

FLOOD RISK ASSESSMENT +SURFACE WATER DRAINAGE STRATEGY: new build 3 storey townhouse



Land at side of 35 Glamis Street, Bognor Regis

January 2026
For: NCTG Property Ltd

NigelCrawleyArchitect ARB

Flood risk assessment: 01



Flood map for planning

Your reference
<Unspecified>

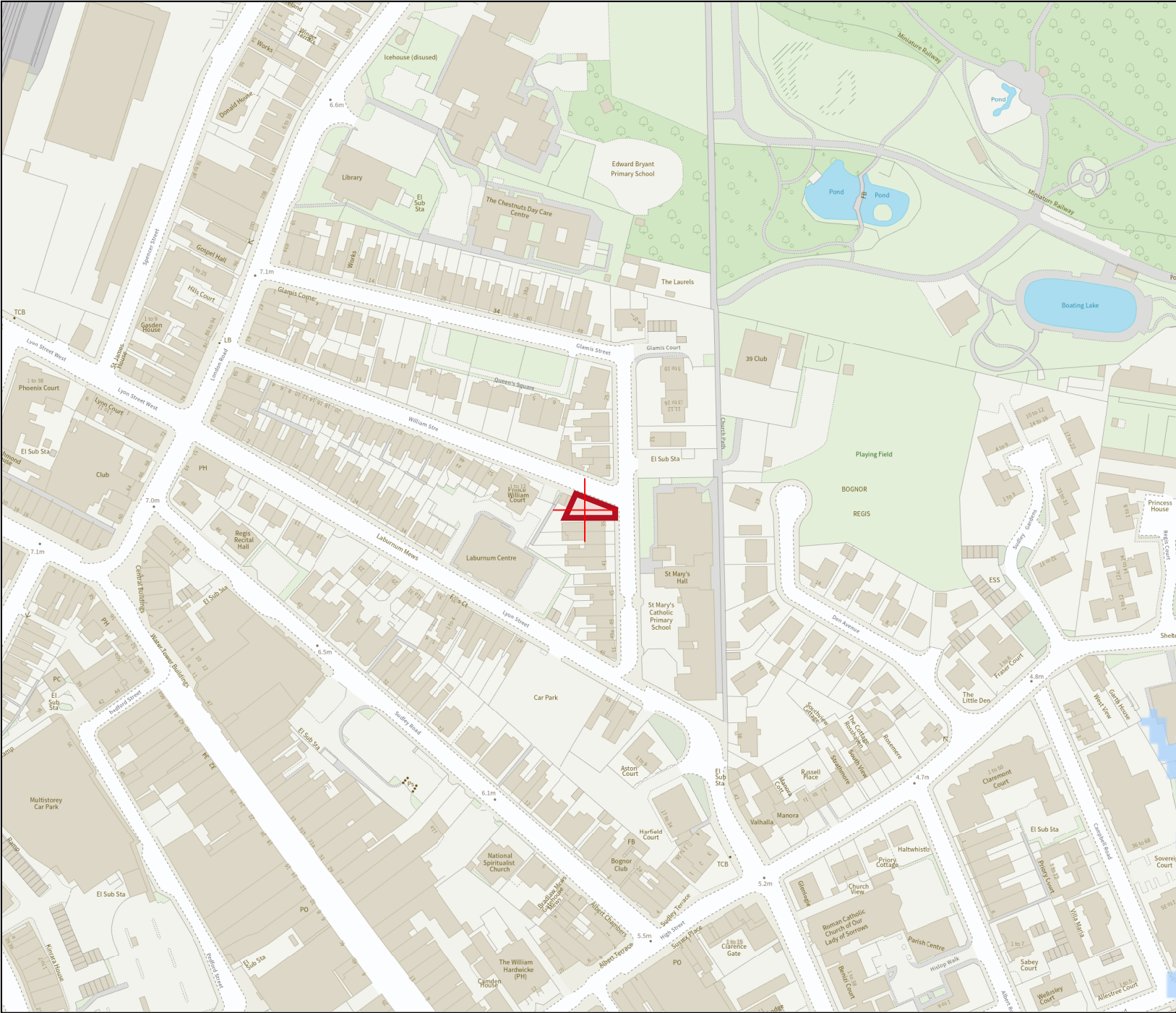
Location (easting/northing)
493726/99325

Created
6 Sep 2024 11:51

Your selected location is in **flood zone 1**, an area with a **low probability of flooding**.

