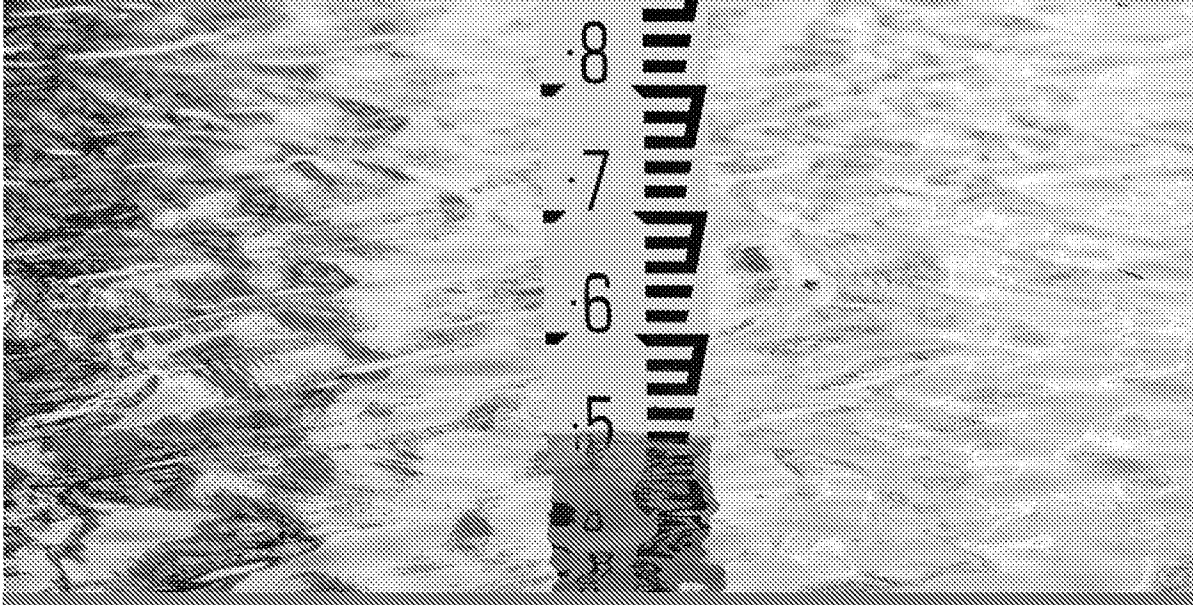




# Flood Risk Assessment

Bluebird Café, South Drive, Ferring, BN12 5QU

Client

**Bluebird Café Ltd**

Westering

Station Road

Angmering BN16 4HY

**Ref:** 7388A

**Date:** August 2018

Consulting Engineers

**GTA Civils Ltd**

Gloucester House

66a Church Walk

Burgess Hill

West Sussex RH15 9AS

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| Issue             | Issue date     | Compiled | Checked |
|-------------------|----------------|----------|---------|
| Preliminary Issue | 02 August 2018 | JP       | MR      |
|                   |                |          |         |
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|                   |                |          |         |

Report by: John Pakenham BSc (Hons)

Checked by: Martin Roberts I Eng, ACIWEM, MCIHT

## 1 Introduction

- 1.1 This report has been prepared for Bluebird Café Ltd in relation to the proposed development of Bluebird Café, South Drive, Ferring, BN12 5QU. No responsibility is accepted to any third party for all or part of this study in connection with this or any other development.
- 1.2 GTA Civils Ltd. was appointed by the client to provide a Flood Risk Assessment (FRA) as required by the Environment Agency and Arun District Council in order to achieve Planning Approval at said property.
- 1.3 This report will take the form of a formal Flood Risk Assessment in accordance with the EA's Flood Risk Standing Advice (FRSA) for Minor Developments, 2012 National Planning Policy Framework (NPPF), the associated Technical Guidance document and 2015 National Planning Practice Guidance (NPPG). The nett increase in roofed area is 249m<sup>2</sup>, ie under the threshold of 250m<sup>2</sup> for the EA's FRSA to apply.

## 2 Existing Site & Current Flood Conditions

- 2.1 The application site lies in Ferring, which is in the area administered by Arun District Council (ADC). The site is in a predominantly residential area. Site location maps and an aerial view are shown in Appendix A.
- 2.2 The site lies approximately 20m north of the English Channel. The site comprises a café with patio, access, parking and beach huts. There is a flat at high level, which is outside this planning application.
- 2.3 The topographic survey in Appendix C shows the external levels around the café range between 4.7m and 2.9m AOD approximately. The unit's existing ground floor's finished level (FFL) is 4.61m AOD.
- 2.4 Hydrology: the Ferring Rife flows into the sea – this being culverte under the site between beach huts to the east of the café.
- 2.5 The café's surface water drainage is assumed to drain via gravity directly into the English Channel a few metres away, while the foul effluent is assumed to run into a nearby public sewer in South Drive.
- 2.6 The Environment Agency's (EA) Flood Defences map – see Appendix B – shows that the site is defended by a structure, but this has been masked by the boundary of the site.
- 2.7 The EA's flood maps in Appendix B show that the site is protected by the defence structure along the south boundary, as the flood level in the undefended scenarios is significantly higher than those in the defended scenarios. Although this area benefits from flood defences, the standard of protection is not sufficient to be 'defended' in the formal sense of this term.
- 2.8 The site lies within coastal Flood Zone 3A (FZ3A). The dark blue shading of the floodplain indicates that the site is in Flood Zone 3. Coastal/tidal sites within Flood Zone 3A are susceptible to more than a 1 in 200 chance (0.5%) of tidal flooding each year.
- 2.9 The EA's flood data in Appendix B shows that the site is less affected in the defended scenario, with only the lowest, external parts (along the north half away from the buildings) liable to flood. The defended '0.5% 2115' and 0.0% 2115 level at node 2 is 3.19m AOD. The majority of the site – where the extension is proposed – is significantly higher than this level.

The site is liable to flood in the undefended scenario – but this is not representative of a realistic scenario – as there would always be some level of defence, even if there were to be a breach in a

small proportion. The 0.5% 2115 level is 5.14m AOD. The maximum depth of internal flooding is 5.15 - 4.61 = 0.54m.

- 2.10 The Strategic Flood Risk Assessment (SFRA) commissioned by Arun District Council includes a breach flood map (Map Bin Appendix B of this report). The site is affected by the breach flood pattern and the depth of flooding may be similar to the EA's modelled undefended level. The site is in the rapid inundation zone and so can expect to be inundated *very* soon after any such breach.
- 2.11 Surface water flooding occurs when excess rainwater does not infiltrate into the ground, or is not intercepted by urban drainage systems, and instead flows across the surface. The EA's Online 'Surface Water Depth - Low Risk Scenario' (1 in 1000 years) Flood Map in Appendix B shows that the southern parts of the site are removed from this source of flood risk. The low lying parts are liable to flood to over 0.3m in depth – but these are not affected by this proposal.
- 2.12 Artificial sources: flooding from reservoirs, canals and docks. The EA's reservoir flooding map shows the site is removed from this source of flooding. There are no docks or canals in this vicinity.
- 2.13 There is no other source of flooding that is likely to impact on this site. There is no historical record of flooding on this site – whether from the coast or other sources such as sewer failure or surface water flooding.
- 2.14 Conclusion: the building is only at risk of flooding in the breach scenario. Only external areas to the northeast corner are liable to flood in the defended scenario (ie without any breaching) – and from surface water flooding. The maximum flood internal depth in the 2115 storm breach scenario is 5.15m – 4.61 = **0.54m**.

### 3 Proposed Development & Mitigation

- 3.1 The planning application is to extend the café. The nett increase in roofed area is 249m<sup>2</sup>. See the Architect's scheme drawings in Appendix C.
- 3.2 Vulnerability: Table 2 of the NPPF classes cafés as Less Vulnerable. There is no increase in the site's vulnerability, therefore, where the café is to be located.
- 3.3 Flood mitigation. As stated in section 2.12 above, the likely maximum flood depth in the (residual) breach scenario is 0.75m. For full compliance it would be necessary to set the lowest floor level at 0.3m above the flood level, ie 5.45m AOD. This is not possible here, due to a planning constraint of not having the roof level set any higher than existing. The proposed FFL is to be set as per the existing, namely **4.61m AOD**.
- 3.4 Although this is safely higher than all of the actual flood sources, ie defended coastal and surface water flooding, it is liable to flood in the event of a nearby breach of the defences.
- 3.5 It is proposed to install demountable flood barriers to all of the external doors. The height of all barriers will be 830mm (minimum).
- 3.6 In addition to barriers flood resilient materials and techniques are proposed for the ground floor and walls up to **5.45m AOD**, ie 0.84m above FFL. This is referred hereafter as 'the critical level'.
- 3.1 The document "Improving the Flood Performance of New Buildings - Flood Resilient Construction" published by DEFRA/Environment Agency is a good source of information on resilient techniques.
- 3.2 Such construction shall include (but not necessarily limited to):
- Fully waterproofed (tanked) and waterproofing will be tied in to ground floor slab as appropriate; details to be provided at detailed design, to comply with building regulations;
  - Waterproofing will be installed up to the critical level);
  - Plasterboards will be installed in horizontal sheets rather than conventional vertical installation methods to minimise the amount of plasterboard that could be damaged in lesser flood events;
  - Any wood fixings below the critical level will be robust and/or protected by suitable coating(s);
  - Insulation at low level to the external walls (if any) will be specified as rigid board which has impermeable foil facings that are resistant to the passage of water vapour and double the thermal resistance of the cavity;
  - Electrical sockets will be placed above the critical level and cabling run down from the ceiling;
  - Boilers and meter cupboards will be placed above the critical level;
  - Non-return valves shall be fitted to the surface and foul water drainage networks.

