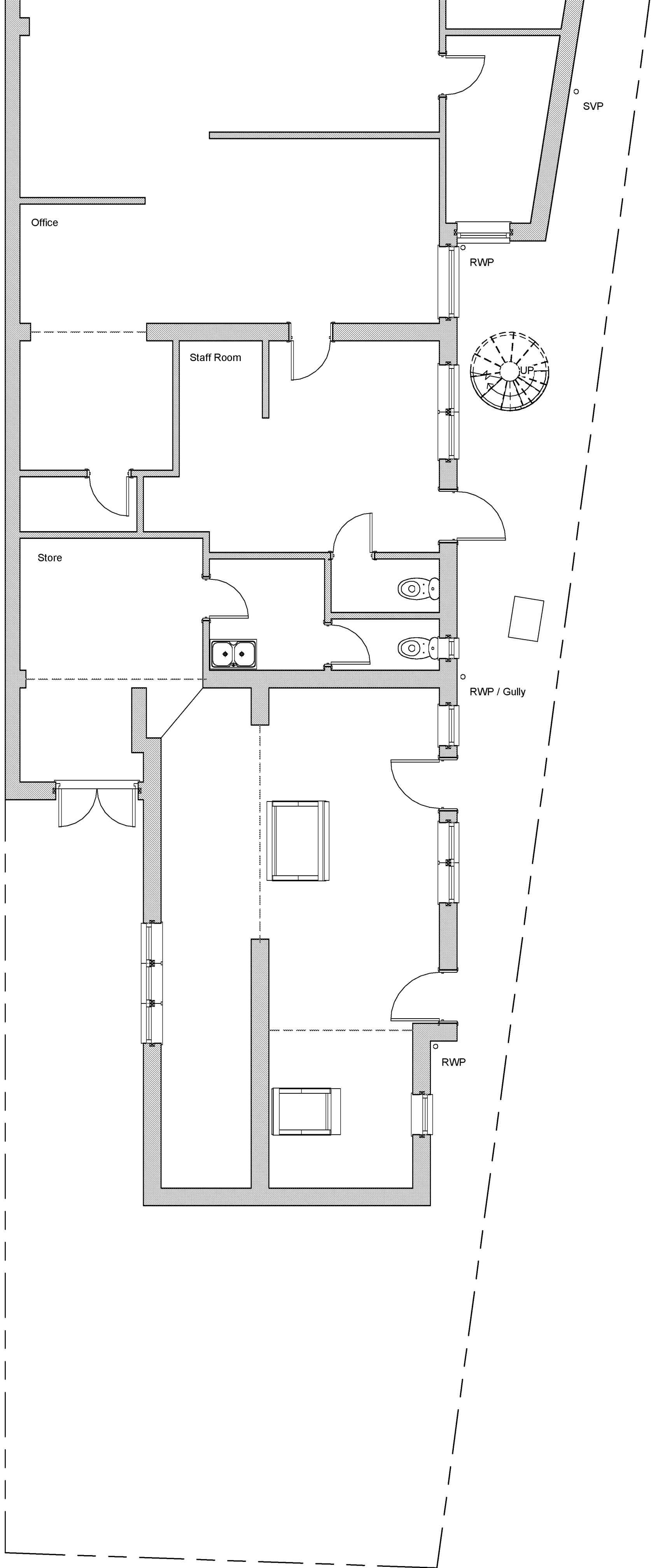
Ground Floor Existing - 1:100



Roof Plan Existing - 1:100



Ground Floor Existing - 1:50



Revisions

0.50.511.522.5

SCALE 50

1:

1012345

SCALE 100

1:

50510152025

SCALE 500

1:

1001020304050

SCALE 1250

1:

Materials

Drawing Number	2024/64	Sheet	1 of 3
Size	A1	Scale	1:50, 1:100, 1:500, 1:1250
Project	Existing details April 2024		
Job Title	47 Aldwick Road Bognor Regis PO21 2NJ		

Do Not scale from this drawing except for planning as photocopies will be subject to distortion


Drawings to be read in conjunction with all other Designers and structural engineers contract drawings and specifications: Any discrepancies must be brought to the attention of the Designer immediately


The contractor must verify all dimensions by site measurement before ordering materials or manufacturing components

Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements

M.J.Humphrey

Ltd

RICS

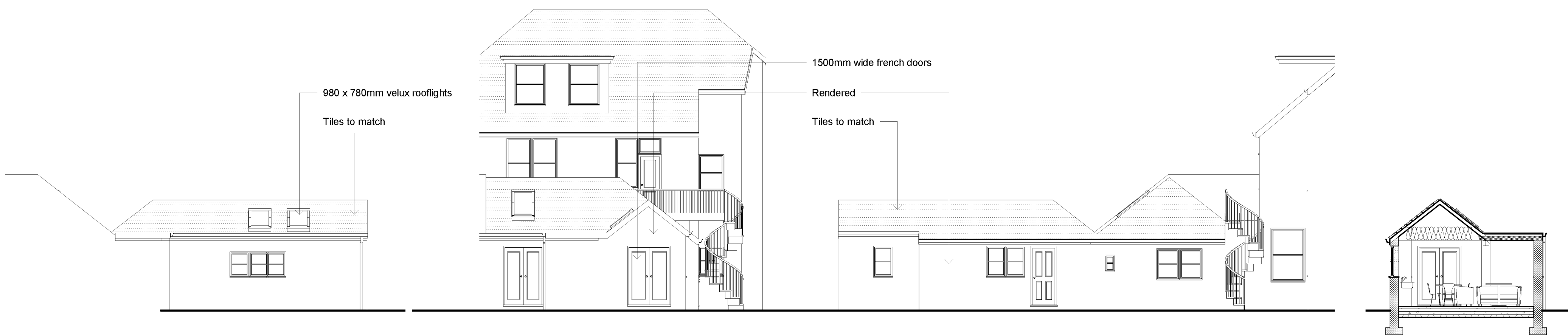
cabe
chartered association
of building engineers

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Mel@mjhumphrey.co.uk 07701055182	Adam@mjhumphrey.co.uk 07812419142

Side Elevation

South

Existing



Side Elevation

South

Proposed

Section Through

Revisions

The figure displays three horizontal bar charts, each representing a different scale of revisions. The first chart shows a scale from 0.5 to 2.5 with segments at 0.5, 1, 1.5, 2, and 2.5. The second chart shows a scale from 1 to 5 with segments at 1, 2, 3, 4, and 5. The third chart shows a scale from 0 to 50 with segments at 0, 10, 20, 30, 40, and 50. In each chart, the segments are represented by black bars, and the total length of the bar represents the total number of revisions.

