

FLOOD RISK ASSESSMENT

CM/45/20/HH

CONSTRUCTION OF 3NO DORMERS TO EAST ELEVATION OF THE DWELLING AND CONSTRUCTION OF DETACHED GARAGE AND WORKSHOP

2 ATHERINGTON COTTAGES, CLIMPING STREET, CLIMPING, BN17 5RN

SITE DESCRIPTION

The application site is located on the east side of Climping Street close to the southern end of the highway, as indicated on the location plan attached. A copy of the Flood Map for Planning is also attached on which we have marked the site location in red outline. It will be seen that the site is designated by the Environment Agency as being partially in Flood Zones 1, 2 and 3. The precise location of the proposed garage and workshop is to the west end of the application site, indicated as being partially in Zones 1 and 2. The existing building is a semi-detached dwelling, much extended in the past. The overall site, including 1 Atherington Cottages, also contains a detached artist's studio and a large double garage on the adjacent parcel.

PROPOSED DEVELOPMENT

The application contains 2 elements:

- Construction of 3no dormers to the first floor of the existing dwelling
- Construction of a detached garage and workshop

FLOOD RISK MANAGEMENT

- The 3 dormers to the existing dwelling are not relevant to flood risk management, as they make no difference to existing surface water drainage systems.
- The proposed garage and workshop building is a minor development of 81.27 sm, being well below the threshold of 250square metres, and the use of the building is non-residential.
- As the building is located in Flood Zones 1 and 2, site specific flood resilience features will be included in the proposal.

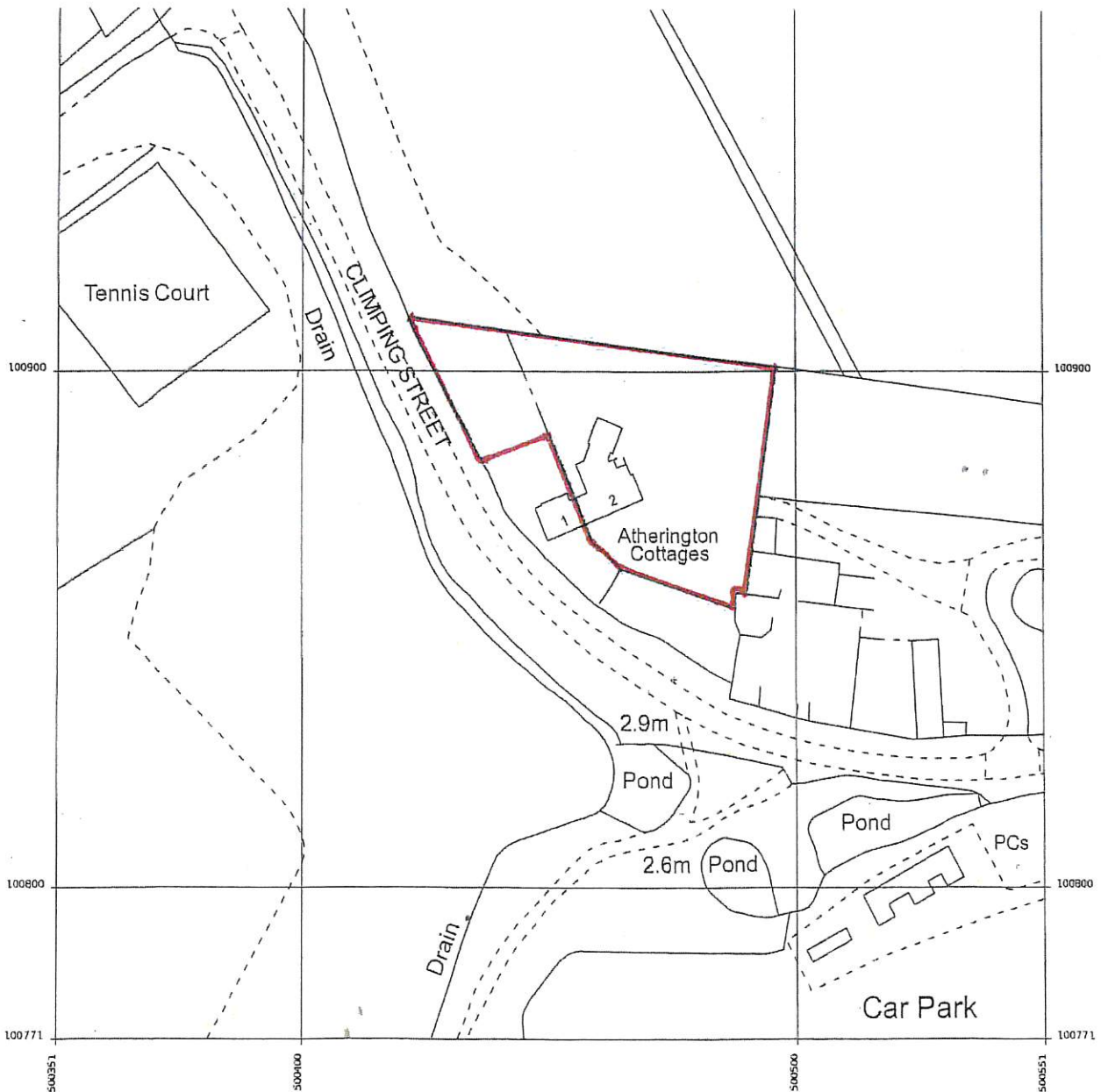
- Surface water run-off from the building will be collected and stored above ground for use in watering the extensive grounds. Excess water will be taken to soakaway designed in accordance with Building Regulations requirements.
- The foundations, construction below damp proof membrane level and floor slabs will be designed to be flood resistant, in concrete and dense concrete block.
- Hardstandings outside the garage and workshop will be built in materials to be self-draining. The existing hardstanding area on site is constructed and finished in self-draining gravel.
- Services within the building will be limited, being electricity supplies only, and will be installed from high level to power outlets at a minimum height of 1.20metres from floor level.

DAVID BENNETT

ARCHITECT

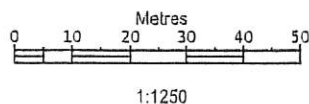
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SITE LOCATION PLAN, 1/1250 SCALE AT A4
APPLICATION SITE EDGED RED



Produced 24 Jun 2020 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



Atherington Cottages, Climbing St,
Climbing, Littlehampton
BN17 5RN

Flood map for planning

Your reference

11916

Location (easting/northing)

500625/100875

Scale

1:2500

Created

3 Nov 2020 12:09



Selected point



Flood zone 3



Flood zone 3: areas
benefitting from flood
defences



Flood zone 2



Flood zone 1



Flood defence



Main river



Flood storage area



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