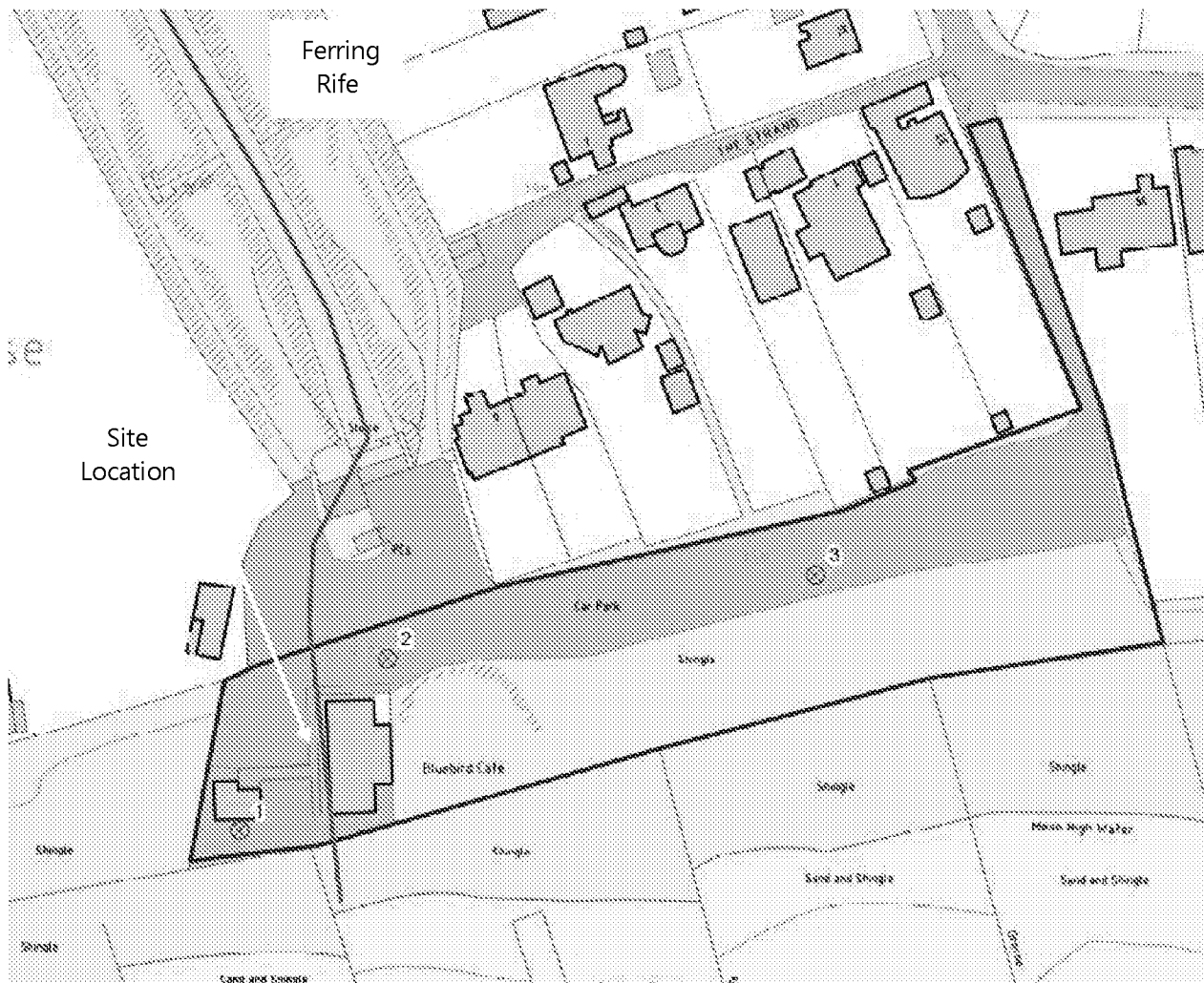
- 3.3 Safe access to dry land. The café is surrounded by ground that is at a lower level, meaning there is no safe access to dry land; flood depths of over 0.5m are hazardous to all occupants.
- 3.4 The manager of the café shall to subscribe to 'Floodline Warnings Direct', which is the Environment Agency's free flood warning system.
- 3.5 As this is a café, ie open for business only during the day time, any breach flooding outside these hours will not affect visitors. The manager of the café will erect the demountable barriers if at all possible (but if not the resilient measures will have to suffice). If the site floods during business hours it is more than likely that there will be very few visitors (as it is most likely to be unduly inclement weather combined with a high tide and a catastrophic failure of the defences). Any staff or visitors that are in the café will be able to reside at high level – and so will be clear of the risk. There is ample space for this purpose and toilet facilities.
- 3.6 The tidal nature of breach flooding will be of limited duration, certainly no more than 12 hours.
- 3.7 The café manager would close the business in any prolonged inclement weather (as little or no custom would be forthcoming). In a breach situation. The time to inundation would be very short indeed, just a matter of 10-30 minutes. If there were only 2-3 staff on site they could consider quickly locking up and evacuating. More likely they would reside and wait for the breach flooding to subside. As this is a tidal threat the *peak* flooding would take between 1 and 12 hours to dissipate.
- 3.8 Conclusion: it is contended that this development complies with the NPPF and NPPG. The flood risk to this site will have been mitigated with both resistance and resilience measures.

- End of Report -

## Appendix A

### Site Location Maps & Aerial Photo

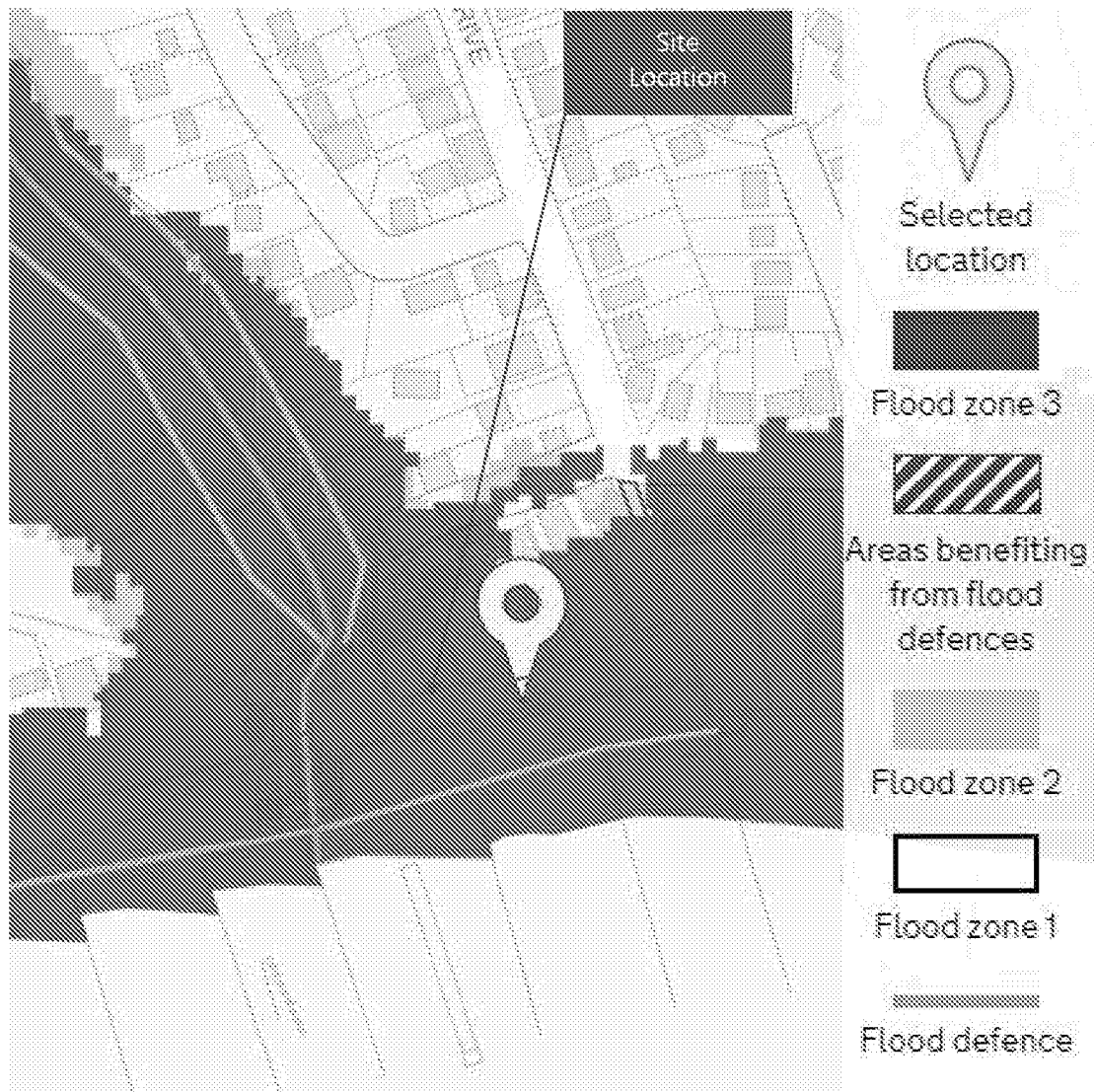






## Appendix B

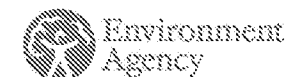
### Environment Agency and SFRA Flood Maps



#### EA's Online Flood Map for Planning (Rivers and Seas)

The site is in - undefended - coastal Flood Zone 3A (FZ3A)

# Flood Map for Planning (Rivers and Sea). Centred at BN12 5QU. Created on 21/03/2018.



Scale 1: 10,000



## Flood Map for Planning (Rivers & Sea)

- Sealed Main Rivers
- Defences
- Flood Storage Areas
- Areas benefiting from flood defences
- Flood Zone 3
- Flood Zone 2

### Flood Map Areas (assuming no defences)

Flood Zone 3 shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

Flood Zone 2 shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

# Site Boundary and Node Point Map. Centred BN12 5QU. Created 21/03/2018



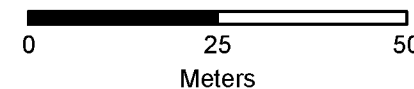
## Legend

-  Main River
-  Site Nodes
-  Site Boundary

**Annual Exceedance Probability (AEP)**  
The probability of a flood of a particular magnitude, or greater occurring in any given year.

**Climate Change (CC) extent based on**  
an increase of 20% in river flows.

Scale: 1:1,000



**Product 4 Flood Risk Data Requested by: GTA Civils**

**Site:** The Bluebird Café, South Drive, Ferring BN12 5QU

**Table 1: Water Levels: Tidal Undefended**

| Node Ref | NGR      |           | Modelled Flood Levels in Metres          |      |      |             |      |
|----------|----------|-----------|------------------------------------------|------|------|-------------|------|
|          | Eastings | Northings | Undefended Annual Exceedance Probability |      |      |             |      |
|          |          |           | 5%                                       | 1.3% | 0.5% | 0.5% (2115) | 0.1% |
| 1        | 509124   | 101485    | -                                        | -    | -    | 5.15        | -    |
| 2        | 509149   | 101515    | -                                        | -    | -    | 5.14        | 2.92 |
| 3        | 509222   | 101528    | -                                        | -    | -    | 5.15        | -    |

**Table 2: Water Levels: Tidal Defended**

| Node Ref | NGR      |           | Modelled Flood Levels in Metres        |      |      |      |      |             |      |             |
|----------|----------|-----------|----------------------------------------|------|------|------|------|-------------|------|-------------|
|          | Eastings | Northings | Defended Annual Exceedance Probability |      |      |      |      |             |      |             |
|          |          |           | 20%                                    | 5%   | 1.3% | 1.0% | 0.5% | 0.5% (2115) | 0.1% | 0.1% (2115) |
| 1        | 509124   | 101485    | -                                      | -    | -    | -    | -    | -           | -    | -           |
| 2        | 509149   | 101515    | 3.10                                   | 3.12 | 3.13 | 3.13 | 3.15 | 3.19        | 3.18 | 3.19        |
| 3        | 509222   | 101528    | 3.57                                   | 3.58 | 3.60 | 3.60 | 3.61 | 3.65        | 3.63 | 3.64        |

**Table 3: Water Depth: Tidal Undefended**

| Node Ref | NGR      |           | Modelled Flood Depths in Metres          |      |      |             |      |
|----------|----------|-----------|------------------------------------------|------|------|-------------|------|
|          | Eastings | Northings | Undefended Annual Exceedance Probability |      |      |             |      |
|          |          |           | 5%                                       | 1.3% | 0.5% | 0.5% (2115) | 0.1% |
| 1        | 509124   | 101485    | -                                        | -    | -    | 0.81        | -    |
| 2        | 509149   | 101515    | -                                        | -    | -    | 2.17        | 0.03 |
| 3        | 509222   | 101528    | -                                        | -    | -    | 1.62        | -    |

Office Address: Guildbourne House, Chatsworth Road, Worthing BN11 1LD.

**Table 4:** Water Depth: Tidal Defended

|          | NGR      |           | Modelled Flood Depths in Metres        |      |      |      |      |             |      |             |
|----------|----------|-----------|----------------------------------------|------|------|------|------|-------------|------|-------------|
|          |          |           | Defended Annual Exceedance Probability |      |      |      |      |             |      |             |
| Node Ref | Eastings | Northings | 20%                                    | 5%   | 1.3% | 1.0% | 0.5% | 0.5% (2115) | 0.1% | 0.1% (2115) |
| 1        | 509124   | 101485    | -                                      | -    | -    | -    | -    | -           | -    | -           |
| 2        | 509149   | 101515    | 0.13                                   | 0.15 | 0.16 | 0.16 | 0.17 | 0.22        | 0.21 | 0.21        |
| 3        | 509222   | 101528    | 0.09                                   | 0.10 | 0.12 | 0.12 | 0.13 | 0.17        | 0.15 | 0.16        |

All levels taken from: Arun to Adur Coastal Model

Produced on: 21 March 2018

**There is no additional information or health warnings for these levels/depths or the model from which they have been produced.**

Office Address: Guildbourne House, Chatsworth Road, Worthing BN11 1LD.