— site boundary

Site : land at side of 35 Glamis Street



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
493726/99325

Scale
1:2500

Created
6 Sep 2024 11:51

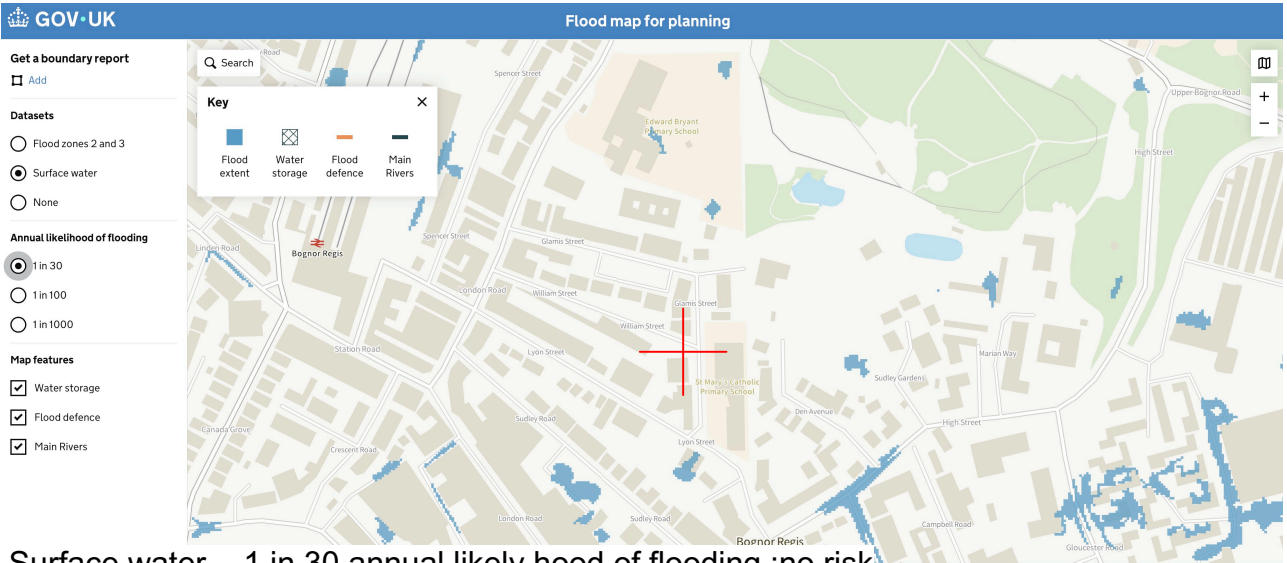
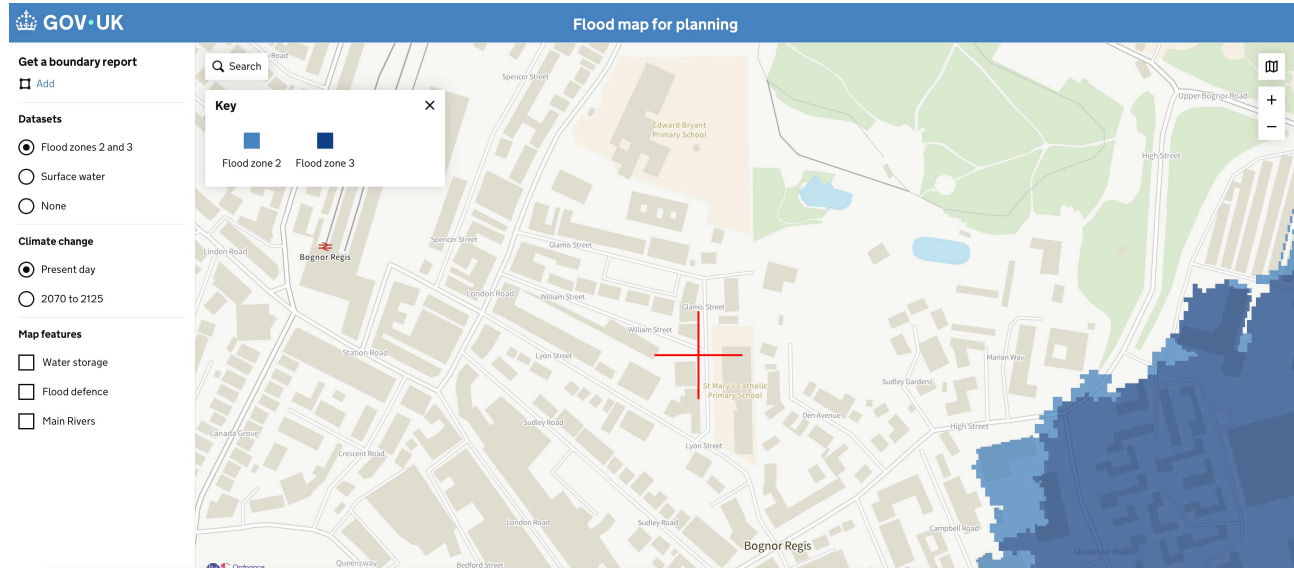
- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area



