

7 FLOOD RISK MANAGEMENT

7.1 Safe Access and Egress

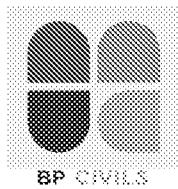
- 7.1.1 The site is located fully within Flood Zone 1, and the risk of flooding from all sources considered are deemed to be either 'Very Low' or 'Low'.
- 7.1.2 Access and egress will be available to the north of the site, via Aldwick Road, as existing.
- 7.1.3 Safe access and egress is available at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

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.

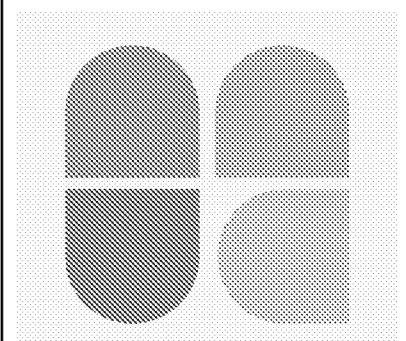


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-	Original issue	13/06/2024
Rev.	Amendments	Date



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Drawing Status	PLANNING
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Client	J.R. Thorp
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Project	47 Aldwick Road, Bognor Regis
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Drawing Title	Site Location Plan
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Scale	1:200	Date	June 24	Drawn By	SPB	Checked By	MJA
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Drawing No.	D2272-PL100						
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-Existing Impermeable Area-
Existing Impermeable Area - 340m² / 0.034Ha)

NOTES

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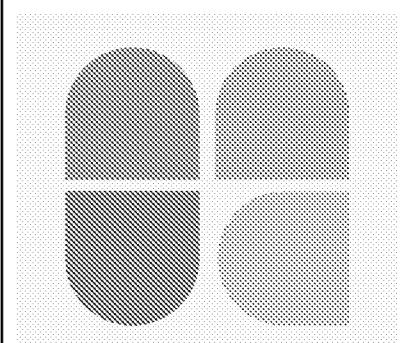


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Drawing Status

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

Aldwick Road

aldwick road

Park Road

St. Swithens

Hilary House

10 to 12

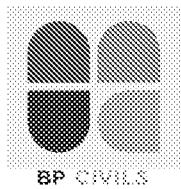
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8.03.1

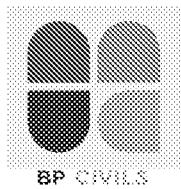
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24