# Modelled Flood Outlines (Defended Tidal). Centred BN12 5QU. Created 21/03/2018



Environment  
Agency



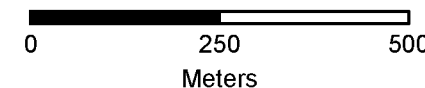
## Legend

- Main River
- Site Boundary
- 20% AEP (2012) (Defended)
- 5% AEP (2012) (Defended)
- 1.3% AEP (2012) (Defended)
- 1% AEP (2012) (Defended)
- 0.5% AEP (2012) (Defended)
- 0.5% AEP (2070) (Defended)
- 0.5% AEP (2115) (Defended)
- 0.1% AEP (2012) (Defended)
- 0.1% AEP (2115) (Defended)

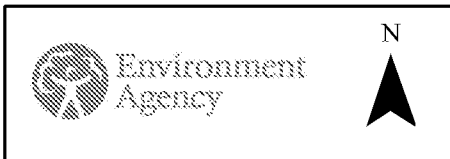
**Annual Exceedance Probability (AEP)**  
The probability of a flood of a particular magnitude, or greater occurring in any given year.

**Climate Change (CC) extent based on**  
an increase of 20% in river flows.

Scale: 1:10,000



# Modelled Flood Outlines (Undefended Tidal). Centred BN12 5QU. Created 21/03/2018



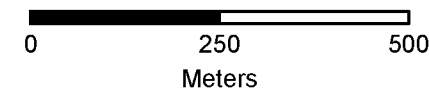
## Legend

- Main River
- Site Boundary
- 5% AEP (2012) (Undefended)
- 1.3% AEP (2012) (Undefended)
- 0.5% AEP (2012) (Undefended)
- 0.5% AEP (2070) (Undefended)
- 0.5% AEP (2115) (Undefended)
- 0.1% AEP (2012) (Undefended)
- 0.1% AEP (2115) (Undefended)

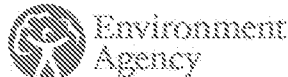
**Annual Exceedance Probability (AEP)**  
The probability of a flood of a particular magnitude, or greater occurring in any given year.

**Climate Change (CC) extent based on**  
an increase of 20% in river flows.

Scale: 1:10,000

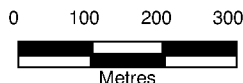


Flood History Map. Centred at BN12 5QU. Created on 21/03/2018.



### Legend

-  Statutory Main Rivers  
 All recorded flood outlines



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Flood Defence Map. Centred at BN12 5QU. Created on 21/03/2018.

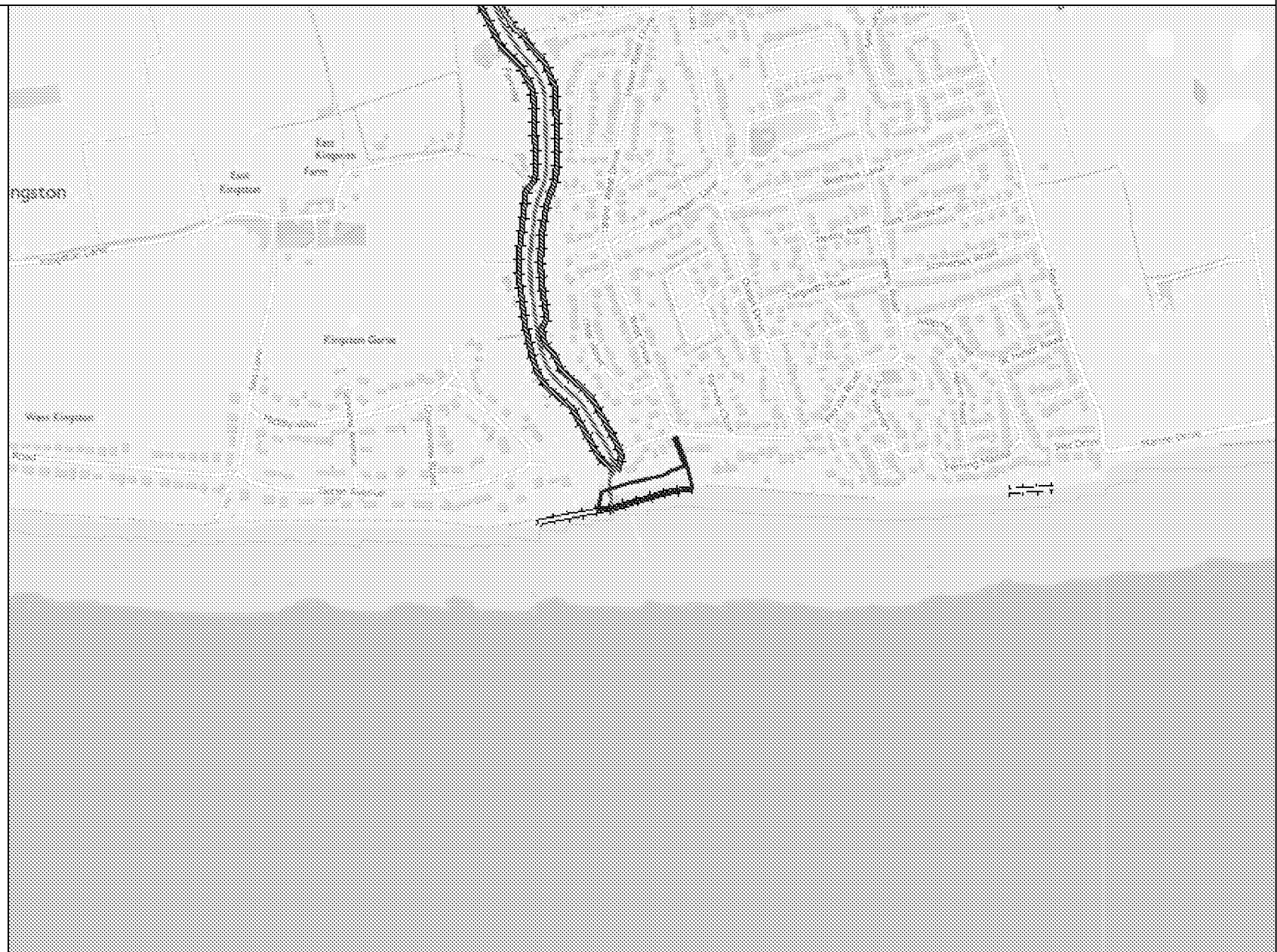
### Legend

Statutory Main Rivers  
Defences (EA maintained)

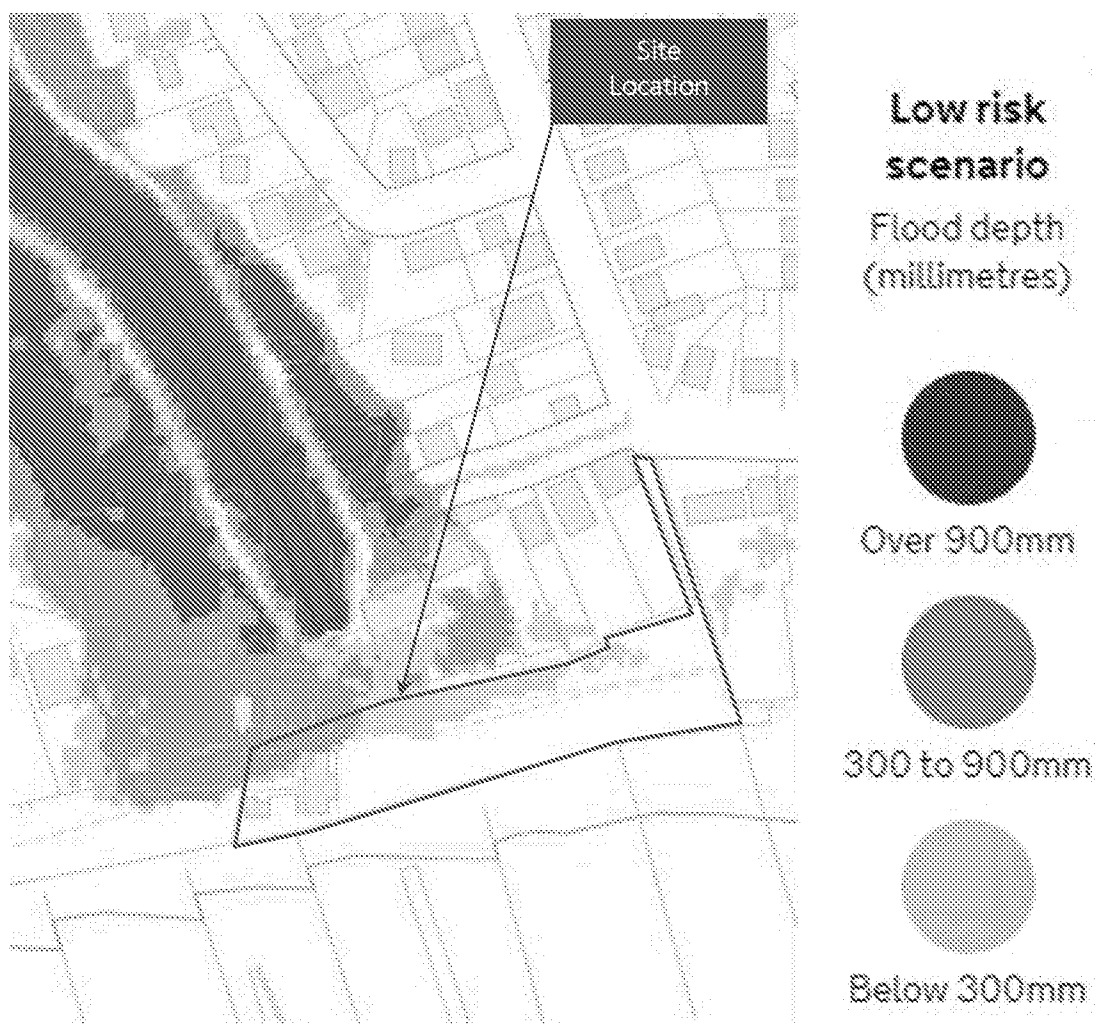
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|  | Embankment             |
|  | Wall                   |
|  | Flood Gate             |
|  | Demountable Defence    |
|  | Bridge Abutment        |
|  | High Ground            |
|  | Beach                  |
|  | Barrier Beach          |
|  | Promenade              |
|  | Quay                   |
|  | Cliff                  |
|  | Dunes                  |

Defences (3rd party maintained)

- |                                                                                     |                        |
|-------------------------------------------------------------------------------------|------------------------|
|    | Asset type not defined |
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|    | Wall                   |
|    | Flood Gate             |
|    | Demountable Defence    |
|    | Bridge Abutment        |
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|  | Promenade              |
|  | Quay                   |
|  | Cliff                  |
|  | Dunes                  |