0.5 0 0.5 1 1.5 2 2.5
SCALE 50 m
1:

1 0 1 2 3 4 5
SCALE 100 m
1:

5 0 5 10 15 20 25
SCALE 500 m
1:

10 0 0 10 20 30 40 50
SCALE 1250 m
1:

Materials

Drawing Number	2024/64	Sheet	2 of 3
Size	A1	Scale	1:50, 1:100, 1:500, 1:1250

Project	Proposed details April 2024
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Job Title

47 Aldwick Road
Bognor Regis
PO21 2NJ

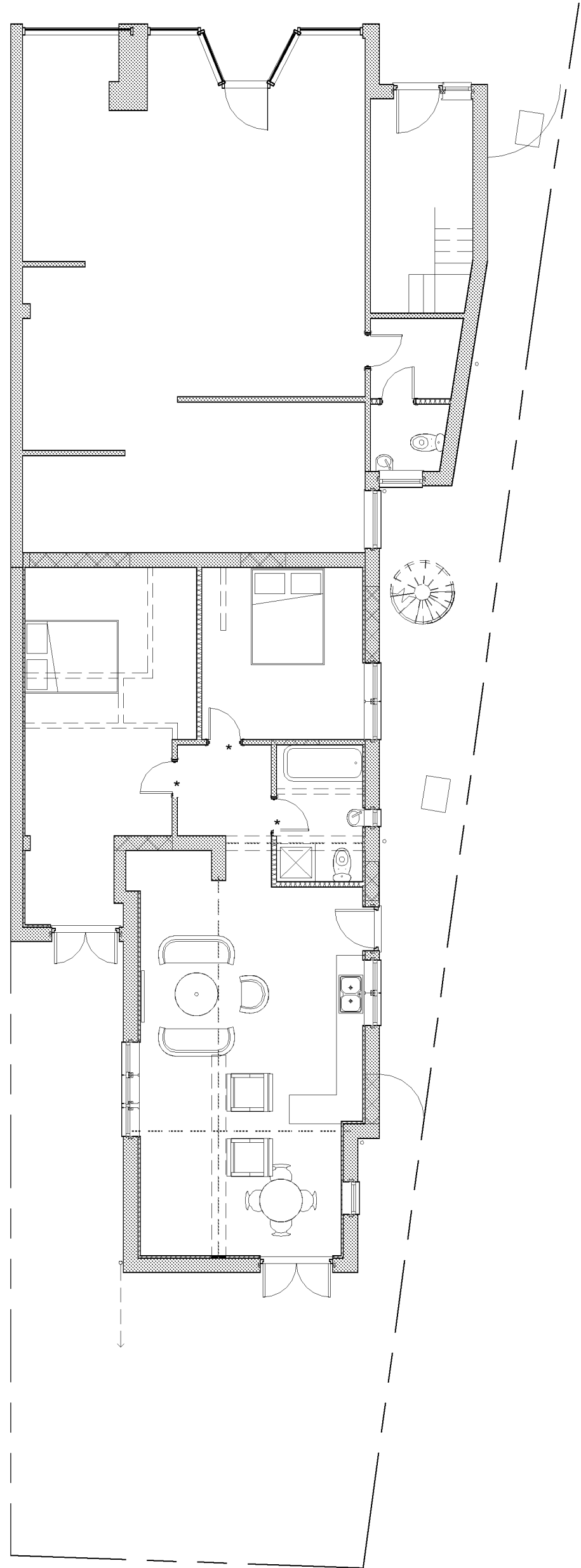
Do Not scale from this drawing except for planning as photocopies will be subject to distortion
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Any discrepancy must be brought to the attention of the Designer immediately.
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Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements

M.J.Humphrey
Ltd

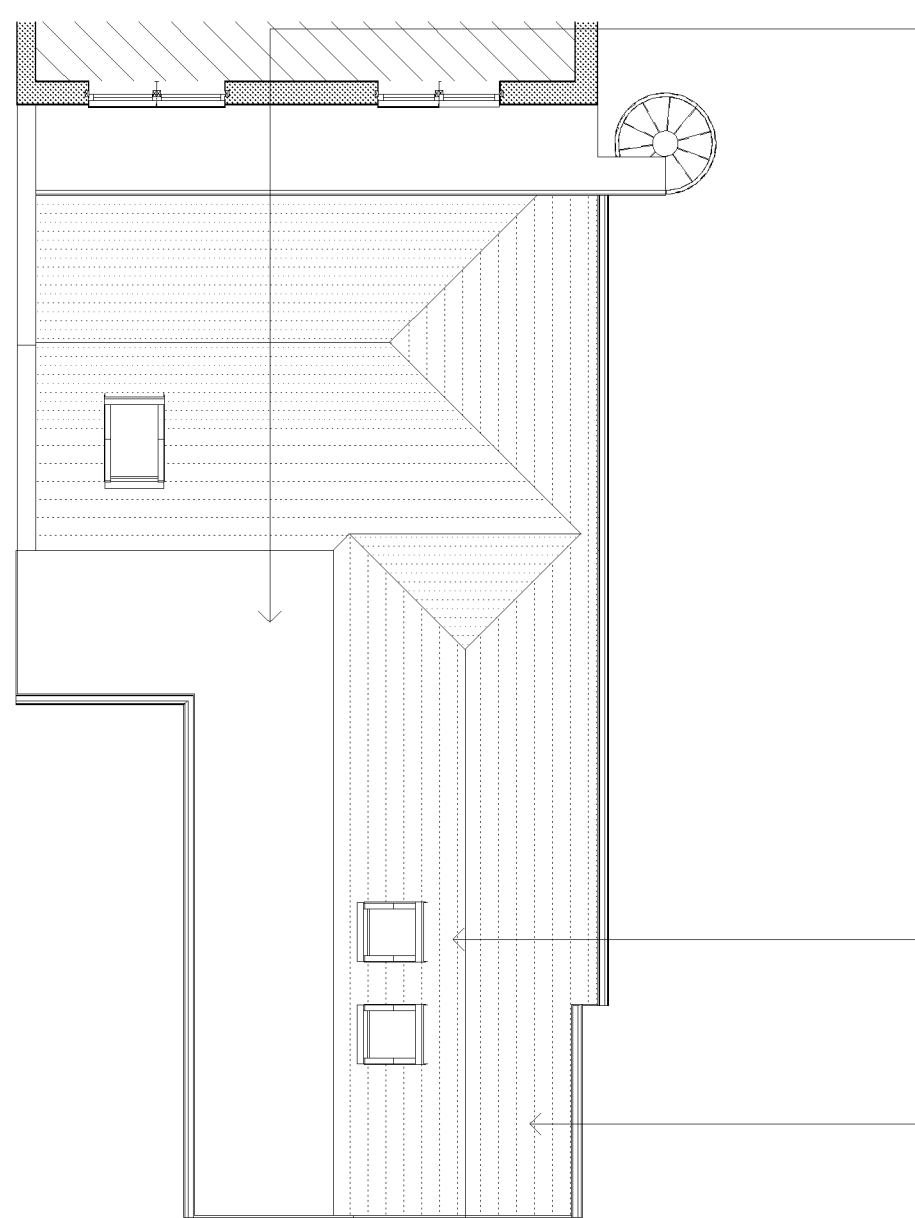


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Mel@mjhumphrey.co.uk 07701055182	Adam@mjhumphrey.co.uk 07812419142

