



Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex BN13 3UT

Our ref:

Date: 27th April 2021

**Proposed semi-detached chalet dwelling
to replace existing 2-bedroom bungalow**

Cottage Pie, South Strand, West Sussex

Flood Risk Statement

Introduction

This statement has been prepared in support of the planning application for a new build dwelling to replace the existing bungalow.

Application Site

The existing property is a semi-detached 2-bed bungalow situated adjacent to East Preston foreshore. The existing dwelling is single storey and it is attached to Marine House to the East. Marine House is a 2-storey dwelling. The property includes a narrow garden that has direct access to the beach. The garden is fully paved and includes a raised planting area with a sunken patio.

Using the postcode on the Gov.uk website a search has confirmed that the property lies outside of flood zones 2 and 3. The site is shown to lie within flood zone 1, on the Environment Agency's current flood map. This represents current flood zoning and does not allow for climate change or general sea level rise. However we acknowledge part of the south facing garden is within flood zone 3 and the new works will be close to the area at a higher risk.

The Proposal

The proposed development includes the demolition of the existing bungalow and the construction of a new 2-storey dwelling. The new dwelling will be mainly on the same footprint of the existing dwelling, therefore we can assume that the risk of flooding will be the same.

A level survey has been prepared and details will be submitted along with the full planning application. It is proposed to raise the existing ground floor level by 150mm as part of the new build work in order to allow for raising sea levels.

Flood Risk

It is noted that many houses in this flood area have been extended, re-modelled or have been re-built. The client is fully aware of the future risks of flooding.

The proposal is to demolish the existing dwelling and to re-build the property on a similar footprint. The existing dwelling is poorly constructed and it would appear that the property was originally a store/garage that has been converted. The ground floor area of the new house will remain almost the same with a small extension to the south. We believe the new works will have minimal impact to the site and surrounding area.

Whilst evaluating the potential risks the client has requested the following improvements to minimise these risks:-

1. The existing ground floor level will be raised by 150mm (6.27m).
2. All electrical sockets and meters shall be positioned at a higher than normal level.
3. The new dwelling will be constructed with flood resilient materials, with a ground bearing concrete ground floor and masonry walls.
4. The foundations will be designed in accordance with the Structural Engineers advice for this type of seafront location.
5. Ground floor finishes are to be solid such as tiling for ease of cleaning. Tiled upstands are recommended rather than timber skirting.
6. A first floor has been incorporated for storage of electrical items/furniture if potential flooding is predicted in future.
7. The utility room has been included at first floor level.
8. The end of the garden will include an emergency barrier (large timber boards to slot into heavy duty steel uprights) to prevent stones washing up into the patio area.
9. The client is assessing the potential benefits of an air source heat pump. This pump would be sited on the flat roof on the northern side of the dwelling.

It is our opinion that the proposals will not increase any existing flood risk to the existing building or create any additional flood risk to any adjacent buildings or the surrounding area. Although the proposal includes an increase in the floor area of the building (new first floor), the proposals will not intensify the use.

It is therefore considered that the proposed works will have minimal impact and will not provide any immediate flood risks. The client will include the list of items mentioned above as part of these works.

The map below indicates that Cottage Pie is within Flood Zone 1 but part of the garden is within Flood Zone 3 (taken from Gov.UK – Flood map for planning)