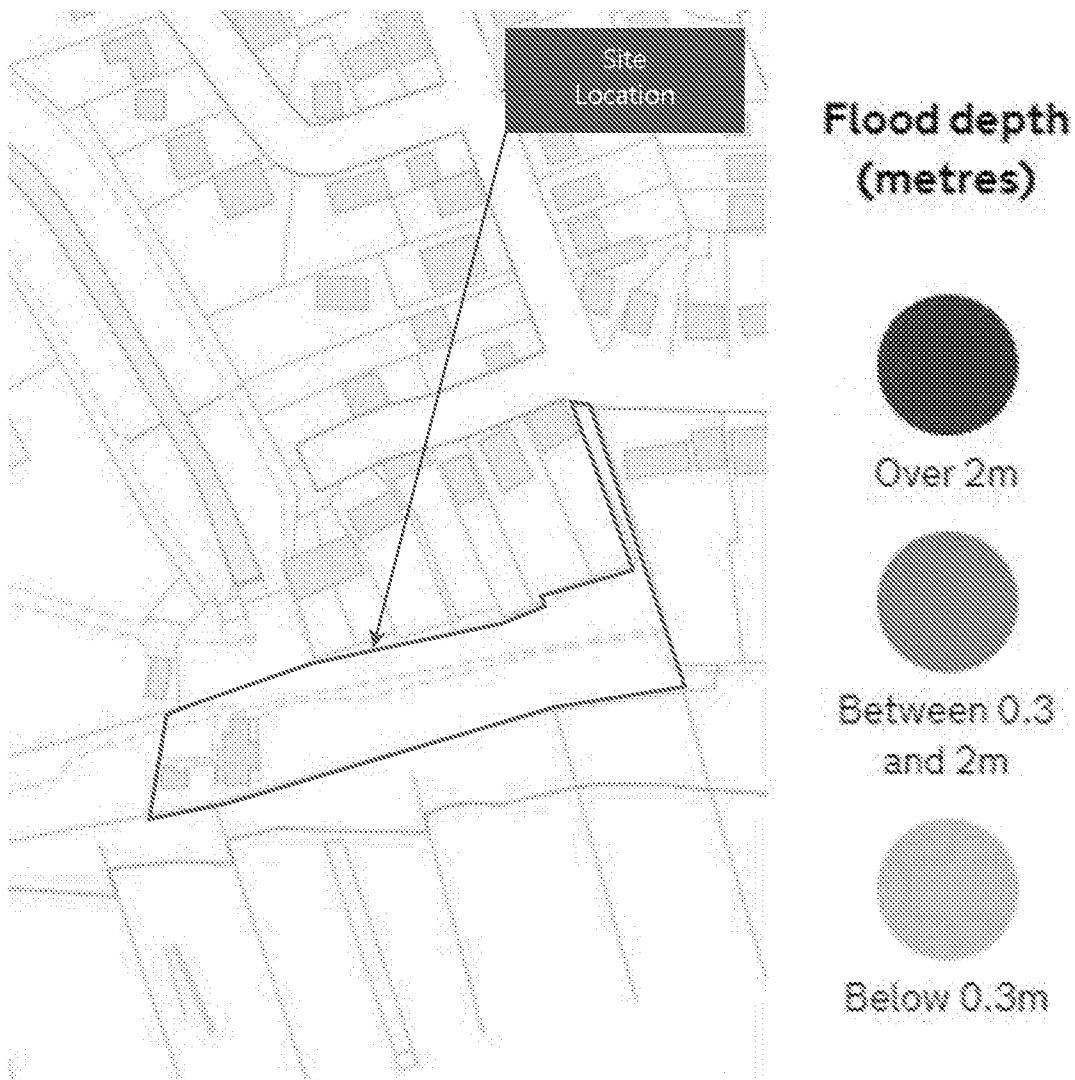


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**EA's Online Surface Water Flood Depth Map in the 'Low Risk Scenario'**  
**(1 in 1000 years storm event)**

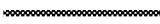
The majority of the site is removed from this source of flooding, with the northern edge liable to flood; the depth is up to 300mm over the central area and up to 900mm at the NW corner



**EA's Online 'Risk of Flooding from Reservoirs' Map**

The site is not an area susceptible to flooding from this source



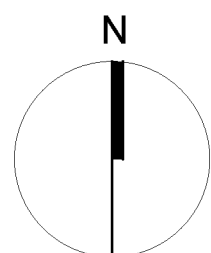
-  Main River
-  Modelled Fluvial Breach Extents - Residual Risk
-  Modelled Tidal Breach Extents - Residual Risk
-  Proposed Breach Locations

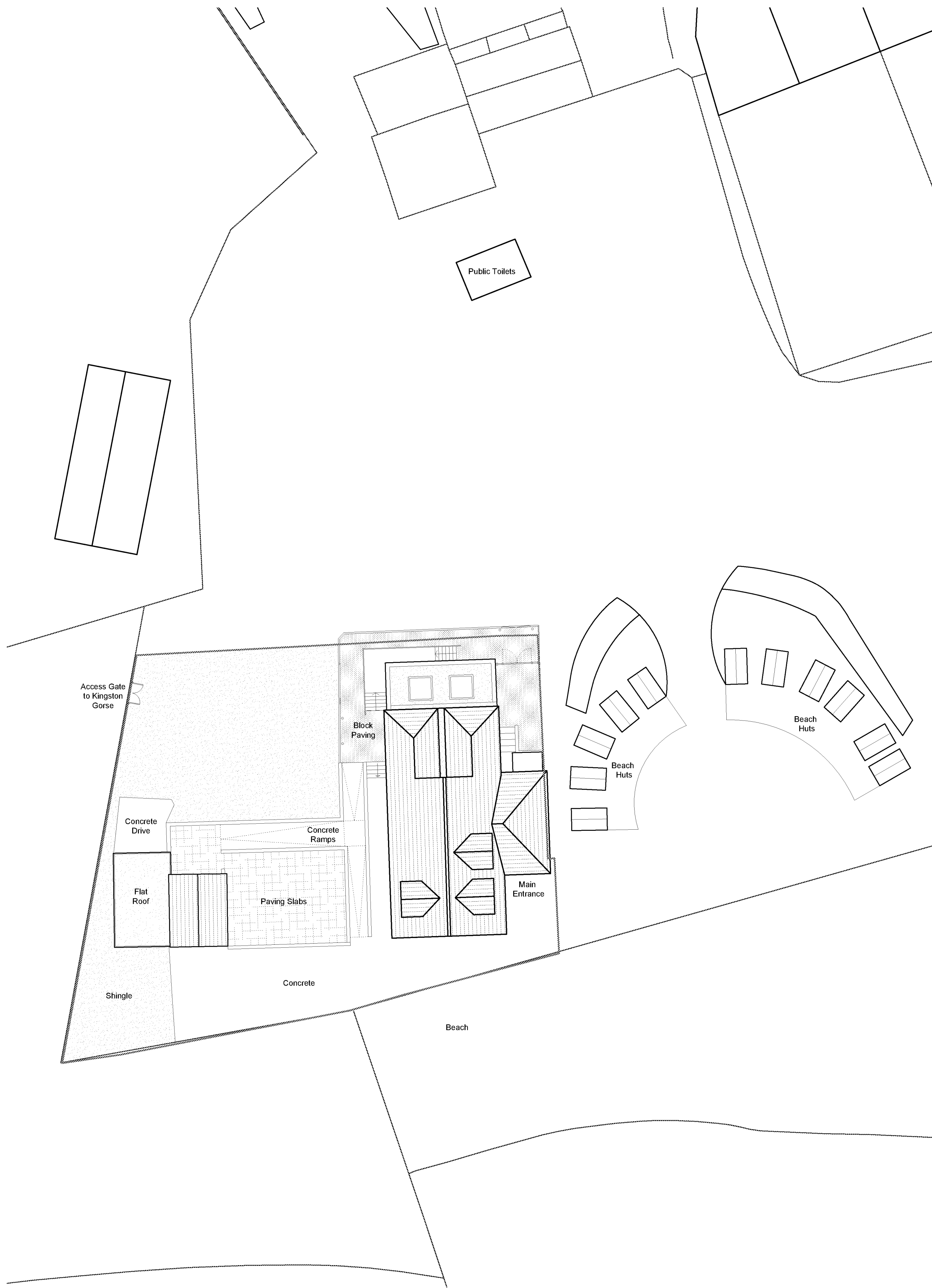
**Enlarged Part of SFRA's Map B – Residual Risk From Breach**

The site is adjacent to a likely breach location, namely the Ferring Rife's tide flap; the breach extent is masked by the red triangle – but is assumed to extend into the café

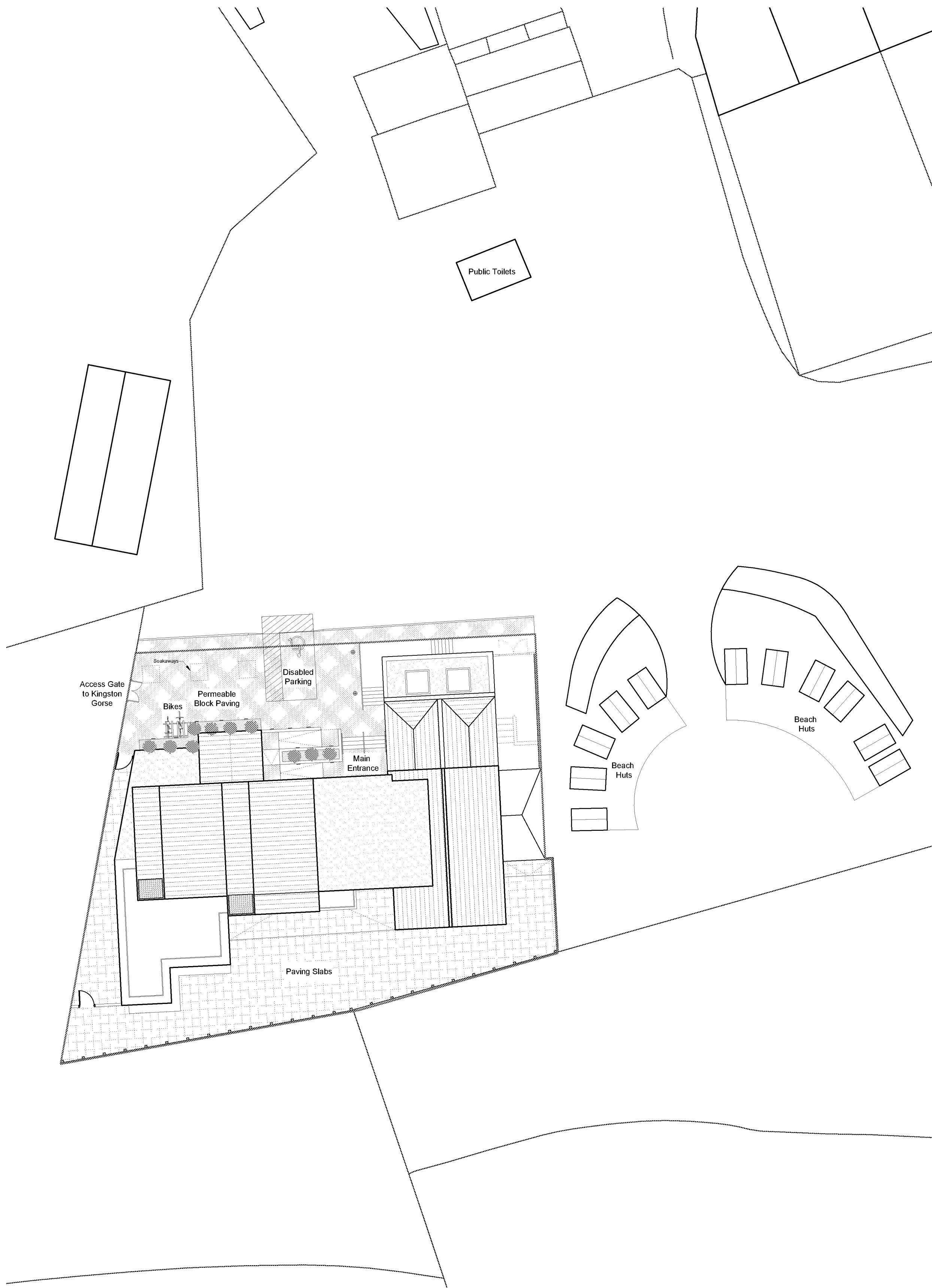
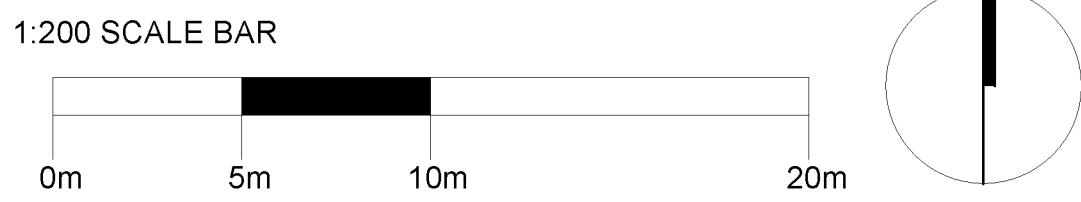
## Appendix C

### Topographic Survey & Architect's Scheme Drawings





01 Existing Site Plan  
Scale: 1:200



02 Proposed Site Plan  
Scale: 1:200

- Notes
- All dimensions must be checked on site and not scaled from this drawing, apart from the local authority.
  - Any works commencing on site prior to obtaining full planning and building regulation approval including full condition discharge, is entirely at the client's / contractor's risk.
  - The contractor is responsible for taking and checking all levels and dimensions prior to ordering materials and starting work on site.
  - Any discrepancies are to be reported to OM Architectural Design prior to commencing any works.
  - All building work is to be carried out in accordance with building regulations and to the satisfaction of the local authority and as such additional unforeseen building works may be required on site.
  - These drawings do not constitute full working drawings.
  - All drawings are copyright of OM Architectural Design and may not be copied or reproduced by any third party without prior written consent.