3

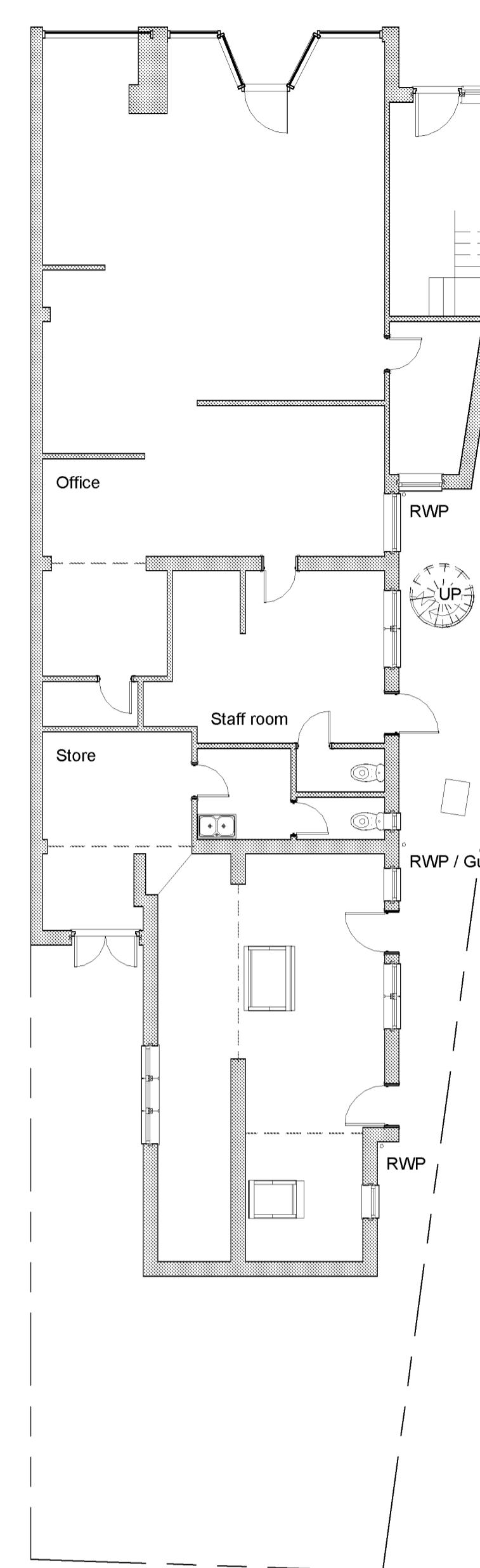


APPENDICES

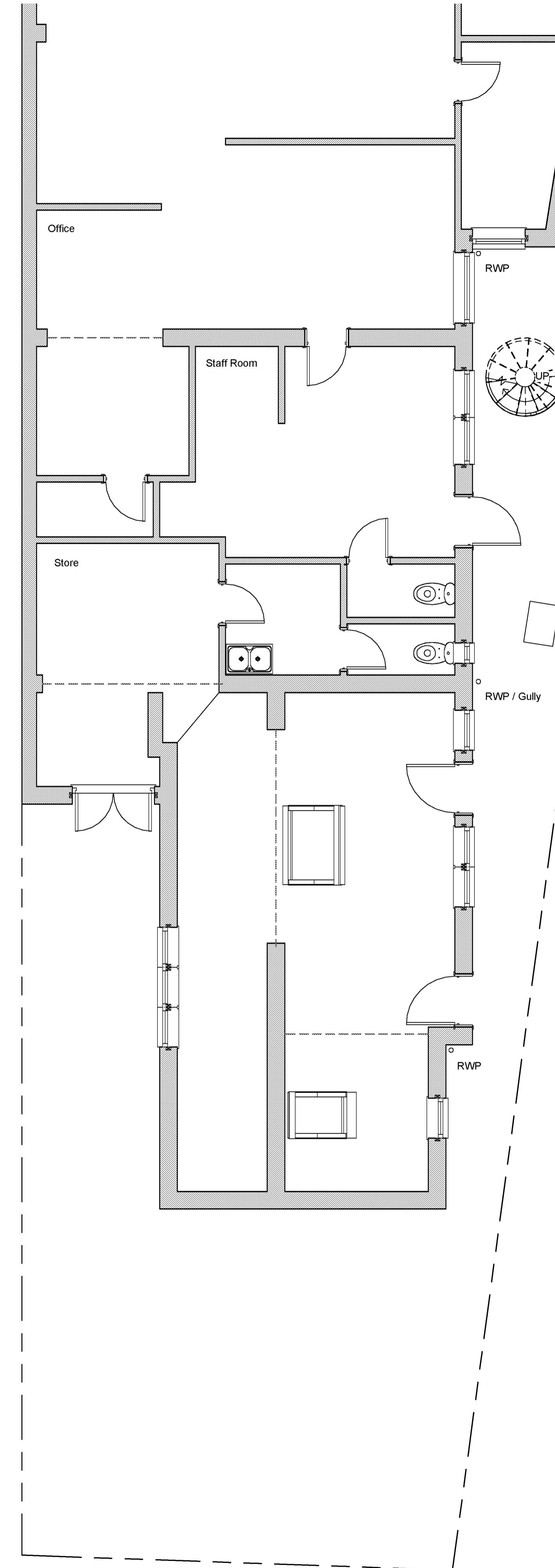


Appendix A Development Proposals

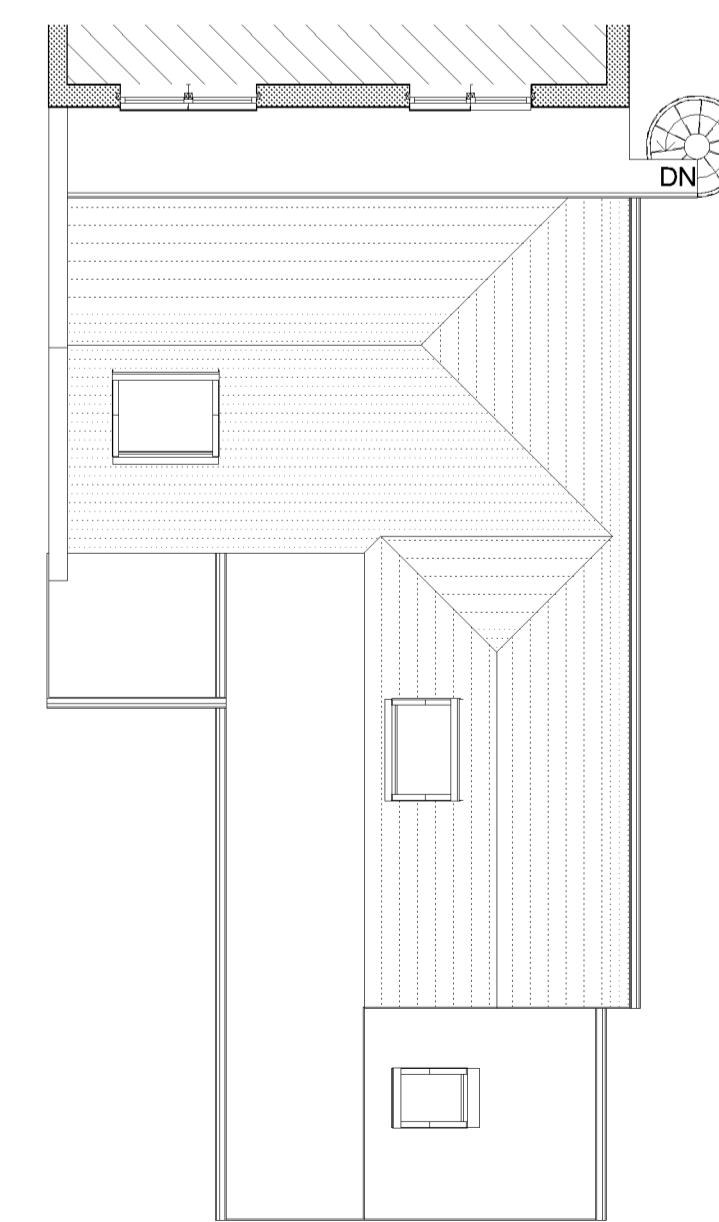
Ground Floor Existing - 1:100



Ground Floor Existing - 1:50



Roof Plan Existing - 1:100



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 10 20 30 40 50 SCALE 1250 m 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
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Mel@mjhumphrey.co.uk Adam@mjhumphrey.co.uk 07701055182 07812419142