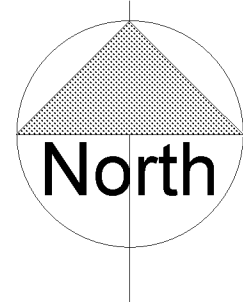
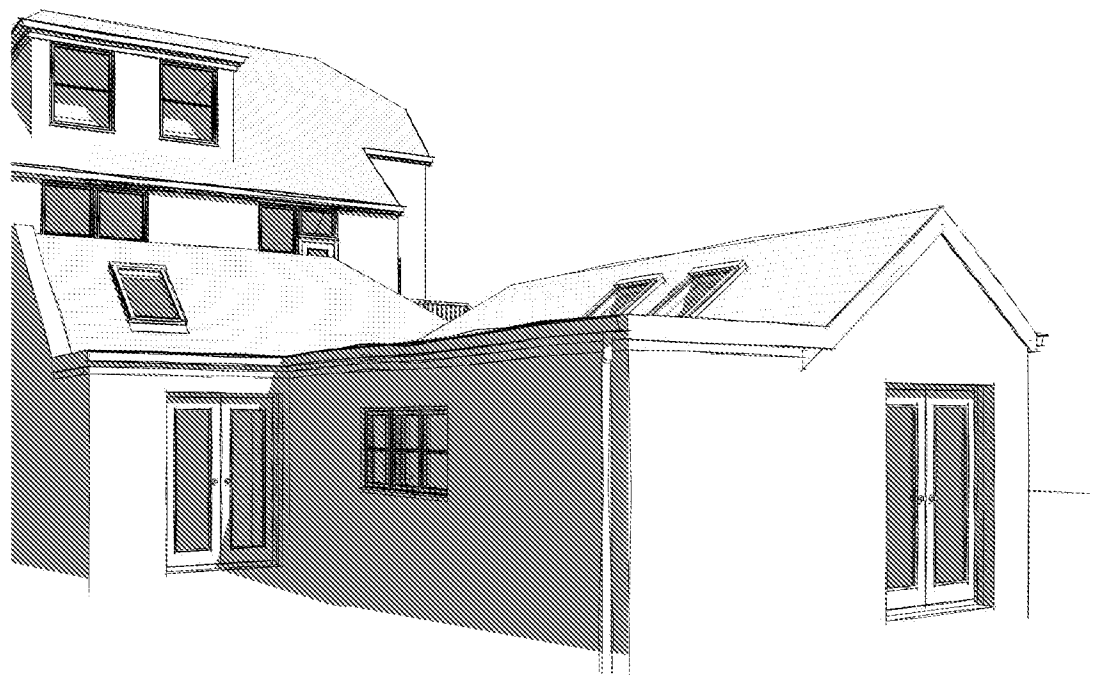
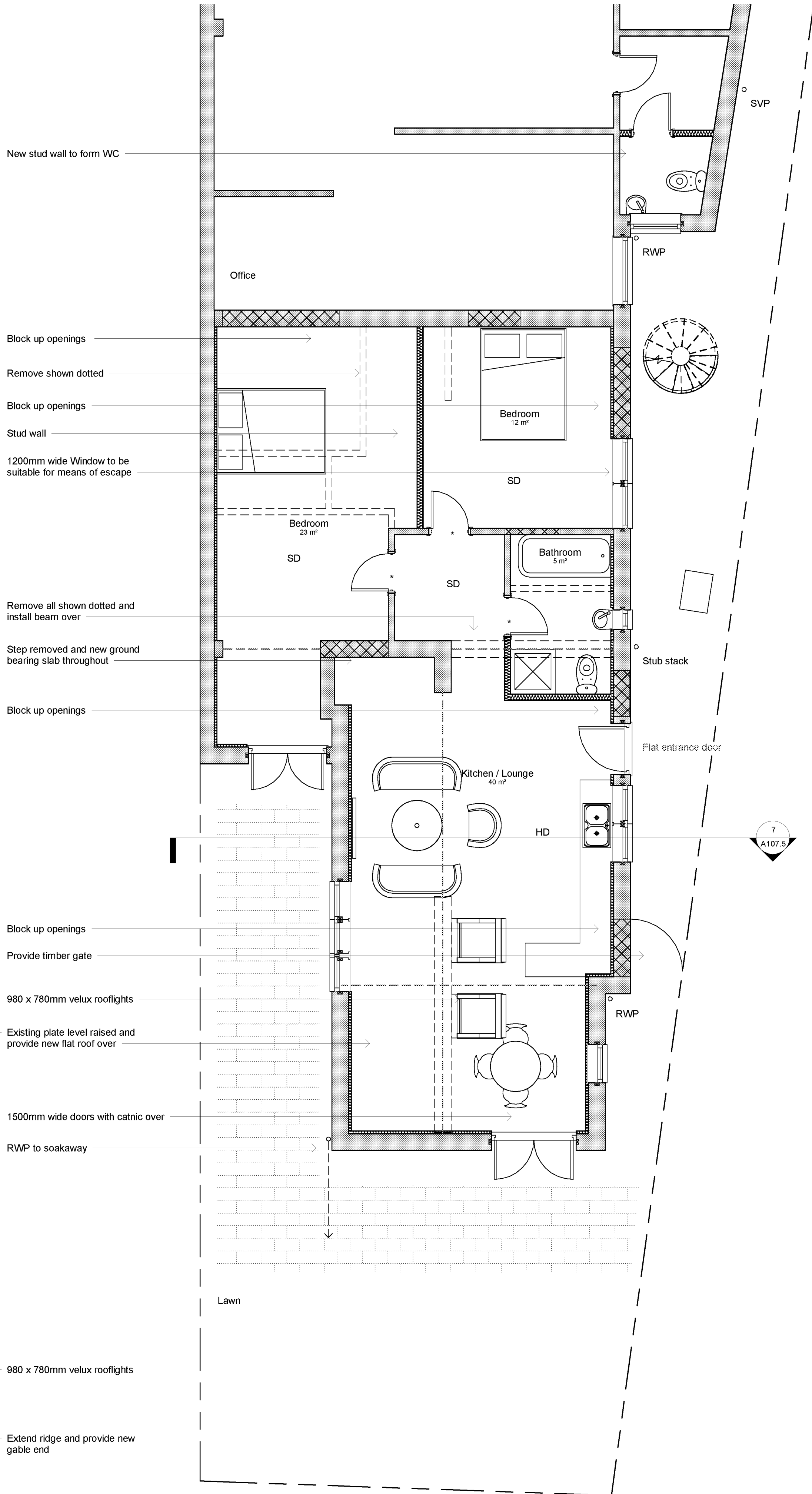
Proposed Ground Floor - Proposed 1:100