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| Rev | Date + notes                      | Drawn | Checked |

OM Architectural Design

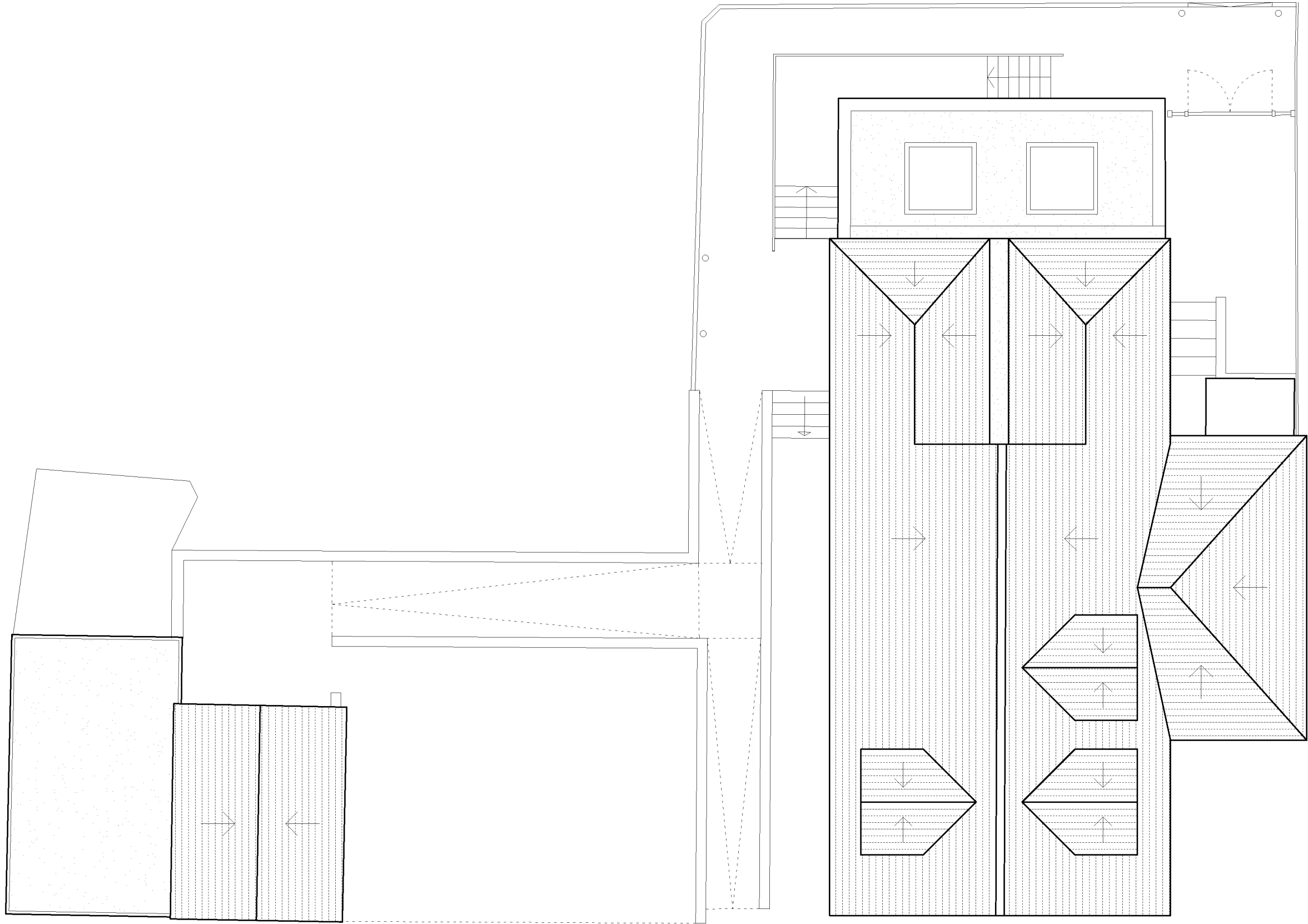
Works House, Station Road, Angmering, BN16 3AA  
Tel: 07590 508302  
E-mail: info@olivermcgowan.co.uk

Project  
Bluebird Café  
Ferring

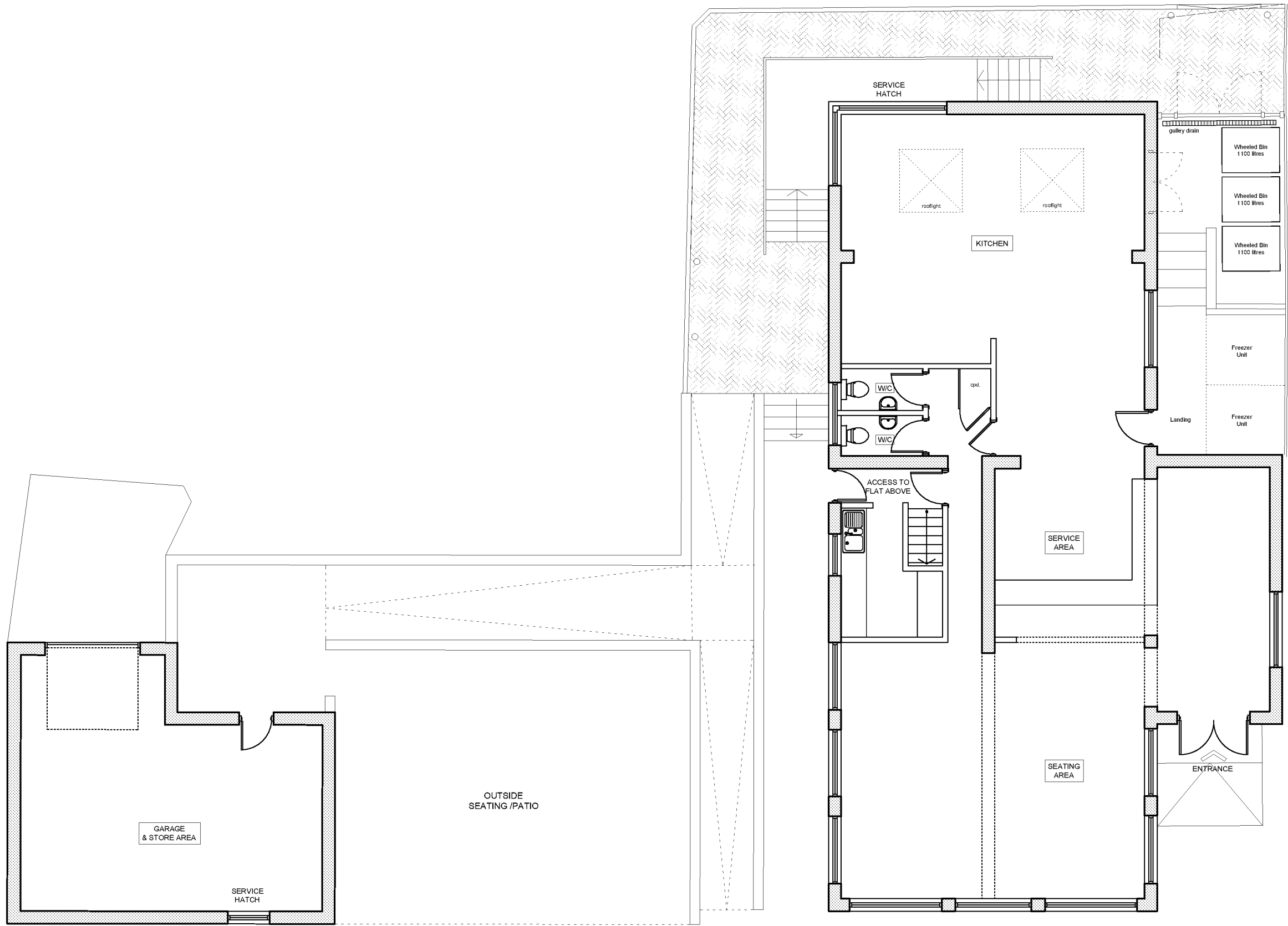
Drawing  
Existing & Proposed Site Plans

|          |         |           |
|----------|---------|-----------|
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| BCA      | 1002    | 00        |
| Scale(s) | Size    | Date      |
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| Drawn    | Checked |           |
| STB      | OM      |           |