Side Elevation
West
Existing



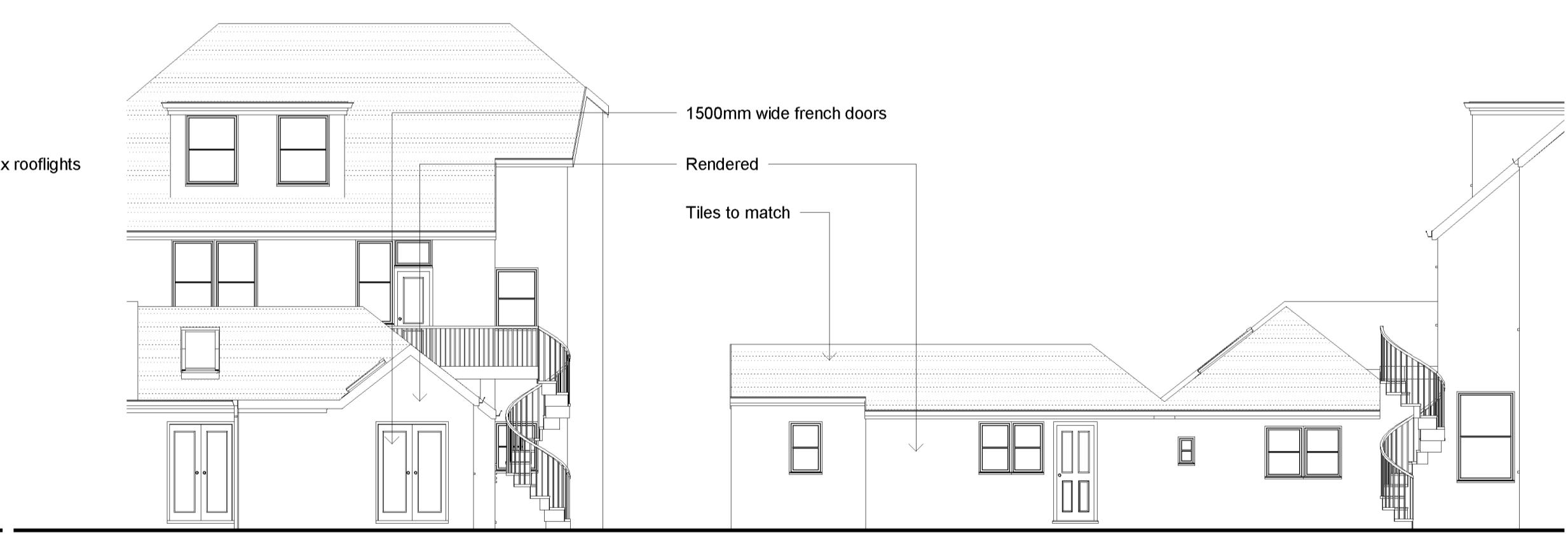
Rear Elevation
South



Side Elevation
East



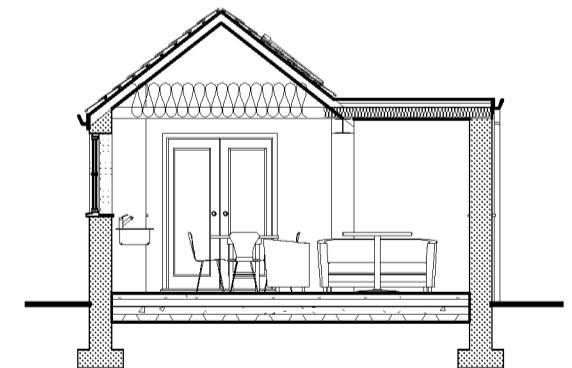
Side Elevation
West
Proposed



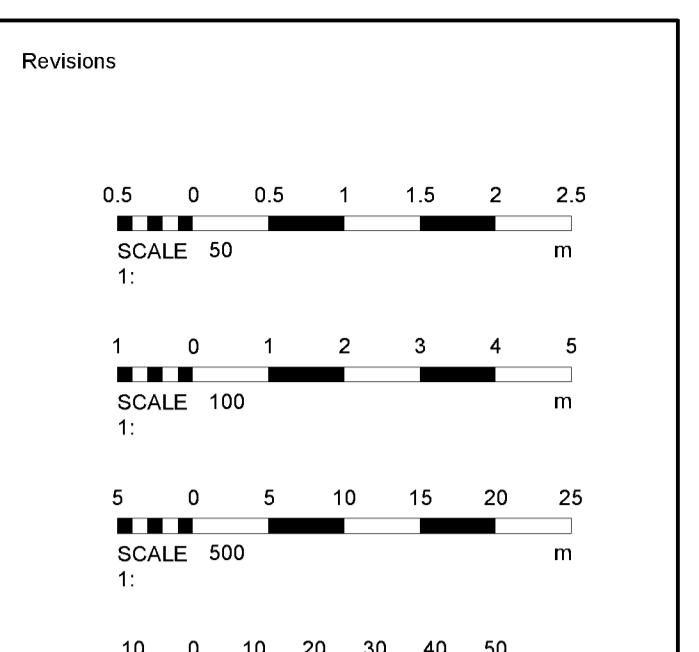
Rear Elevation
South



Side Elevation



Section Through



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

Job Title
47 Aldwick Road
Bognor Regis
PO21 2NJ

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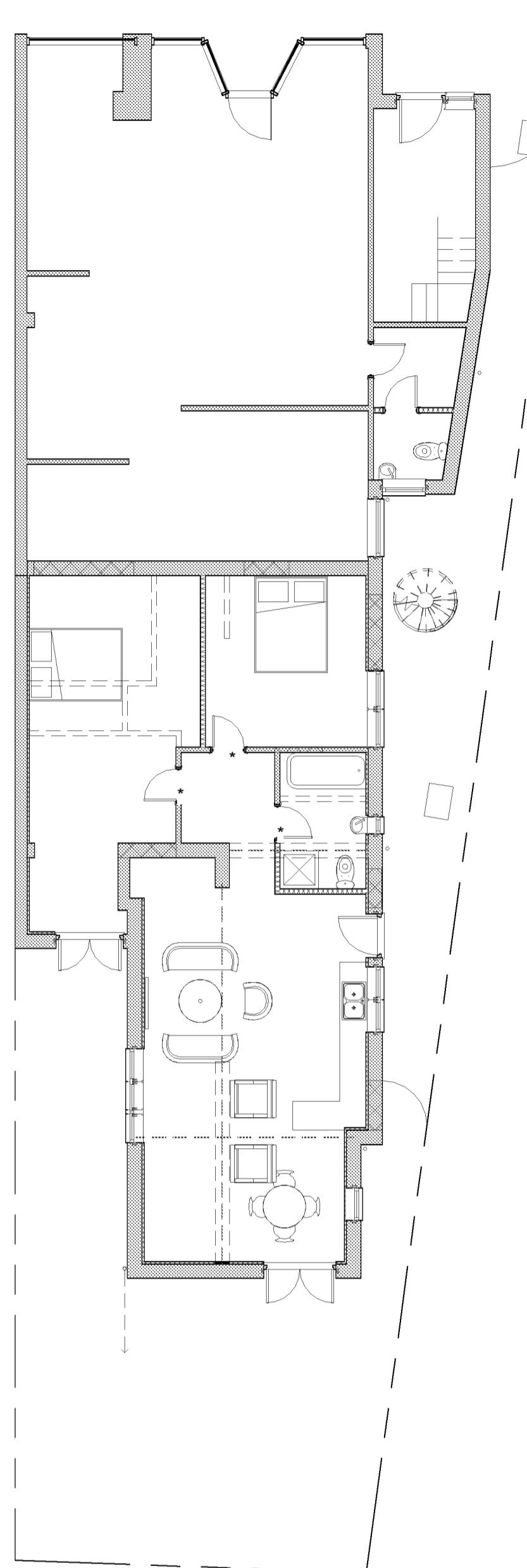
M.J.Humphrey
Ltd