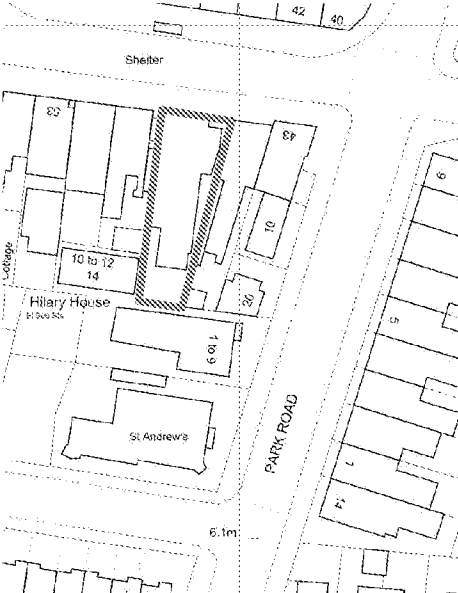
Proposed Roof Plan - 1:100



Proposed Ground Floor - 1:50



Site Plan 1:1250
Site Plan 1:500



Revisions



0.5 0 0.5 1 1.5 2 2.5
SCALE 50
1: m

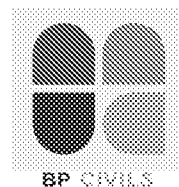
1 0 1 2 3 4 5
SCALE 100
1: m

5 0 5 10 15 20 25
SCALE 500
1: m

10 0 10 20 30 40 50
SCALE 1250
1: m

Materials

Drawing Number	2024/64	Sheet	3 of 3
Size	A1	Scale	1:50, 1:100, 1:500, 1:1250
Project	Proposed details April 2024		
Job Title	47 Aldwick Road Bognor Regis PO21 2NJ		
Do Not scale from this drawing except for planning as photocopies will be subject to distortion Drawings to be read in conjunction with all other Designers and structural engineers contract drawings and specifications: Any discrepancies must be brought to the attention of the Designer immediately. The contractor must verify all dimensions by site measurement before ordering materials or manufacturing components. Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements			
<div>M.J.Humphrey Ltd</div> <div><div> RICS</div><div> cabe chartered association of building engineers</div></div> <div><div>Mel Humphrey MRICS, MBEng 9 Aldworth Avenue Goring By Sea West Sussex BN12 4XQ</div><div>Adam Humphrey 4 Thalassa Road Worthing West Sussex BN11 2HH</div></div> <div><div>Mel@mjhumphrey.co.uk 07701055182</div><div>Adam@mjhumphrey.co.uk 07812419142</div></div>			



Appendix B Medlam Surveys Limited Topographic Survey

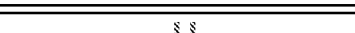
Grid is based on Ordnance Survey National Grid fixed by GPS satellite active network.
Levels are related to the Ordnance Survey GPS active Network and transformed using the OSGM15 & OSTN15 model.