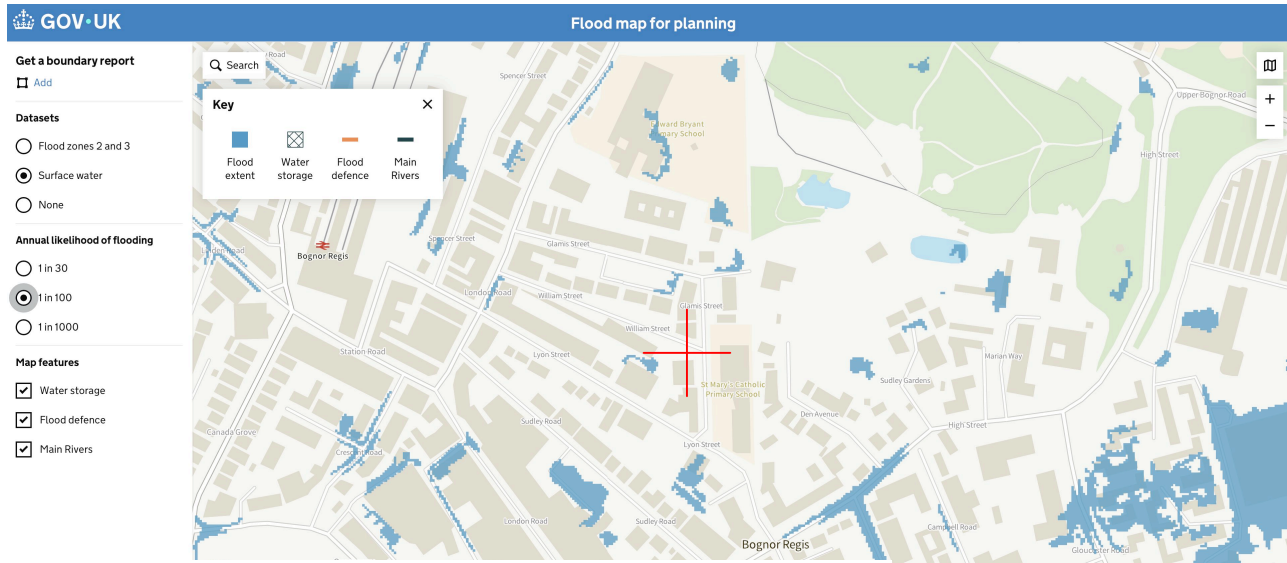
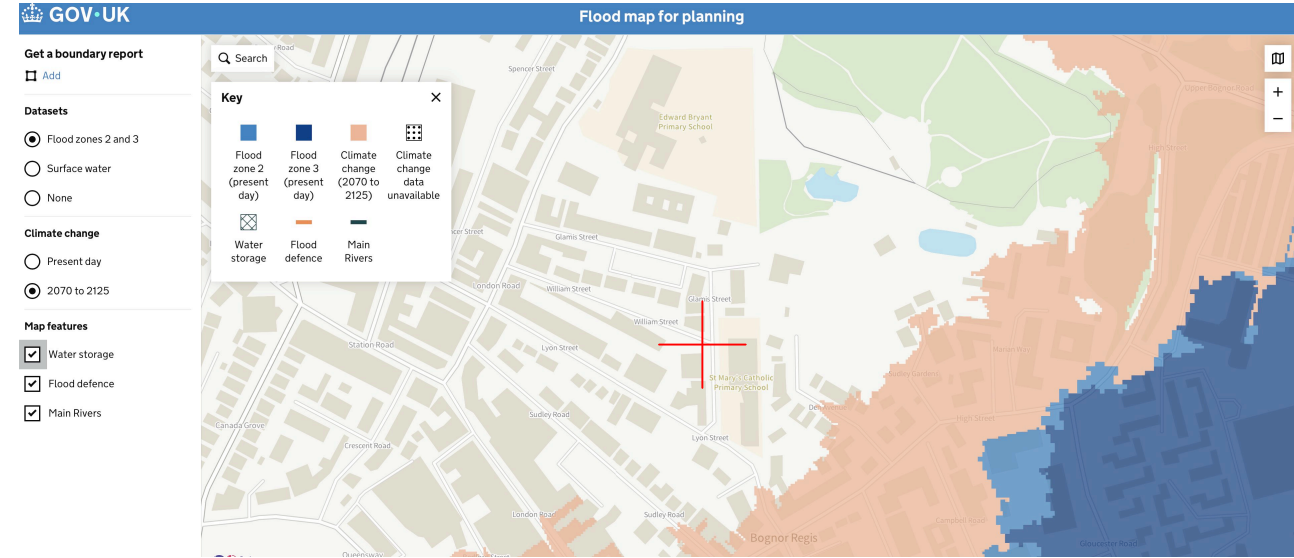
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		Date January 2026				Project Land at side of 35 Glamis Street			
		Drawn	NC	Scale	nts		@A3		