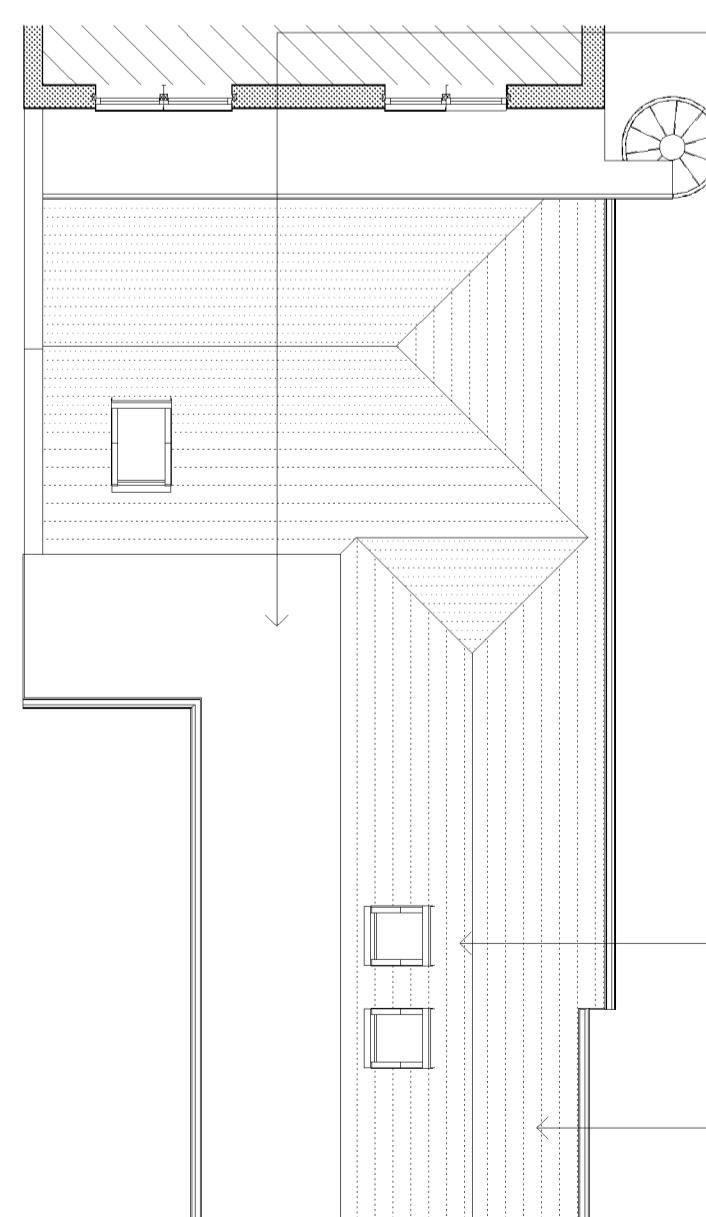
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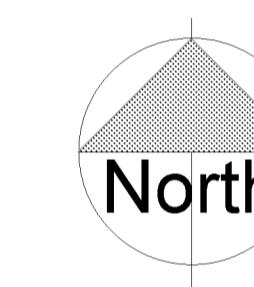
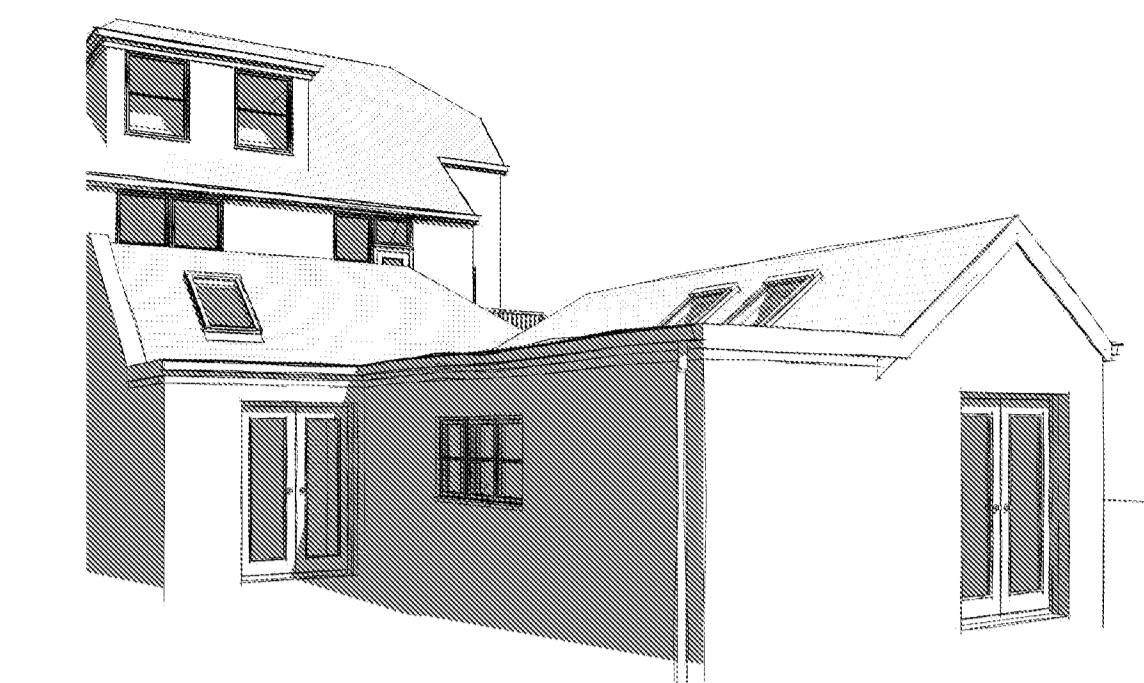
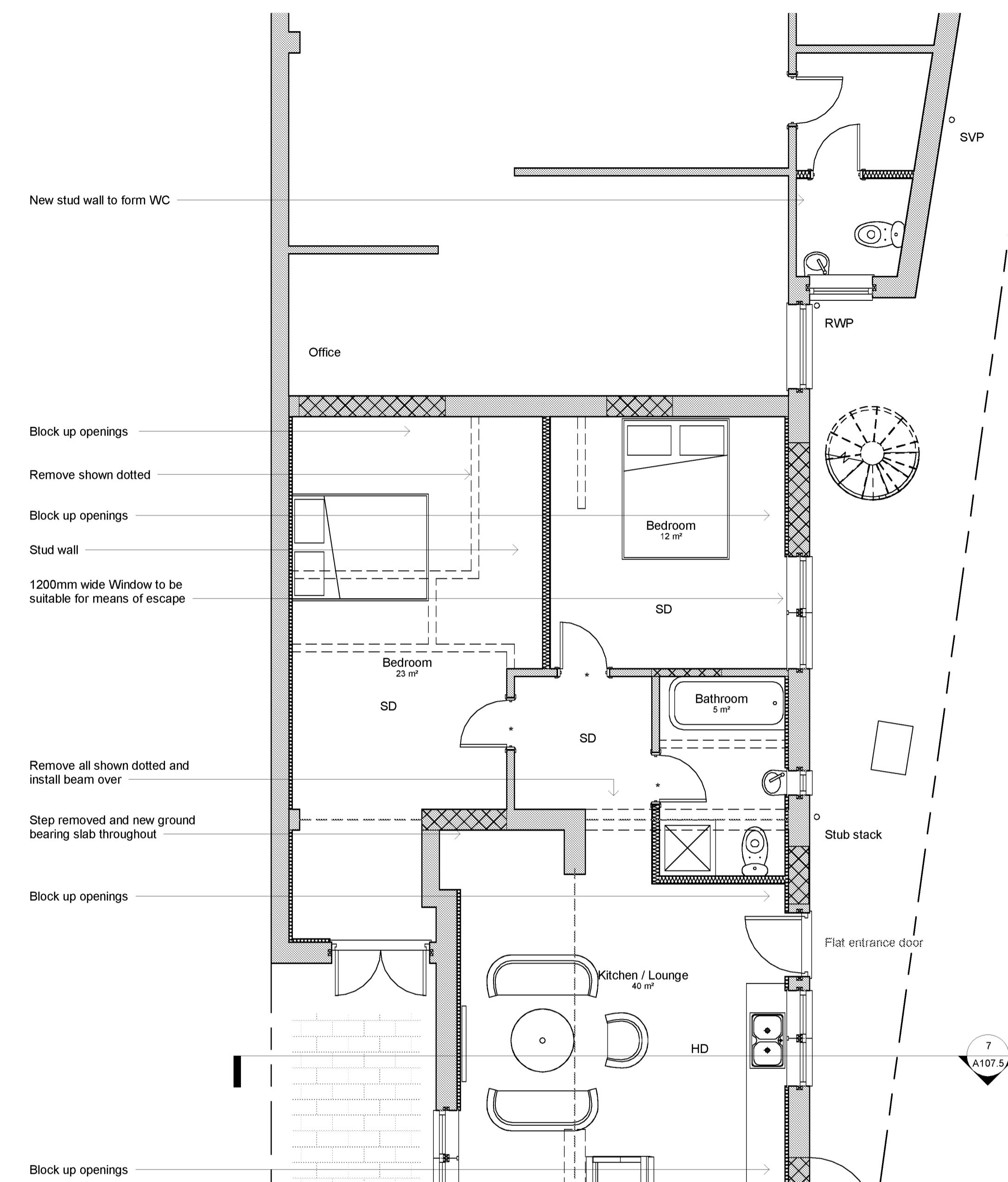
Proposed Ground Floor - Proposed 1:100