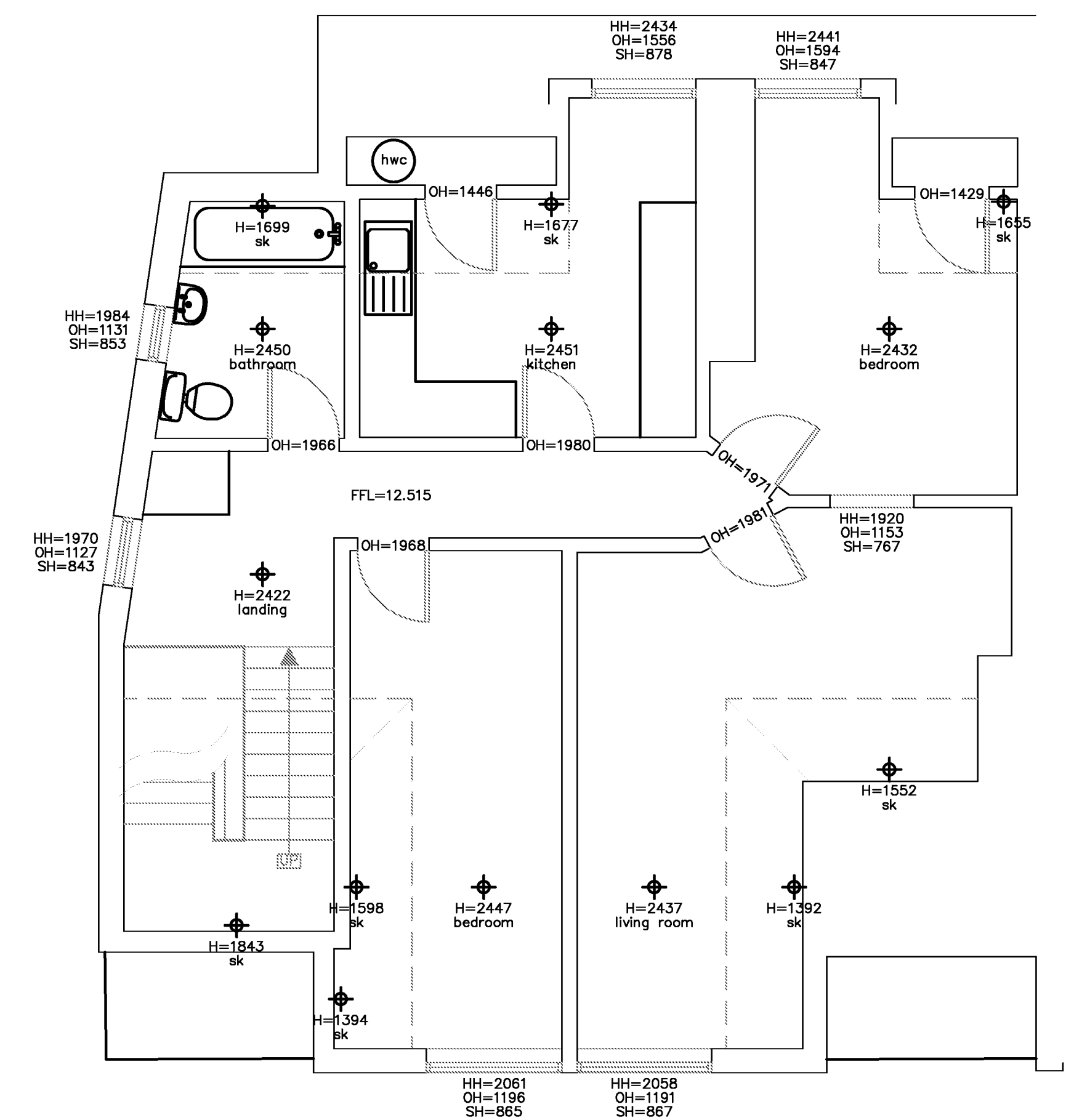
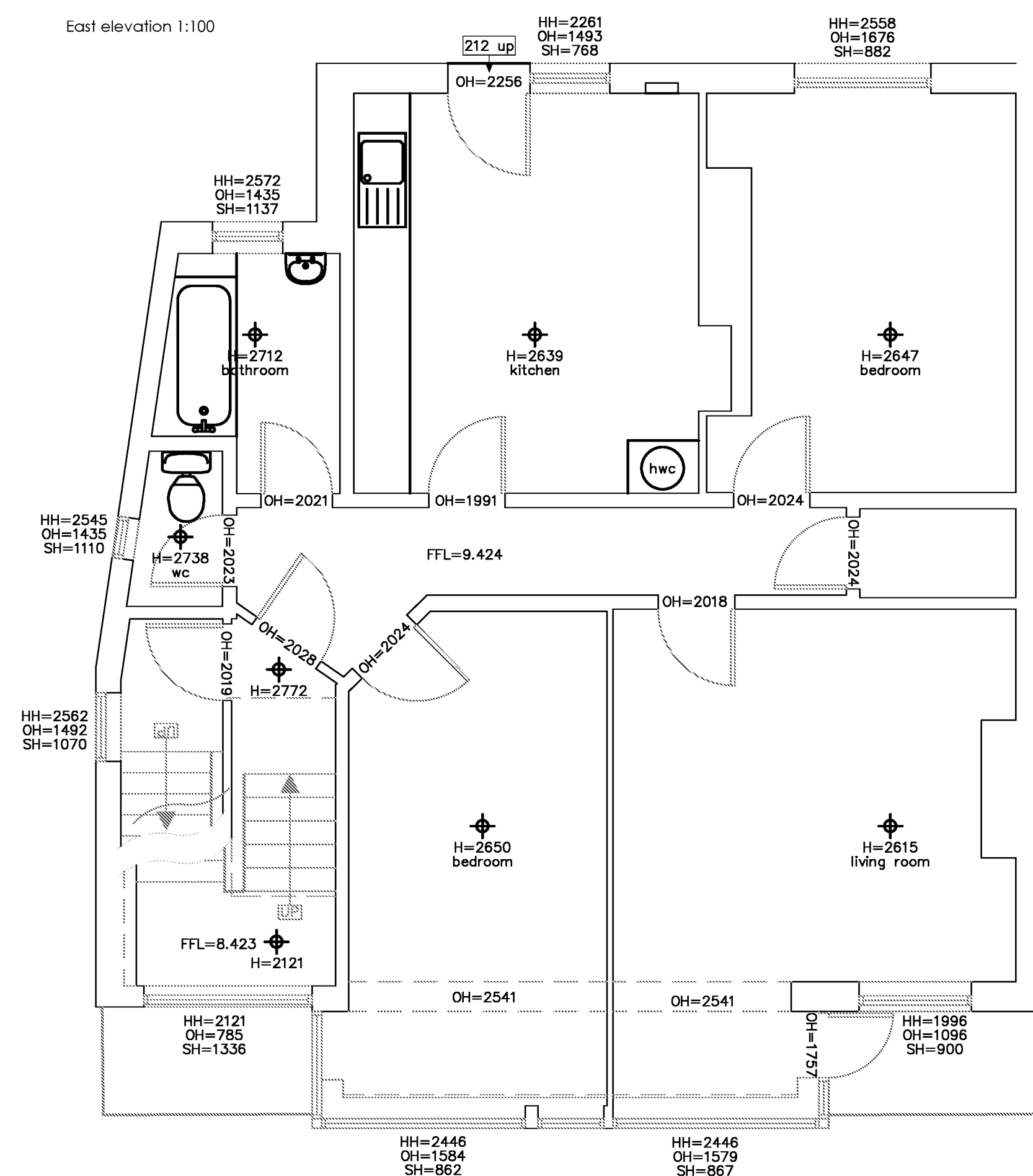
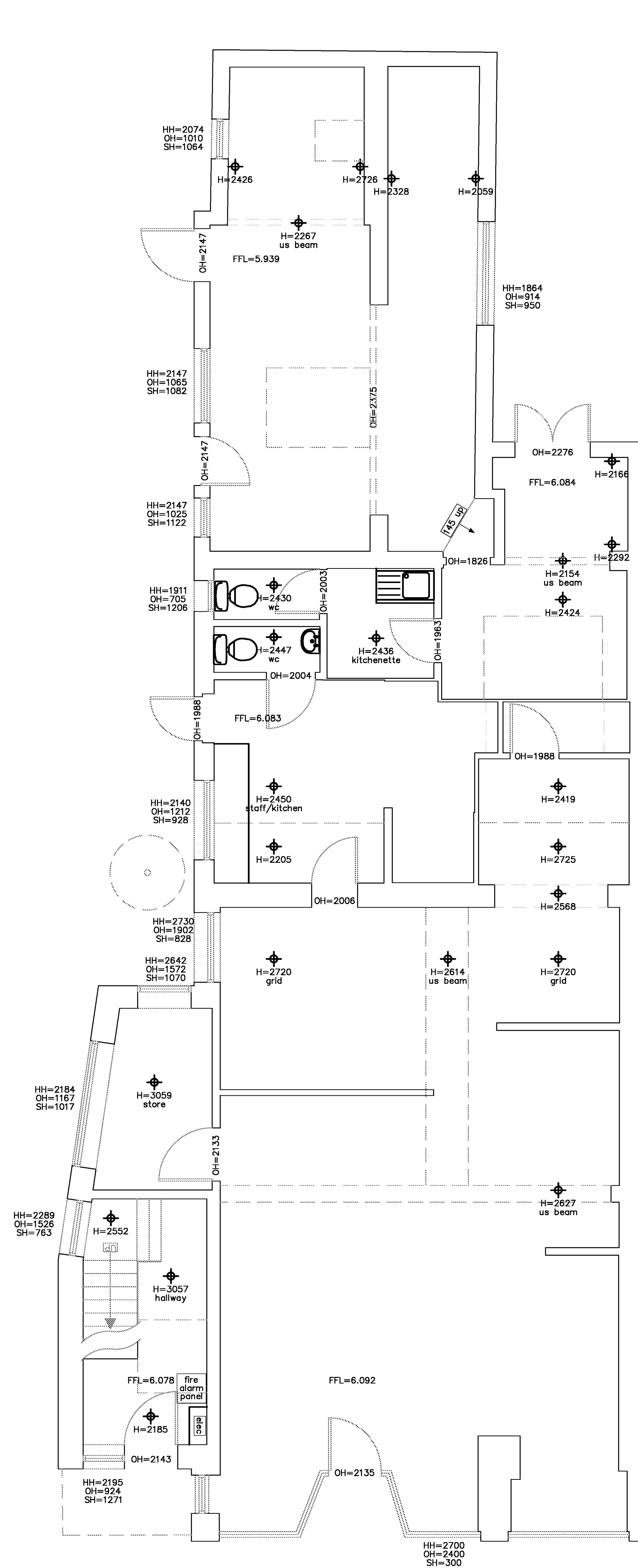
Tree species (where shown) should be treated with caution and expert identification is advised.