Flood risk assessment: 02

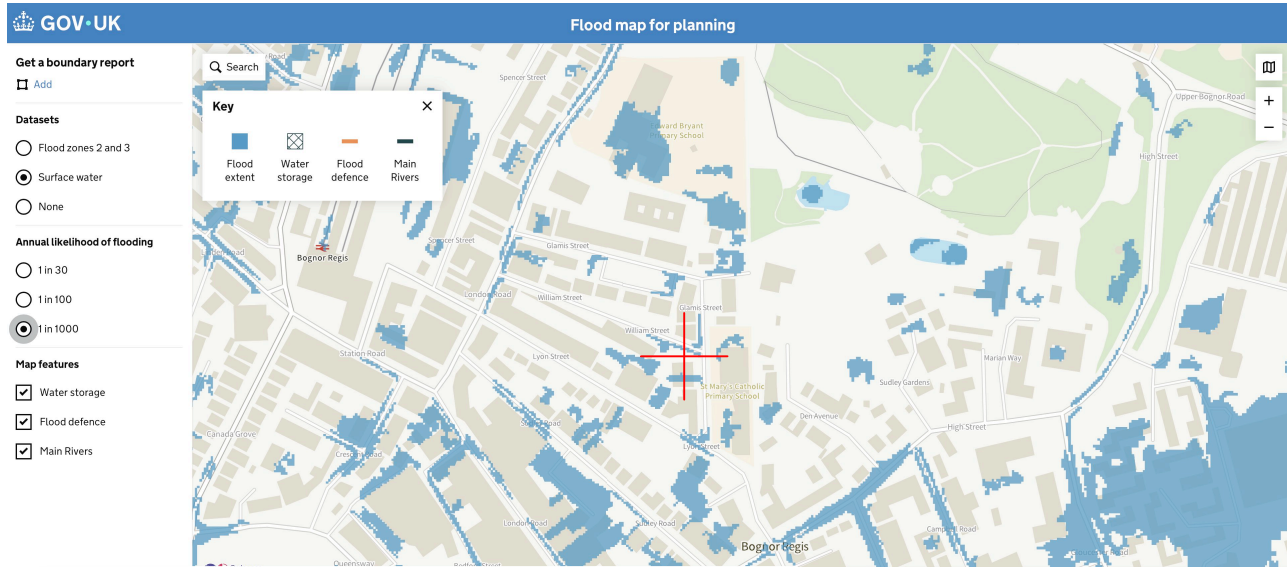


Surface water - 1 in 30 annual likely hood of flooding :no risk



Surface water - 1 in 100 annual likely hood of flooding: no risk

Flood risk map - present day Zones 2 and 3, and climate change 2070 to 2125

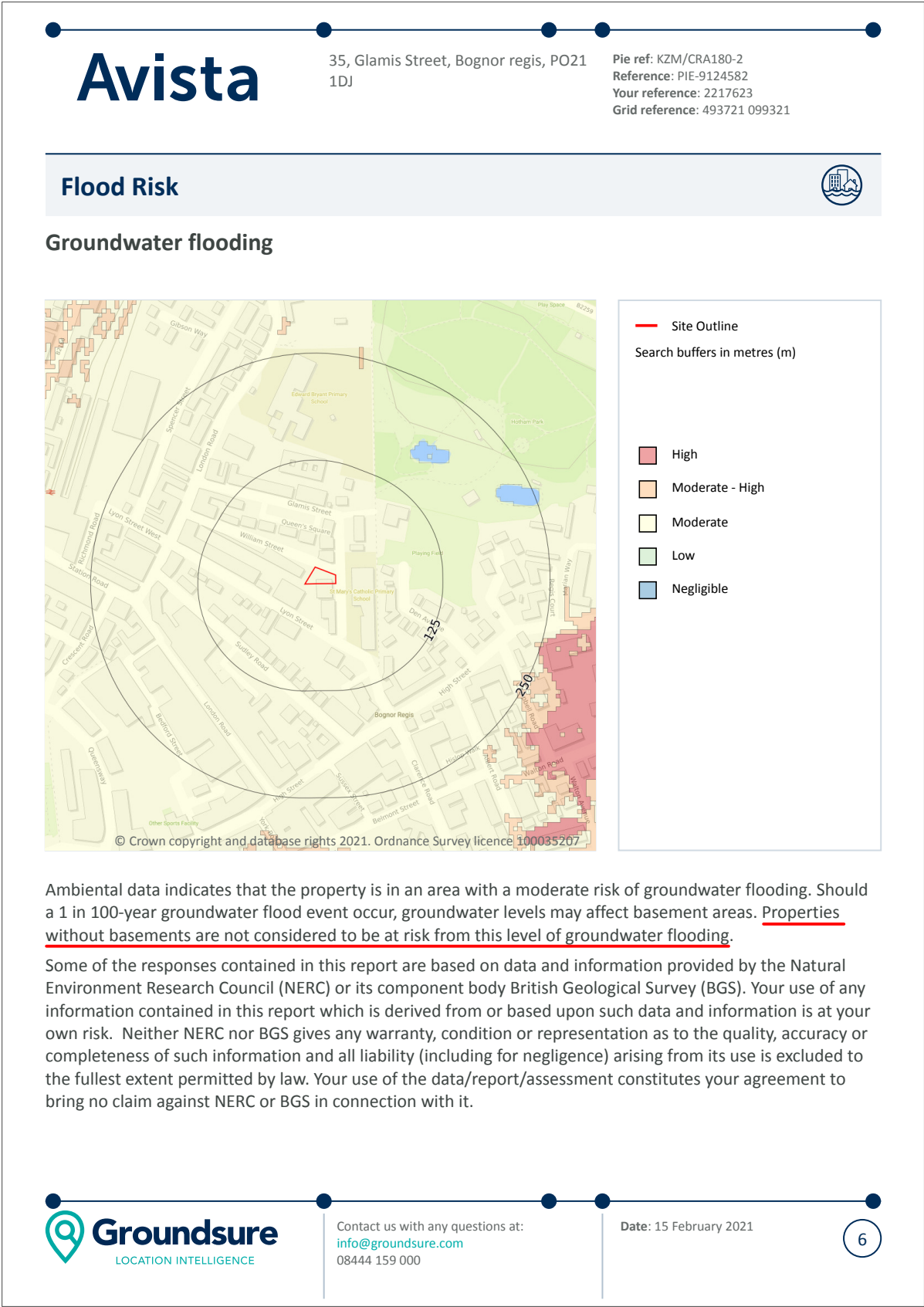


Surface water - 1 in 1000 annual likely hood of flooding : marginal risk along pavement edge on William Street

Site : land at side of 35 Glamis Street

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		Drawn	NC	Scale	nts	@A3	Land at side of 35 Glamis Street		

Flood risk assessment: 03



Flood risk assessment: 04

Flood risk assessment summary

- Site is located in tidal **Flood Zone 1** - this equates to a Very Low probability of flooding from river and sea
- Surface water (Pluvial) flood risks are also very low.

Ground water flood risk screening indicates there is a low to moderate risk of groundwater flooding affecting the proposed development -i.e. **not considered a risk if no basement**

Recommendations - Ground water flood mitigation measures could be considered

- As there is a low to moderate risk of flooding from ground water source at ground surfaces, where possible the Finished Floor Levels (FFL) should be set above surrounding ground levels, and where possible the ground level should slope away from the building with the inclusion of mitiagaion measures such as ensuring the finish floor level is sufficientlty higher than the surrounding ground level.

We proposed that there is a FLL 300mm stepped / ramped diference to the exterior and if required ground floor flood resilient construction measures. There is no basemenst proposed in the proposals

Additional potential considerations to mitigate risk if required or recommended could be :

- water proof tanking of ground floor level where at risk
 - interceptor drains
 - automatic sump
 - non return flap valves to foul and surface water sewer lines