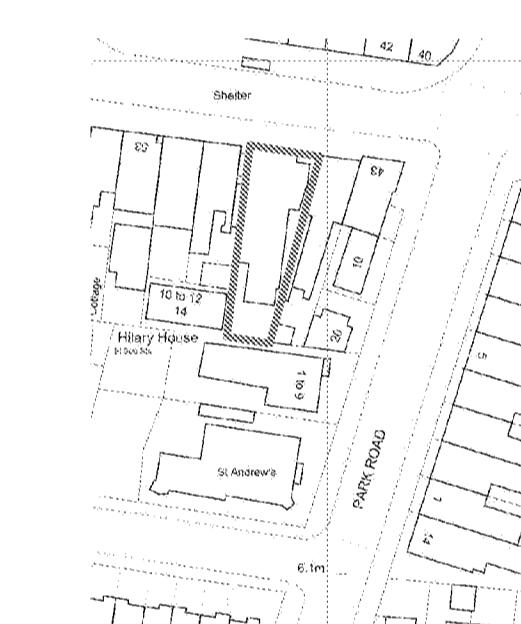
Proposed Roof Plan - 1:100



Proposed Ground Floor - 1:50



Site Plan 1:1250

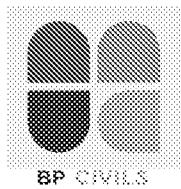


Site Plan 1:500



Revisions	
0.5	0 0.5 1 1.5 2 2.5
SCALE 50	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 10 20 30 40 50
SCALE 1250	m
1:	

Drawing Number	2024/64	Sheet	3 of 3
Size	A1	Scale	1:50, 1:100, 1:500, 1:1250
Project			
Proposed details April 2024			
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Appendix B Medlam Surveys Limited Topographic Survey

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

is based on Ordnance Survey National Grid fixed by satellite active network. Points are related to the Ordnance Survey GPS active network and transformed using the OSGB15 & OSTN15 model.