Visible features in the vicinity of the boundaries as shown above, may not represent the extent of legally conveyed ownership.

Areas of dense undergrowth cannot be surveyed in detail, these areas will be shown in outline only and marked as 'dense undergrowth' on the plan.

AV	Air Valve	MH	Manhole Cover
BK	Brick	MK	Marker
BL	Bollard	MS	Milestone
BS	Bus Stop	MT	Meter
BT	British Telecom	MY	Mercury
CB	Control Box	OH	Overhead
C/B	Close Boarded	PAV	Paving
CL	Cover Level	PB	Post Box
CLK	Chainlink	PE	Pipe
CO	Column	PM	Parking Meter
Conc.	Concrete	P/R	Post and Rail
CP	Catch Pit	PT	Post
CPS	Concrete Paving Slabs	P/W	Post and Wire
CATV	Cable Television	RE	Rodding Eye
DC	Drainage Channel	RET	Retaining
DP	Drain Pipe	RS	Road Sign
EC	Electricity Cover	RSJ	Rolled Steel Joist
ER	Earthing Rod	SC	Stop Cock
FB	Flower Bed	SK	Soakaway
FE	Fence	SP	Signpost
FH	Fire Hydrant	ST	Silt Trap
FL	Floor Level	SV	Stop Valve
FP	Flag Pole	SVC	Security Video Camera
GP	Gate Post	TCB	Telephone Call Box
GV	Gas Valve	TK	Tank
GY,G	Gully	TL	Traffic Light
HT	Height	TP	Telegraph Pole
IC	Inspection Cover	UG	Underground
IL	Invert Level	UTF	Unable To Trace Further
IN	Interceptor	UTL	Unable To Lift
I/R	Iron Railings	VP	Vent Pipe
KO	Kerb Outlet	WL	Water Level
LB	Litter Bin	WM	Water Meter
LP	Lamp Post	WO	Wash Out

 www.medlams-surveys.co.uk t:medlams@medlams-surveys.co.uk 07717 205 385 01243 931482	project: 47 Aldwick Road, Bognor Regis	
	client: E.Pinder	job ref: S1106
	title: Topo Survey	scale 1:100@A2
	date Dec 2018	dwg no: Ex01 rev: --



medlams
surveys limited

www.medlams-surveys.co.uk
bmedlam@medlams-surveys.co.uk
07717 205 388 01243 931482

project: 47 Aldwick Road, Bognor Regis

client: E.Pinder

job ref: S1106

title: Building survey

scale 1:50&1:100 @A1

date Dec'18

dwg no: Ex02 rev:

NOTES
Survey accurate at time of site attendance. Do not scale
from printed drawings except for planning purposes.

Levels are related to the ordnance survey GPS active Network and transformed using the OSGM15 & OSTN15 model.

Drainage pipe sizes (where shown) have been gauged from the surface for safety reasons and should be regarded as approximate only.

Tree species (where shown) should be treated with caution and expert identification is advised.

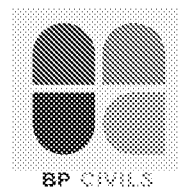
Although this is a digital survey the accuracy and amount of detail shown is only commensurate with the graphical scale of mapping as specified. Care should be exercised when working to larger scales.

Visible features in the vicinity of the boundaries as shown above, may not represent the extent of legally conveyed ownership.

Whilst every effort has been made to achieve accuracy on this plan, CRUCIAL clearance dimensions, levels and invert levels should be checked prior to design and construction.

Areas of dense undergrowth cannot be surveyed in detail, these areas will be shown in outline only and marked as 'dense undergrowth' on the plan.

Kerb levels have been taken on the top of the channel.



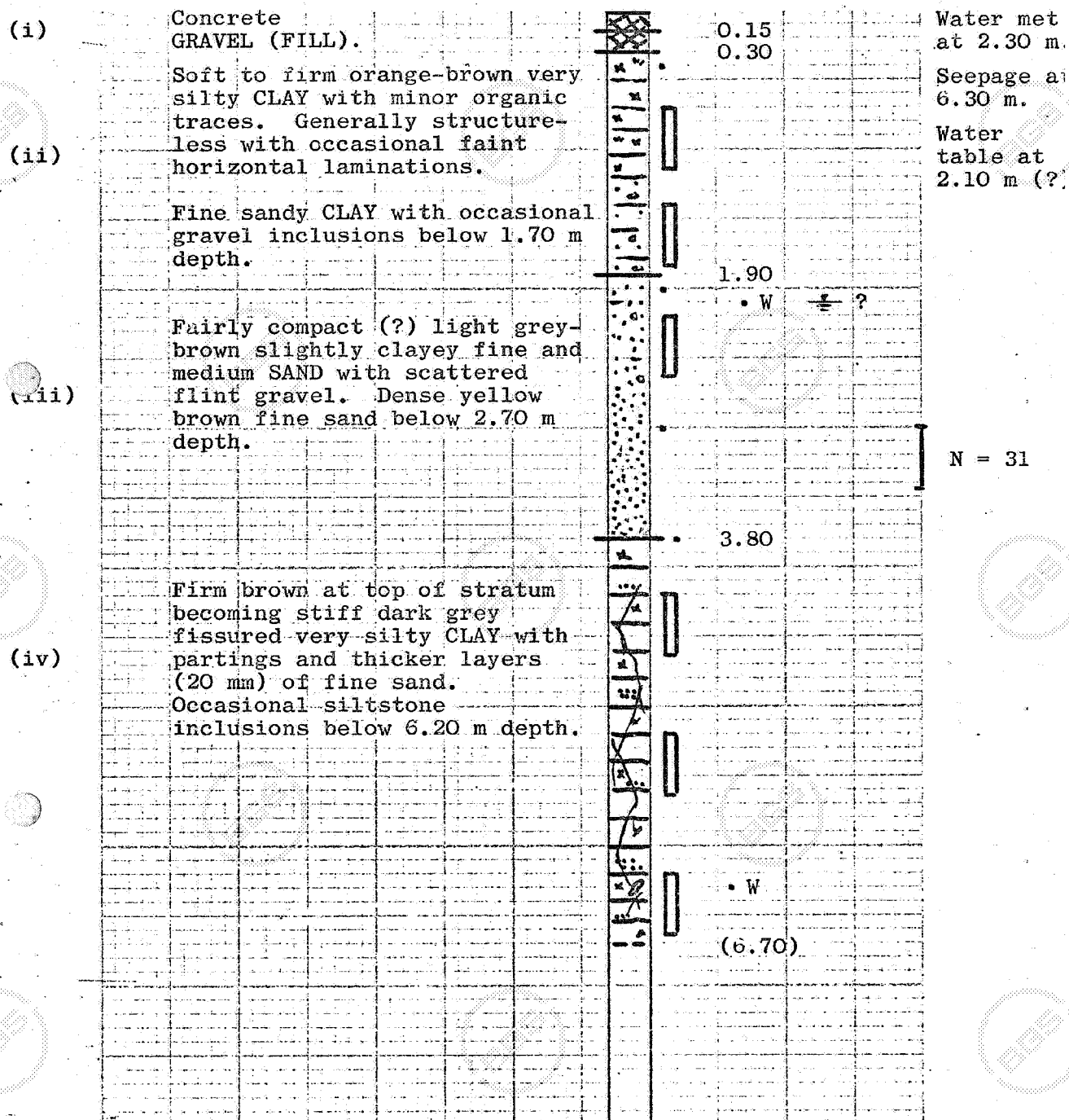
Appendix C BGS Historic Borehole Records