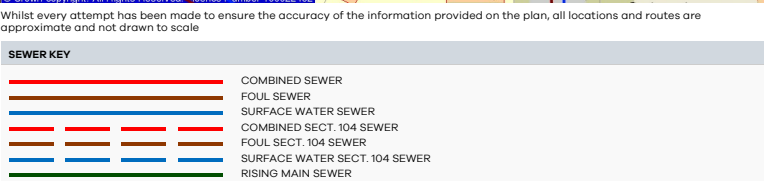
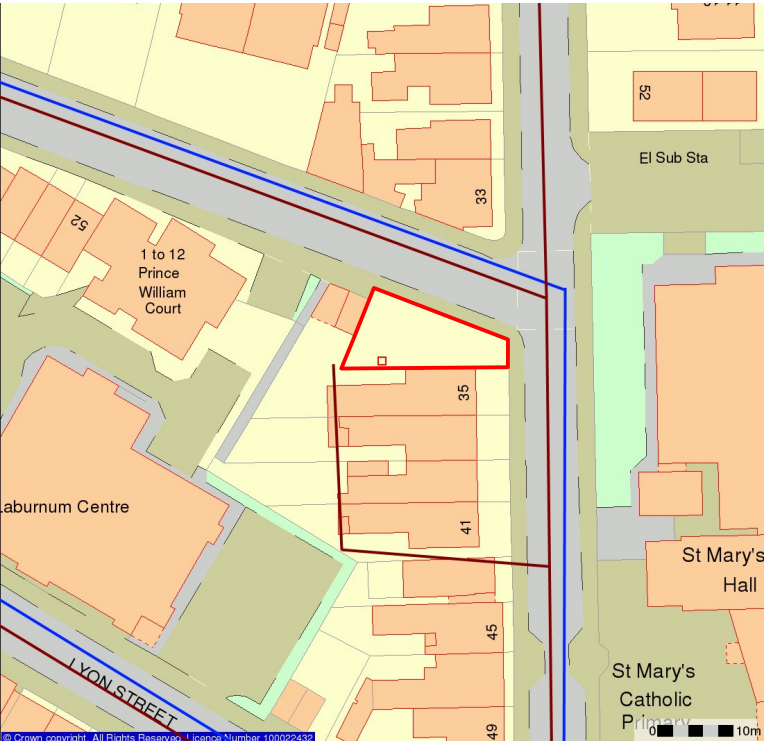
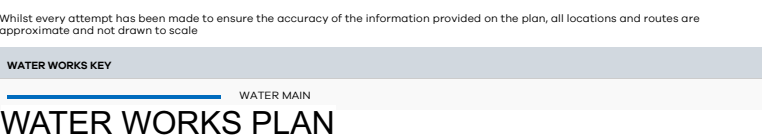
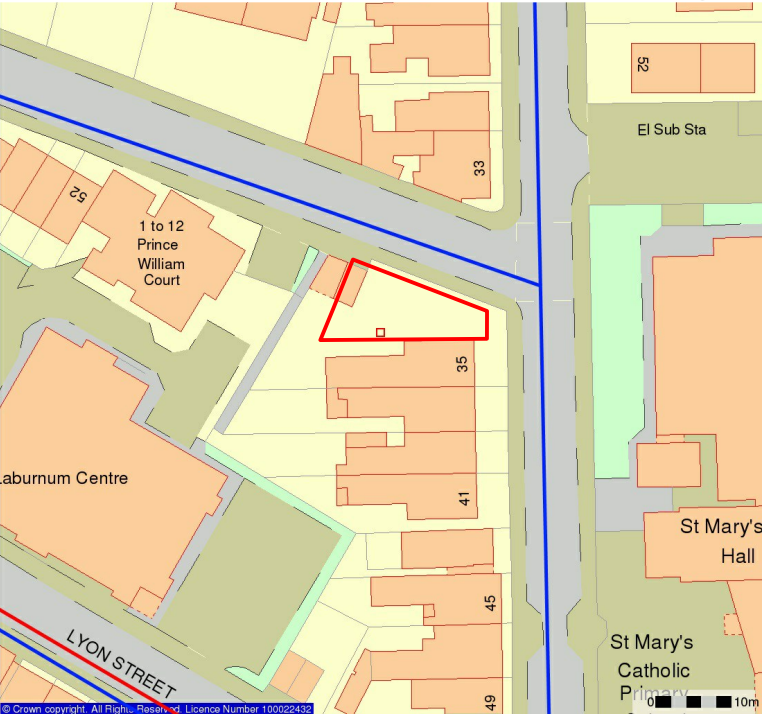
These meausres would help to reduce flood risk for development from low to very low.

We therefore propose a FFL higher than surroundings to maintain risk at an acceptable level for flood risk terms