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

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

ough 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.

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

1st every effort has been made to achieve accuracy in this plan, CRUCIAL clearance dimensions, levels and part levels should be checked prior to design and

as of dense undergrowth cannot be surveyed in detail, these areas will be shown in outline only and

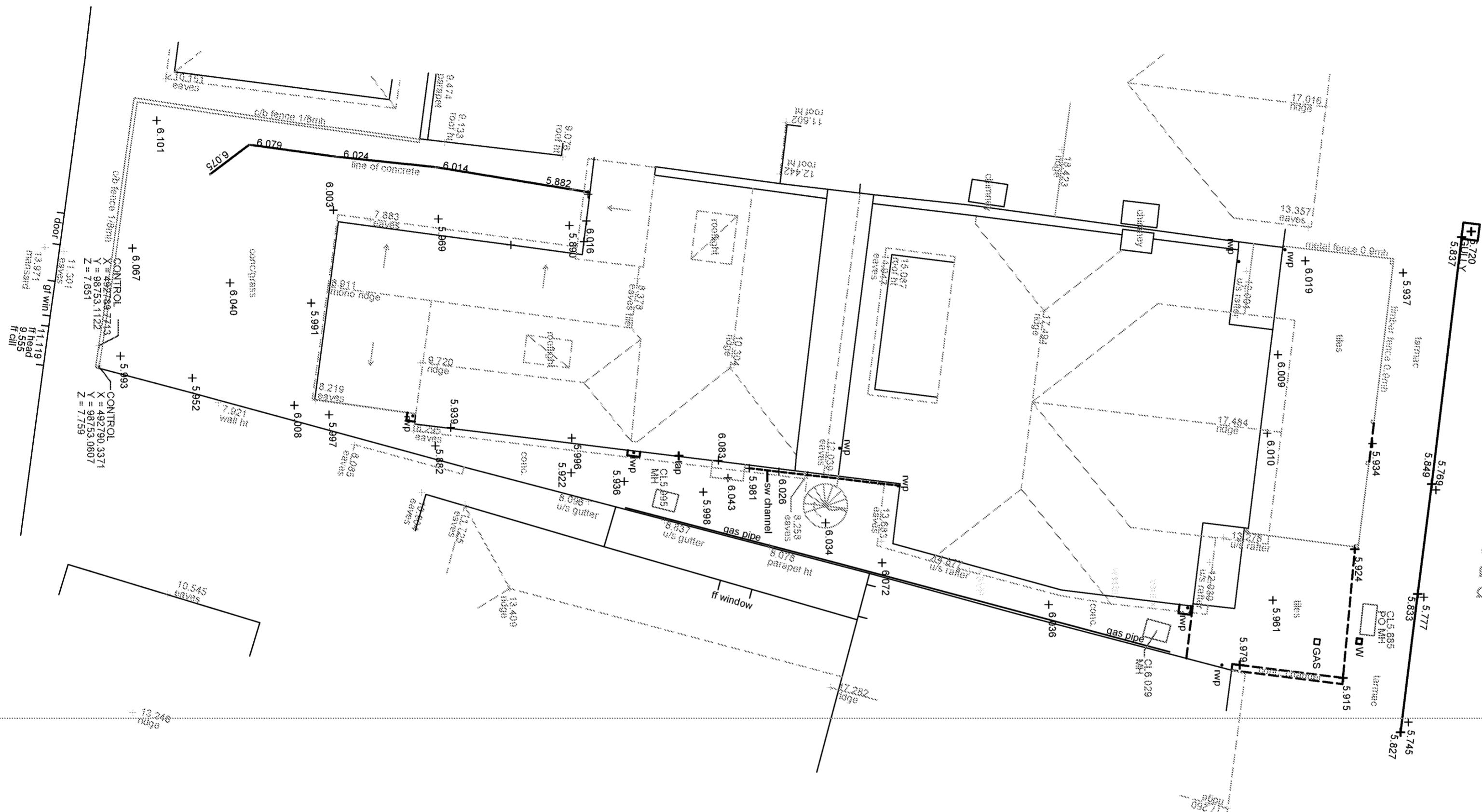
Two levels have been taken on the top of the channel.

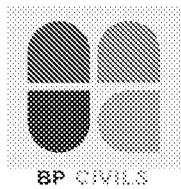
5 levels have been taken on the top of the channel.

312 M. C. K.

ABBREVIATIONS (where applicable)

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
C	Inspection Cover	UG	Underground
L	Invert Level	UTF	Unable To Trace Further
N	Interceptor	UTL	Unable To Lift
/R	Iron Railings	VP	Vent Pipe
KO	Kerb Outlet	WL	Water Level
LB	Litter Bin	WM	Water Meter
LP	Lamp Post	WO	Wash Out