SITE MARINE DRIVE, BOGNOR

FIG. 1a

BOREHOLE 1 DIAMETER 200 mm DEPTH 6.70 m DATE 8.8.74



100 mm dia. core sample

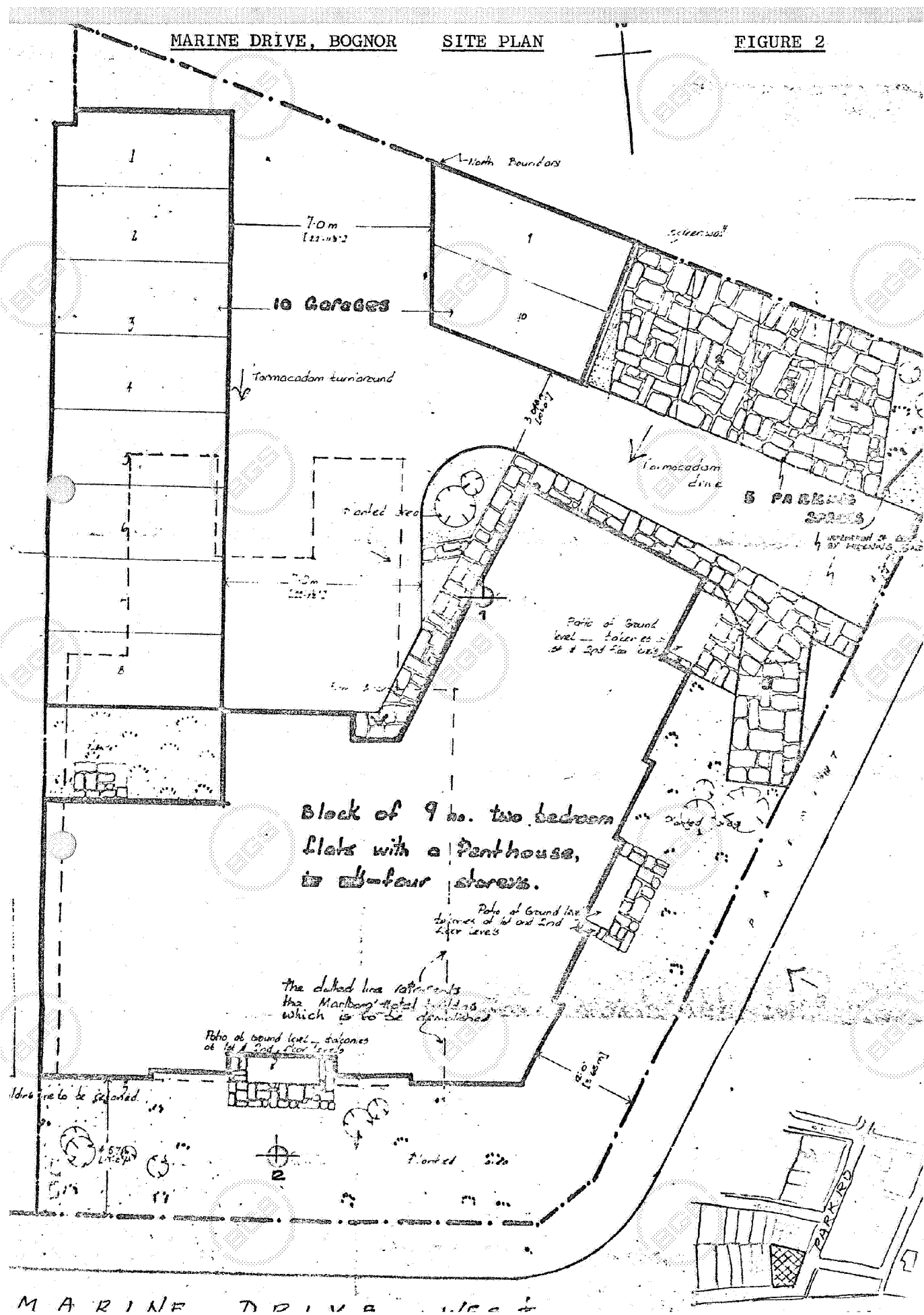
• disturbed sample

N blows/ft in standard penetration test

NR ... non-recovery of sample

•W water sample

Scale: 1 in for 1 m

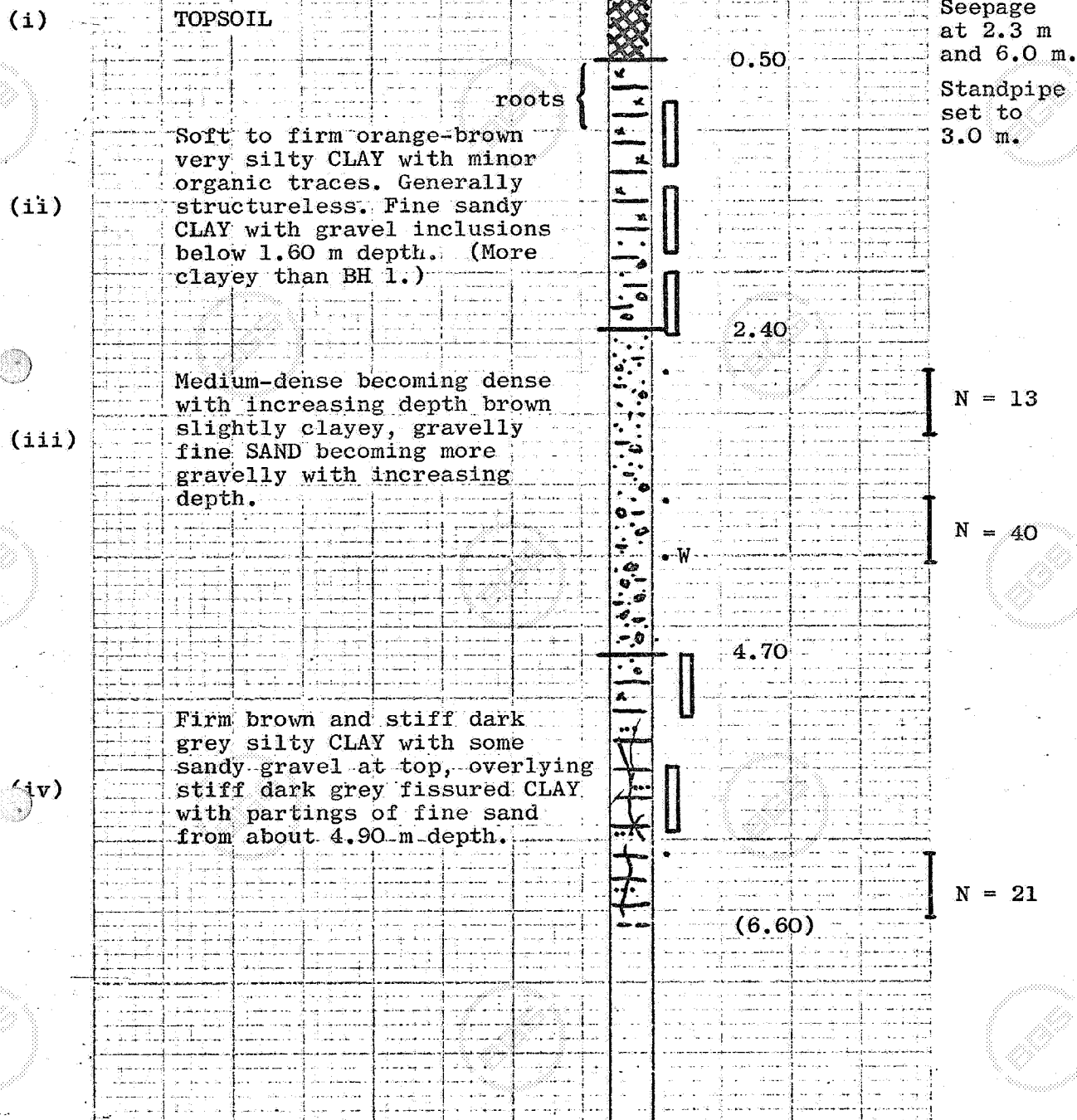


1b

SITE MARINE DRIVE, BOGNOR