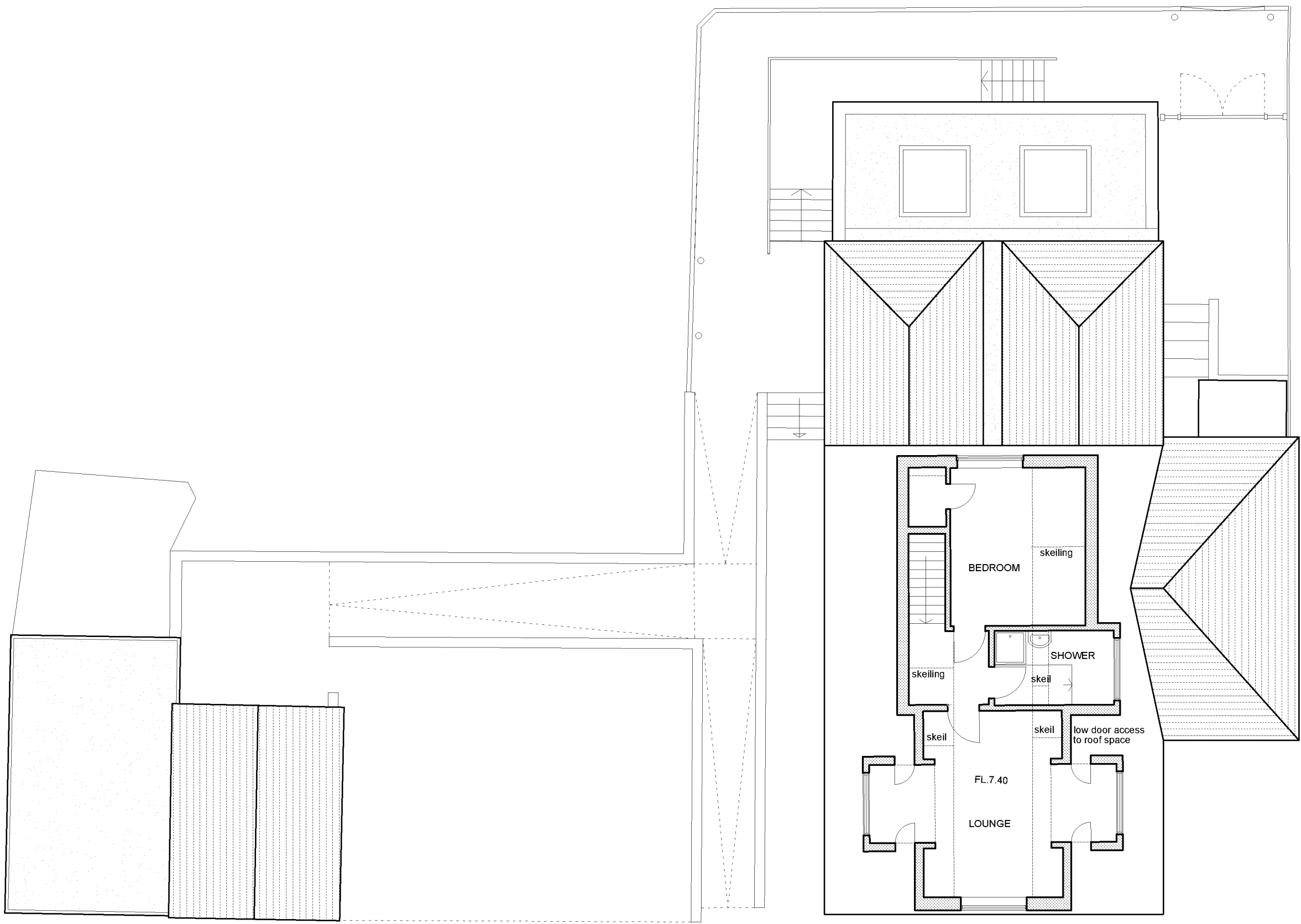
Status  
Planning



03 EXISTING ROOF PLAN  
2000 Scale: 1:100

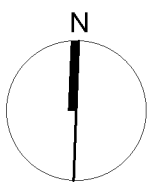
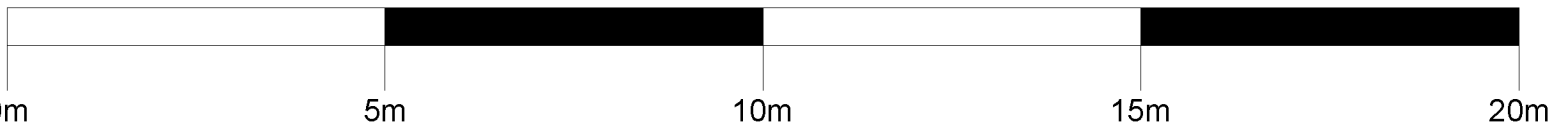


01 EXISTING GROUND FLOOR PLAN  
2000 Scale: 1:100



02 EXISTING FIRST FLOOR PLAN  
2000 Scale: 1:100

1:100 SCALE BAR



#### Notes

- All dimensions must be checked on site and not scaled from this drawing, apart from the local authority.
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00 02 August 2018 STB OM  
Planning Issue.

Rev Date + notes Dwn Ckld

OM Architectural Design

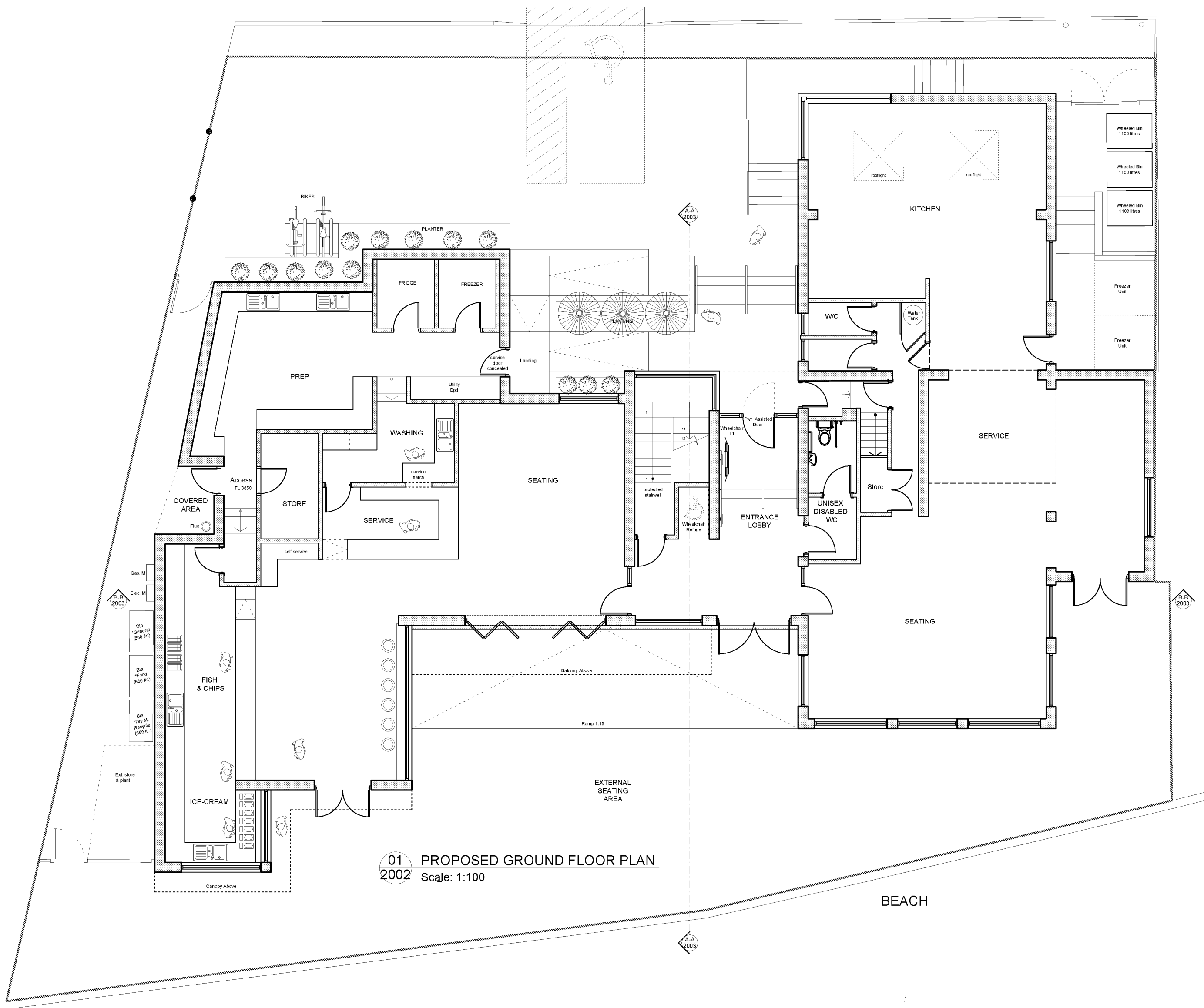
Works House, Station Road, Angmering, BN16 3AA  
Tel: 07590 506302  
E-mail: info@olivermcgowan.co.uk

Project  
Bluebird Café  
Ferring

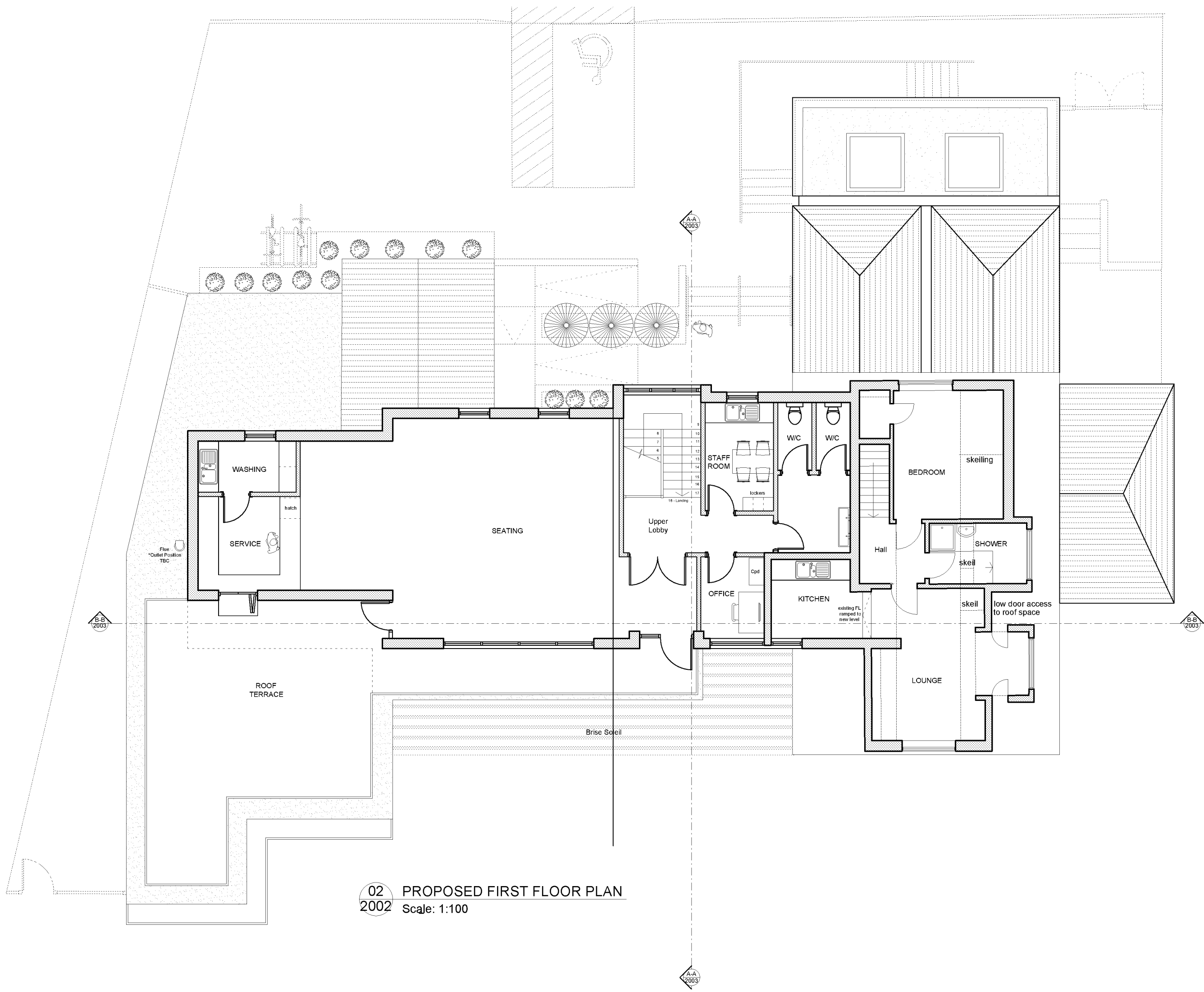
Drawing  
Existing Plans

| Job Ref  | Dwg No | Revision  |     |      |
|----------|--------|-----------|-----|------|
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| Scale(s) | Size   | Date      | Dwn | Ckld |
| 1:50     | A1     | July 2018 | STB | OM   |