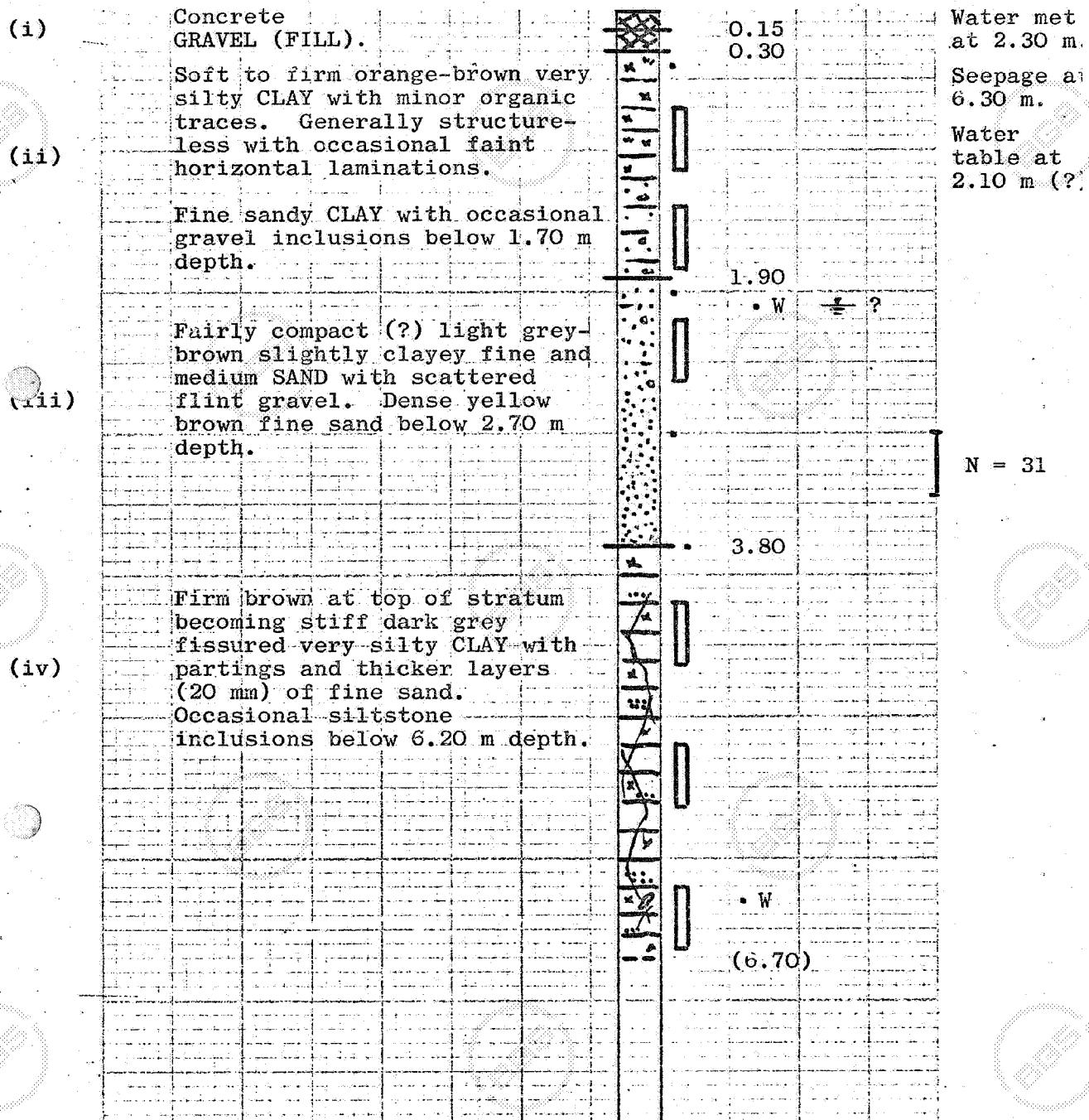
Appendix C BGS Historic Borehole Records