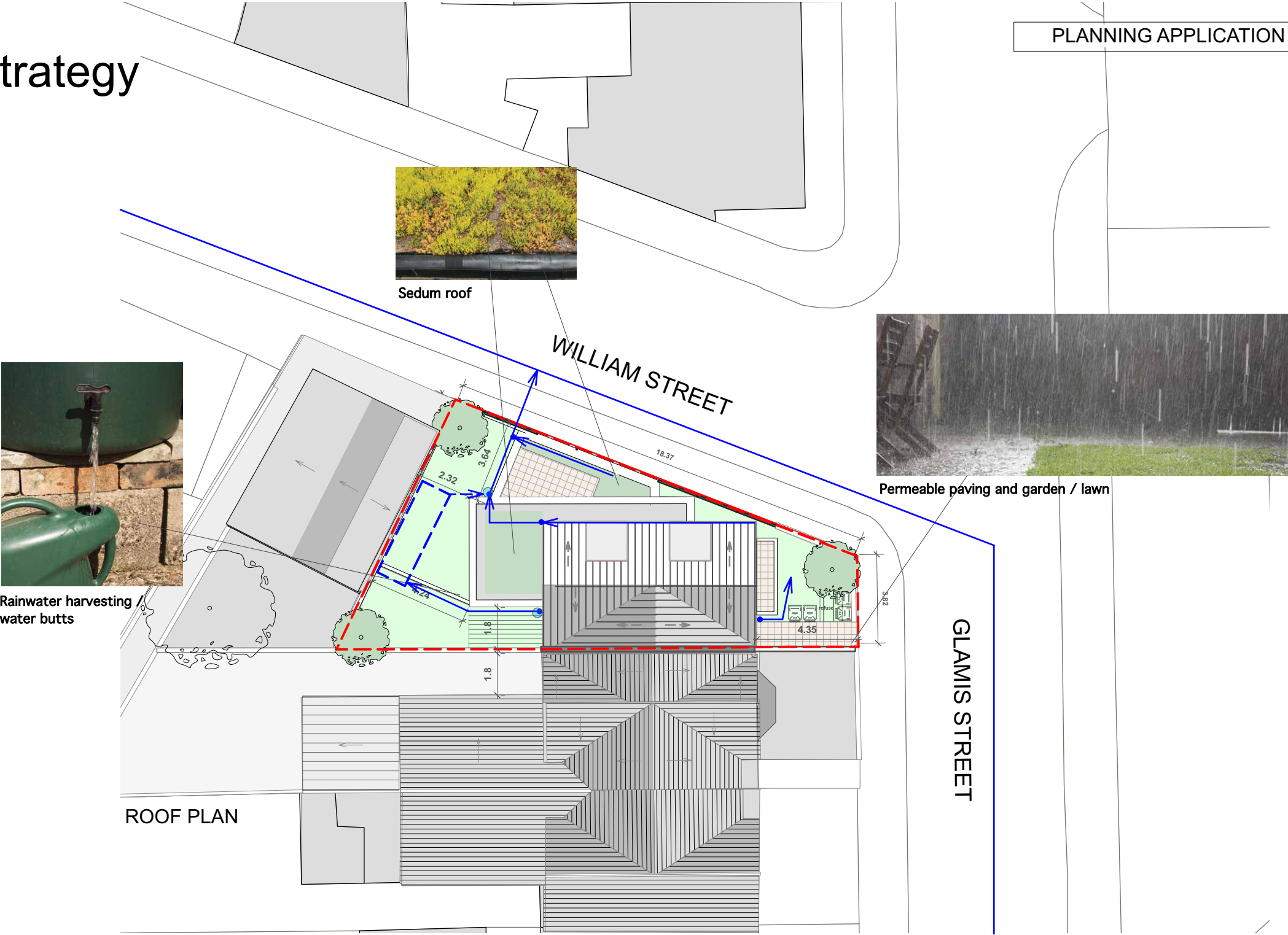
Conclusion - risk identified and implementation of standard mitigation measures will provide protection from ground water flooding

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Surface water drainage strategy



PUBLIC SEWER PLAN



SURFACE WATER DRAINAGE STRATEGY

Surface water drainage stratgey would be to connect to existing surface water sewer as the most appropriate outlet and where possible allow for provision and inclusion of water attenuation to reduce and slow rate of rainwater flow by :

- 1) Part infiltration into the ground directly into rear garden through permeable surfaces i.e grass /soil
- 2) Using SuDs - ie. incorporate soakaway in rear garden and permeable paving on front entrance path
- 3) Rainwater would also be reduced by use of rainwater harvesting water butts to store and collect rainwater
- 4) Sedum / greenroof would also increase attenuation and reduce rate of run off
- 5) Also allow for some rainwater run off to divert direct onto garden

- Public surface water sewer
- Rainwater down piupe
- Water butt
- Rainwater run off direction
- Soakaway

Revisions

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Drawing titles

Surface Water drainage

Date

January 2026

Drawn

NC

Scale

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Client

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Project

Land at side of 35 Glamis Street

Drawing No.

PL25

Nigel Crawley.architect ARB