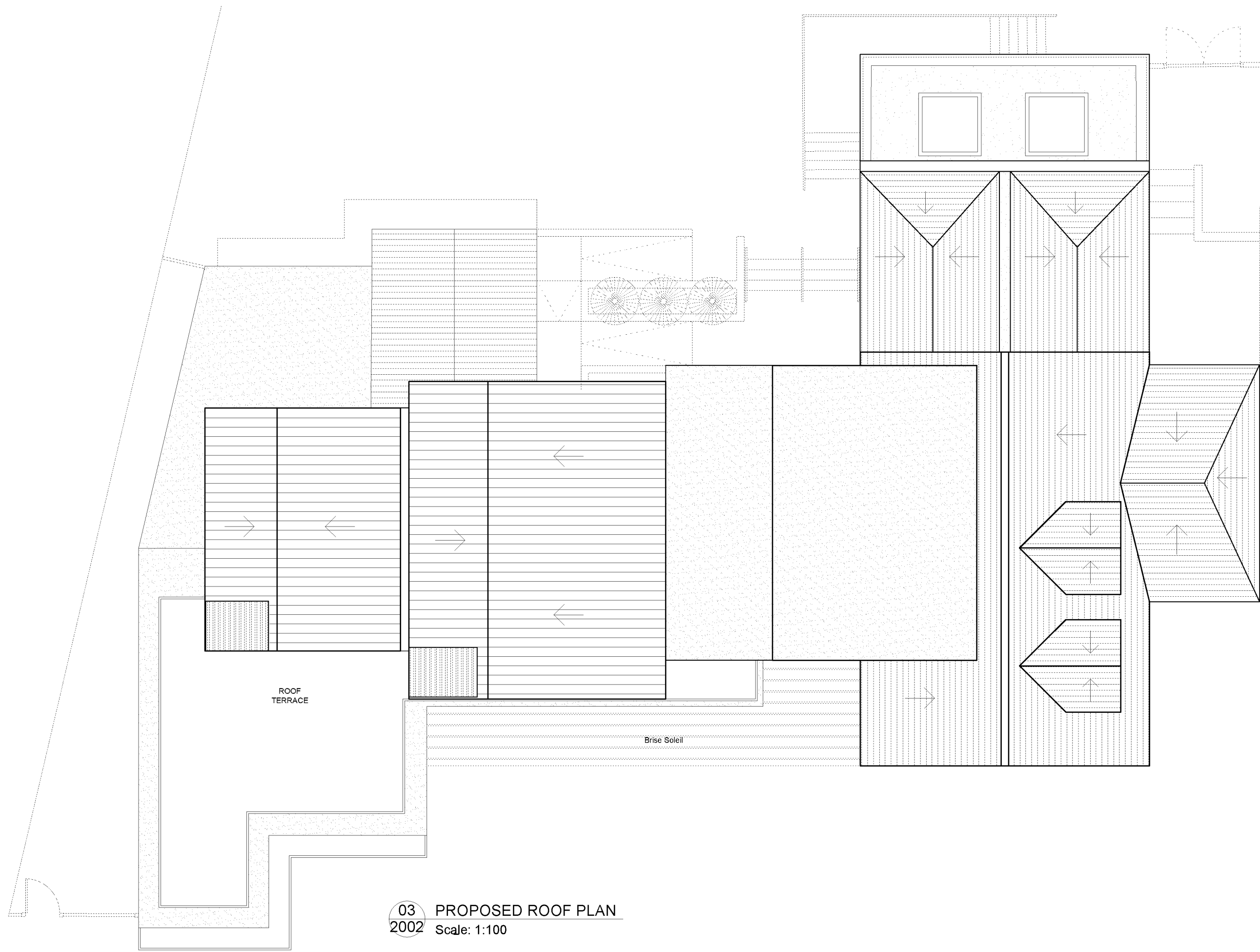
Status  
Planning



01  
2002  
PROPOSED GROUND FLOOR PLAN  
Scale: 1:100



02  
2002  
PROPOSED FIRST FLOOR PLAN  
Scale: 1:100



03  
2002  
PROPOSED ROOF PLAN  
Scale: 1:100

- Notes
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00 02 August 2018 STB OM  
Planning Issue.

Rev Date + notes Dwn Chkd

OM Architectural Design

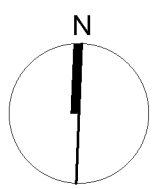
Works House, Station Road, Angmering, BN16 3AA  
Tel: 07590 506302  
E-mail: info@golvemcgowan.co.uk

Project  
Bluebird Café  
Ferring

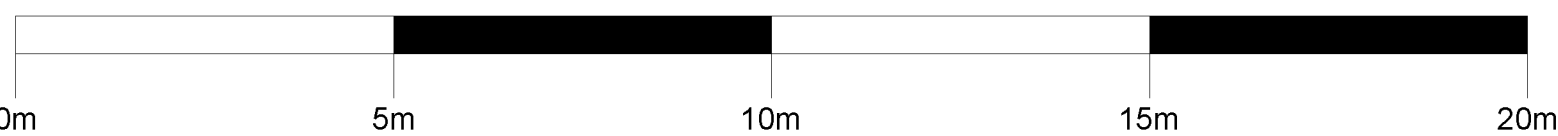
Drawing  
Proposed Plans

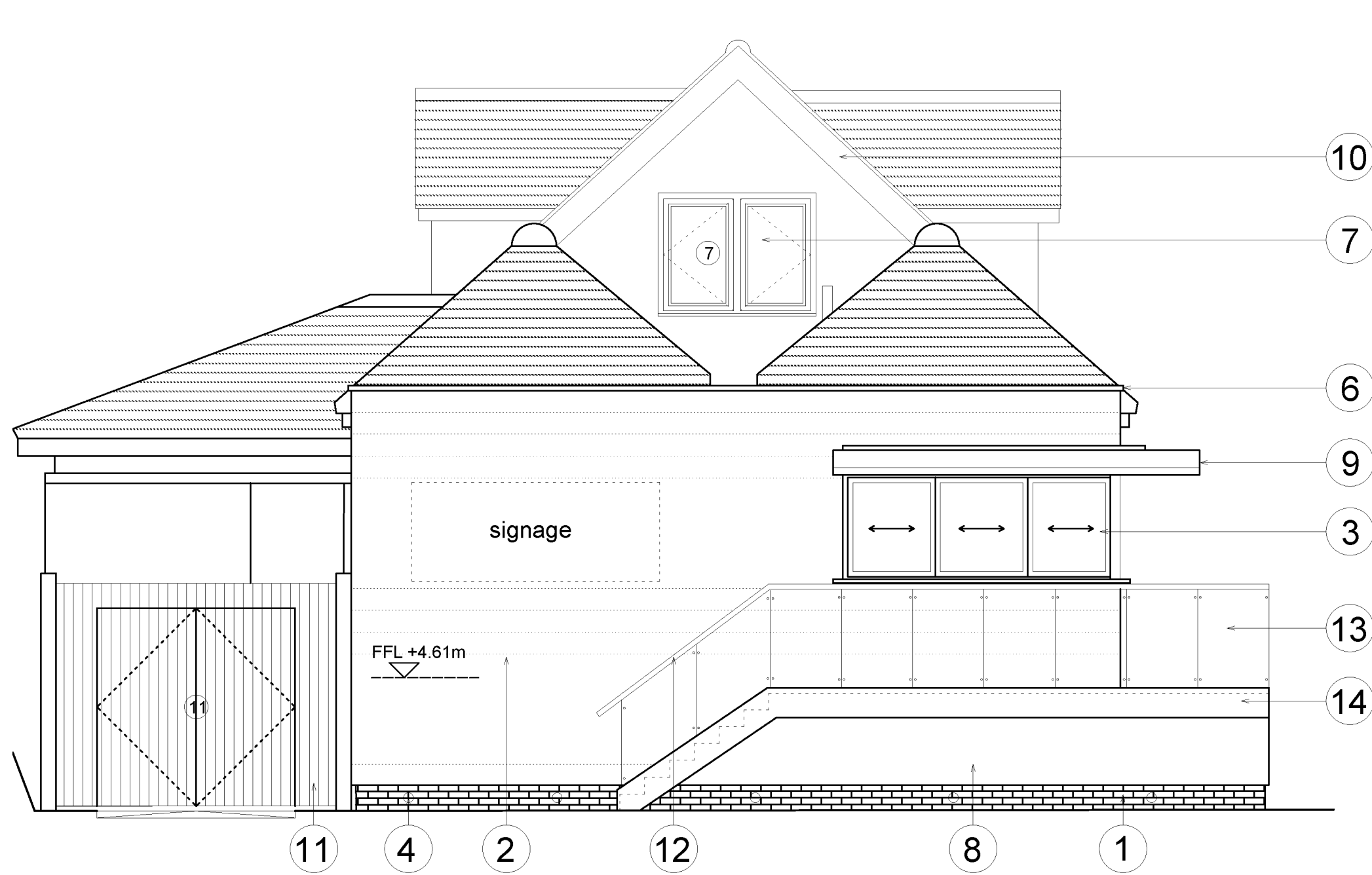
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| Dwn      | Chkd   | STB OM    |