1a

SITE MARINE DRIVE, BOGNOR

FIG. 1a

BOREHOLE 1 DIAMETER 200 mm DEPTH 6.70 m DATE 8.8.74



100 mm dia. core sample

NR ... non-recovery of sample

• disturbed sample

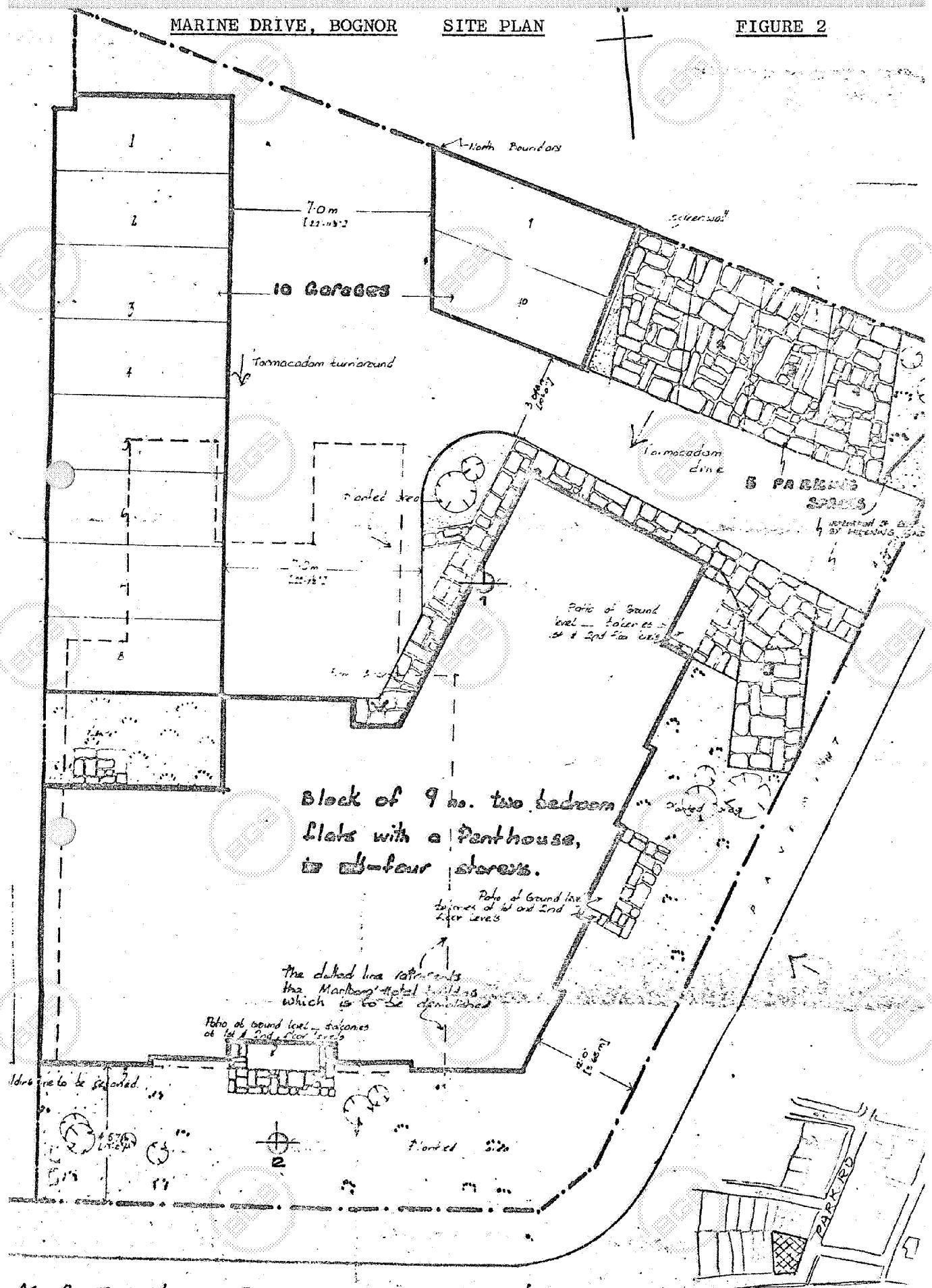
• W water sample

N blows/ft in standard penetration test

Scale: 1 in for 1 m

MARINE DRIVE, BOGNOR SITE PLAN

FIGURE 2



1b

SITE MARINE DRIVE, BOGNORFIG. 1bBOREHOLE 2 DIAMETER 200 mm DEPTH 6.60 m DATE 9.8.74

(i)

TOPSOIL

roots {

0.50

Seepage
at 2.3 m
and 6.0 m.

(ii)

Soft to firm orange-brown
very silty CLAY with minor
organic traces. Generally
structureless. Fine sandy
CLAY with gravel inclusions
below 1.60 m depth. (More
clayey than BH 1.)

2.40

Standpipe
set to
3.0 m.

(iii)

Medium-dense becoming dense
with increasing depth brown
slightly clayey, gravelly
fine SAND becoming more
gravelly with increasing
depth.

N = 13

(iv)

Firm brown and stiff dark
grey silty CLAY with some
sandy gravel at top, overlying
stiff dark grey fissured CLAY
with partings of fine sand
from about 4.90 m depth.

4.70

N = 40

N = 21

100 mm dia. core sample

NR ... non-recovery of sample

• disturbed sample

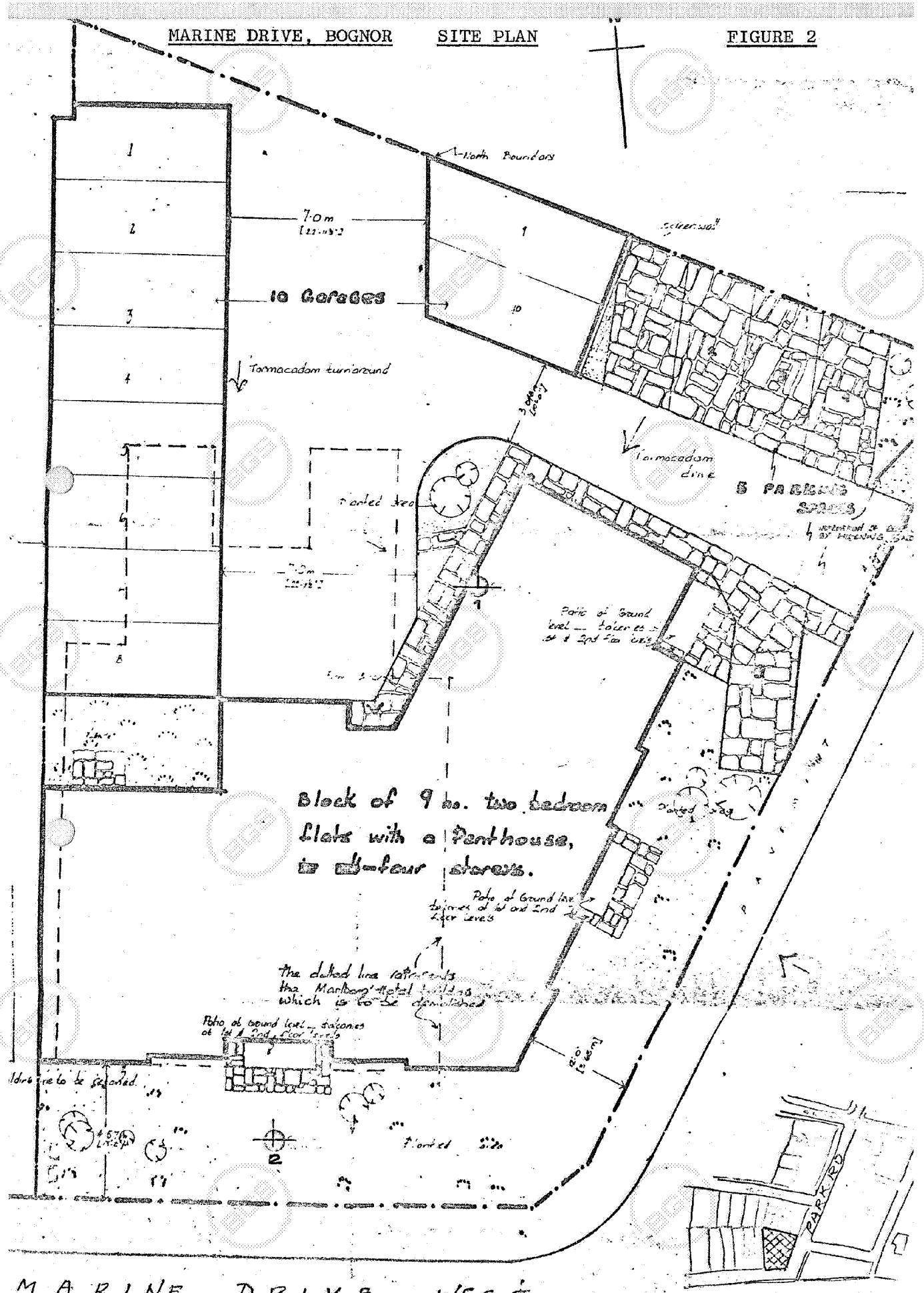
•W water sample

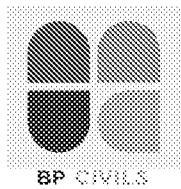
I N blows/ft in standard penetration test

Scale: 1 in for 1 m

MARINE DRIVE, BOGNOR SITE PLAN

FIGURE 2





Appendix D Southern Water Public Sewer Records