FIG. 1b

BOREHOLE 2 DIAMETER 200 mm DEPTH 6.60 m DATE 9.8.74



100 mm dia. core sample

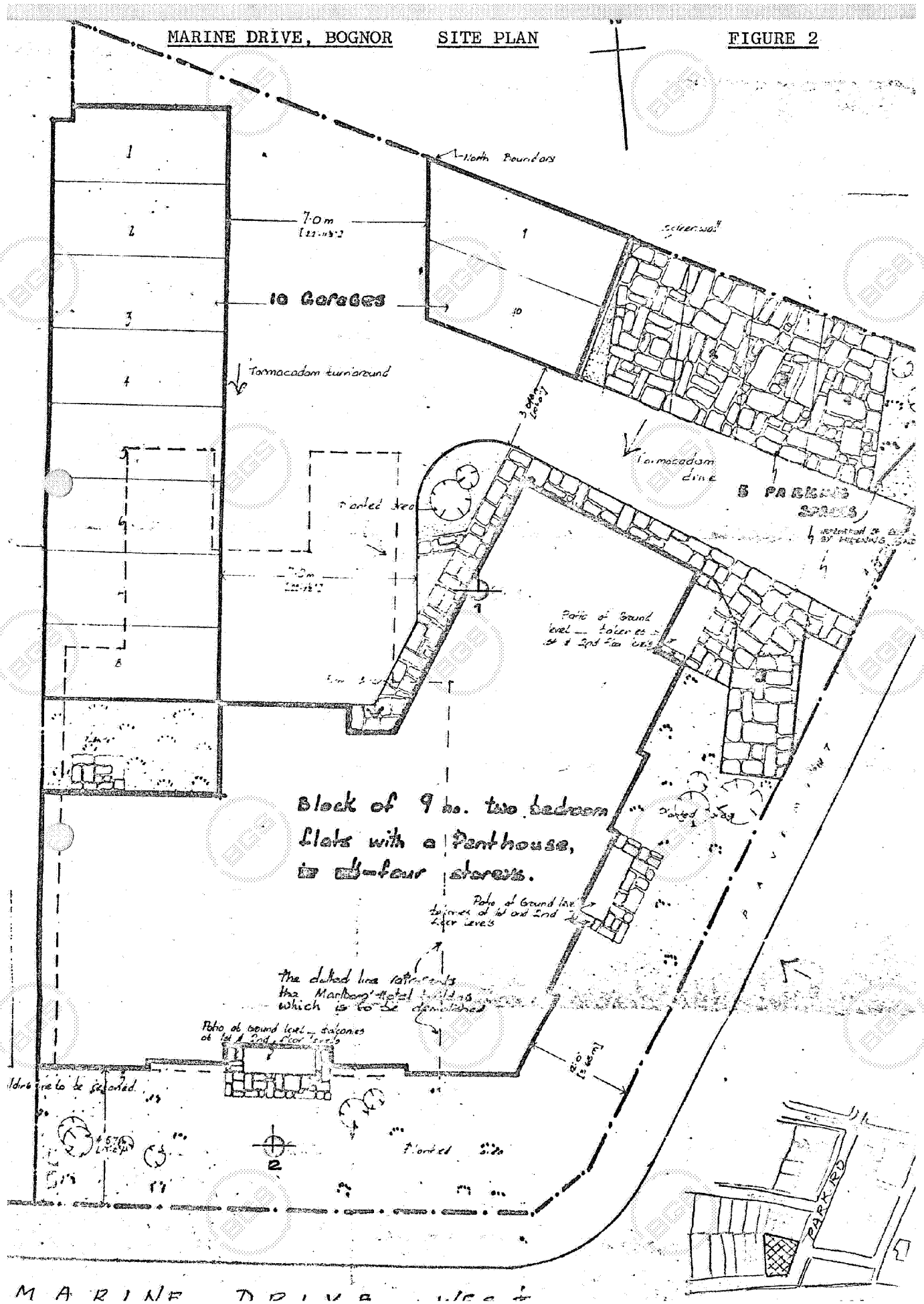
• disturbed sample

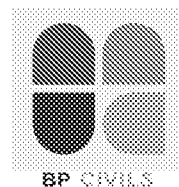
N blows/ft in standard penetration test

NR ... non-recovery of sample

W water sample

Scale: 1 in for 1 m





Appendix D Southern Water Public Sewer Records