Status  
Planning

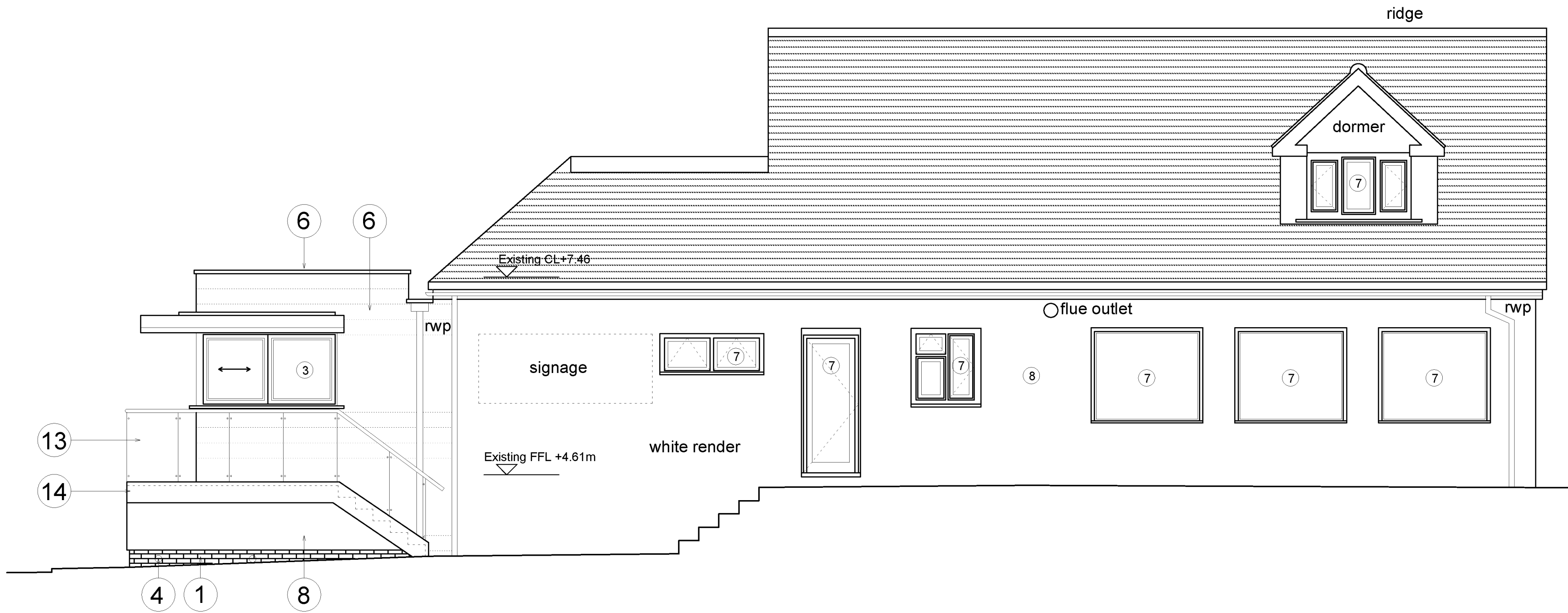


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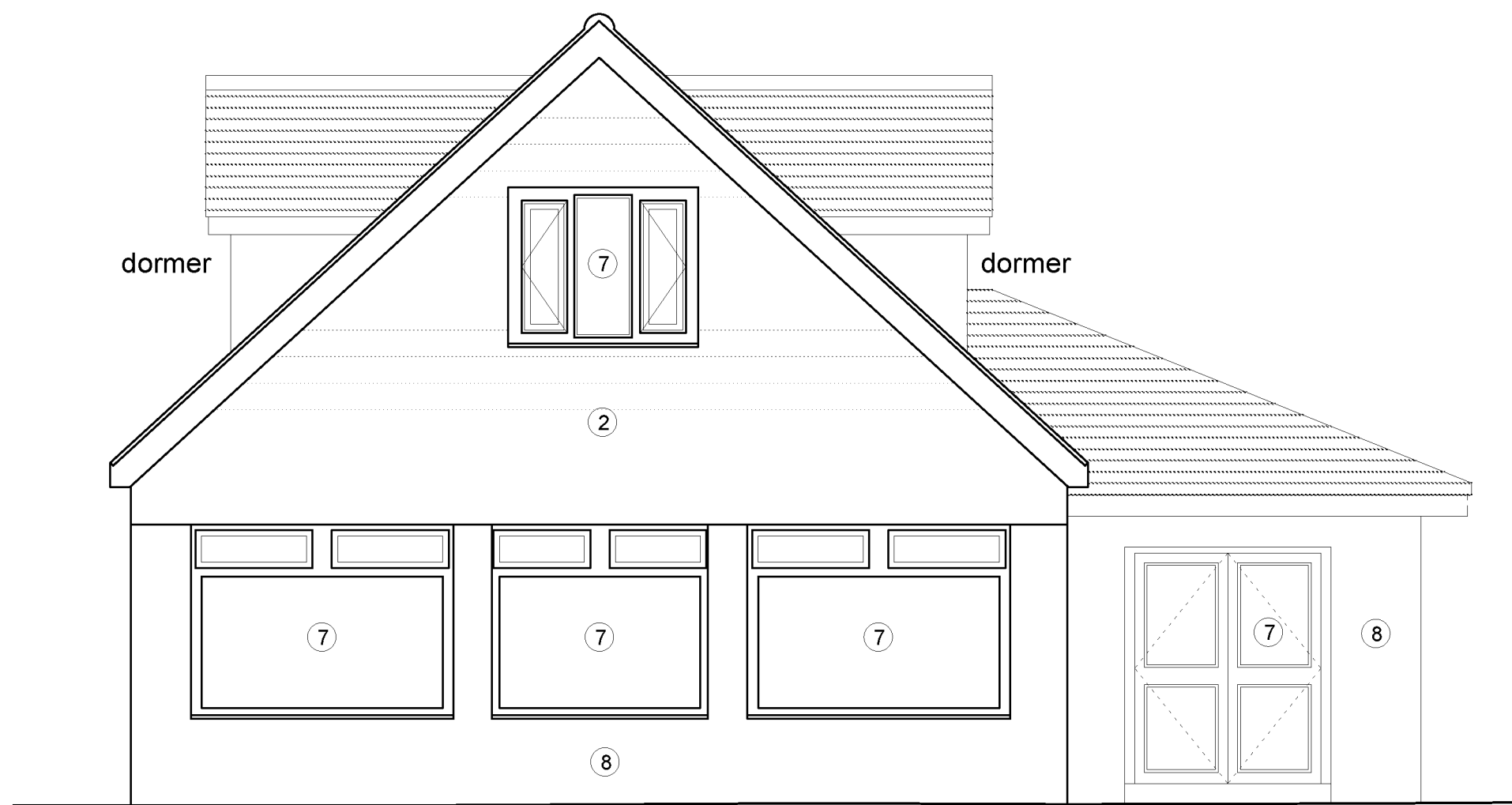




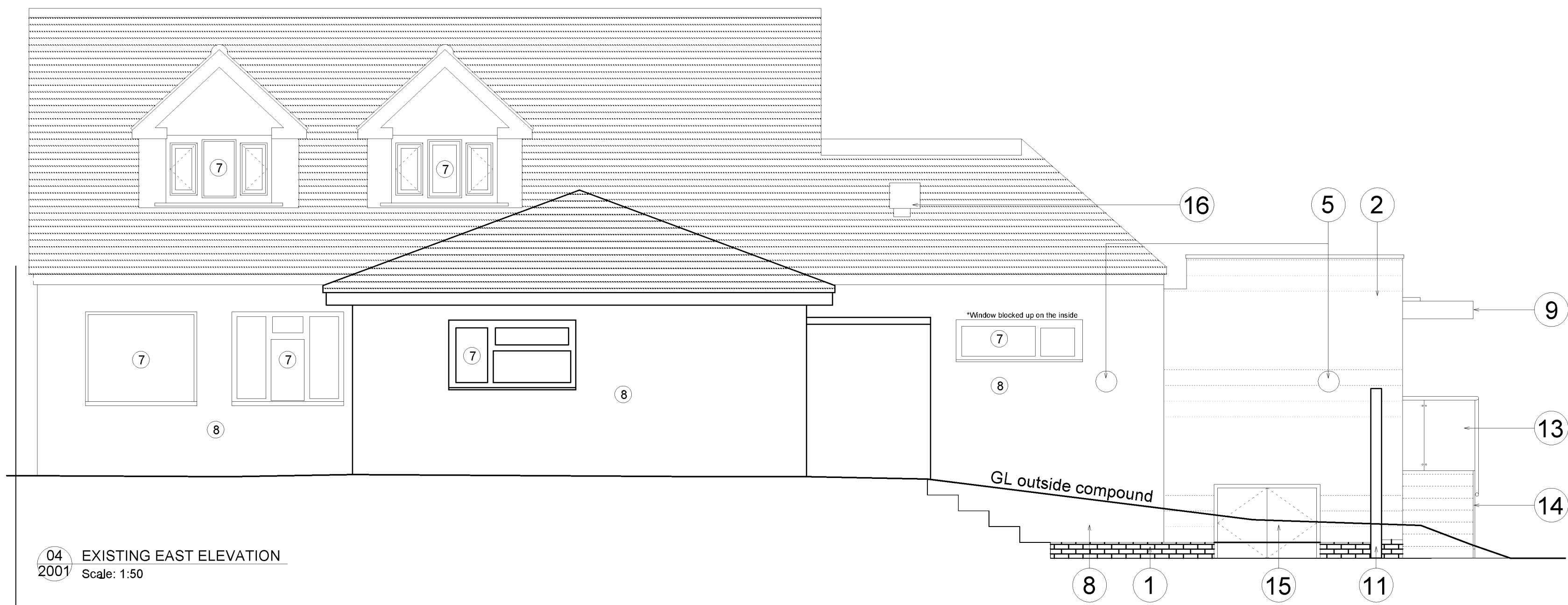
01 EXISTING NORTH ELEVATION  
2001 Scale: 1:50



02 EXISTING WEST ELEVATION  
2001 Scale: 1:50



03 EXISTING SOUTH ELEVATION  
2001 Scale: 1:50



04 EXISTING EAST ELEVATION  
2001 Scale: 1:50

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Material Key:

1. Itstock Engineering brick - Smooth Slate blue
2. Marley Element Cedar
3. Aluminium window system - PPC finish RAL 7015
4. Low wattage brick lights
5. Low wattage wall lights
6. Metal coping - RAL 7015
7. Double glazed window units - UPVC finish (white)
8. White render - K-Rend
9. Silicone FT Brilliant White
10. PPC (RAL 7015) Canopy - with integrated downlights & security shutter - Shutter and casing RAL 7015
11. Bargeboard
12. Timber fence, gate and posts - Finish Roseal Wood Sage
13. Sain Stainless steel handrail
14. Glazed balustrade system
15. PPC (RAL 7015) galvanneal stair / gully - with permeable walkway
16. Gas meter enclosure and storage - louvered ppc doors (dark grey)
17. Kitchen extractor flue

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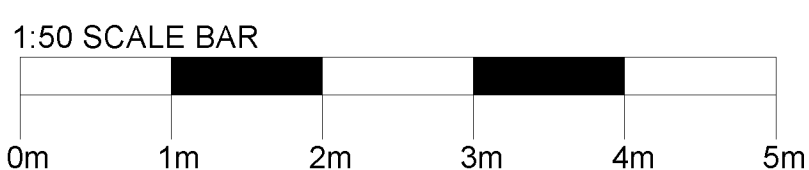
Project  
Bluebird Café  
Ferring

Drawing  
Existing Elevations

Job Ref Dwg No Revision  
BCA 2001 00

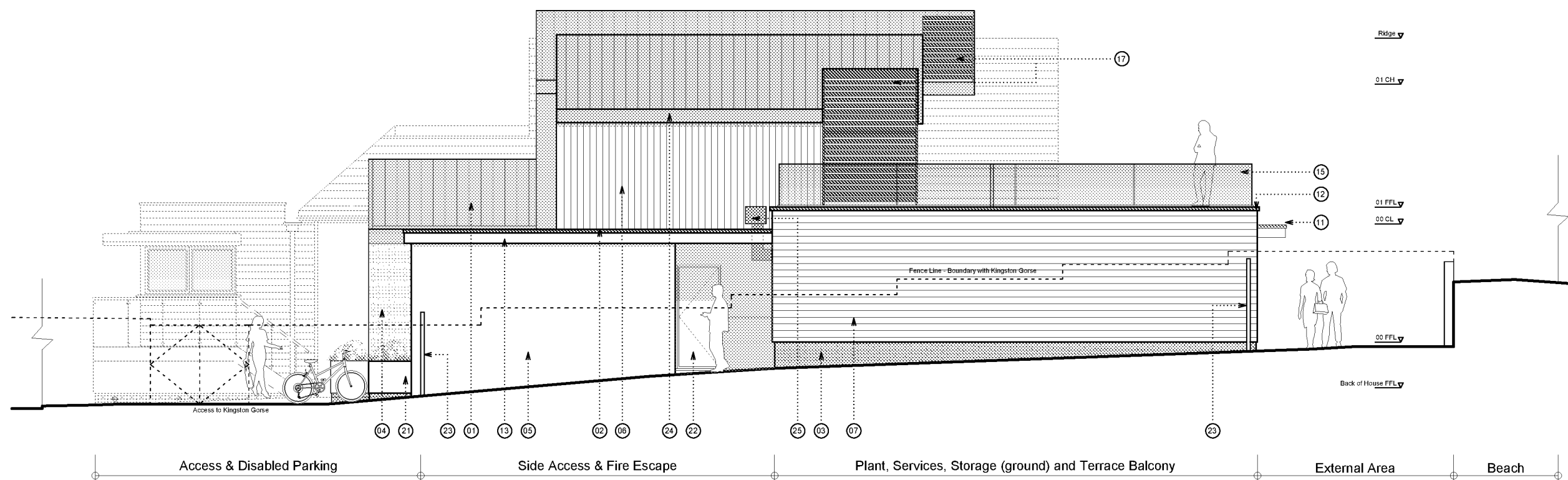
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Status  
Planning





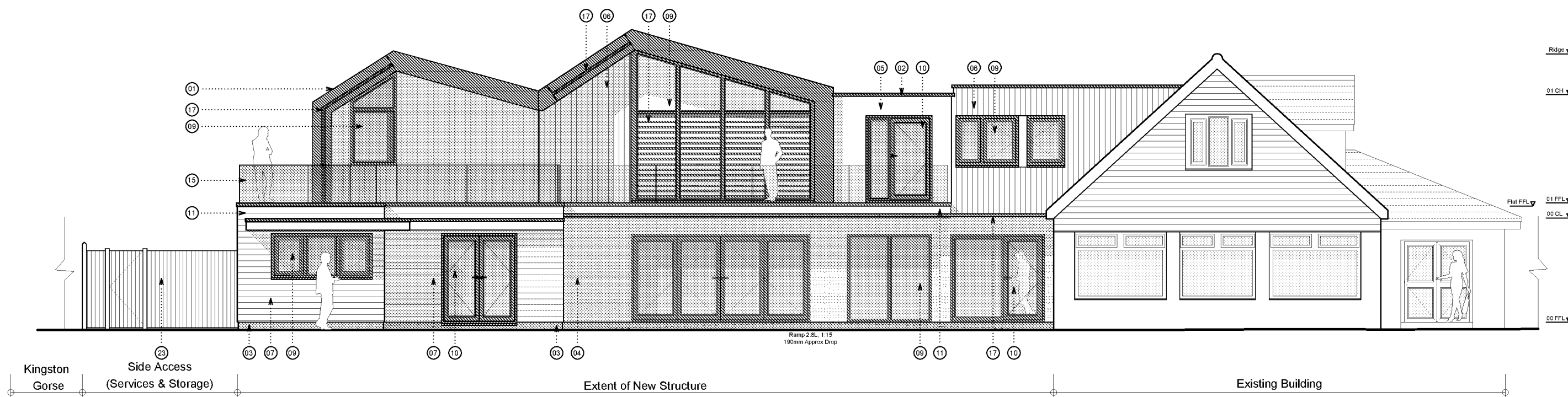
01 PROPOSED NORTH ELEVATION  
2003 Scale: 1:100



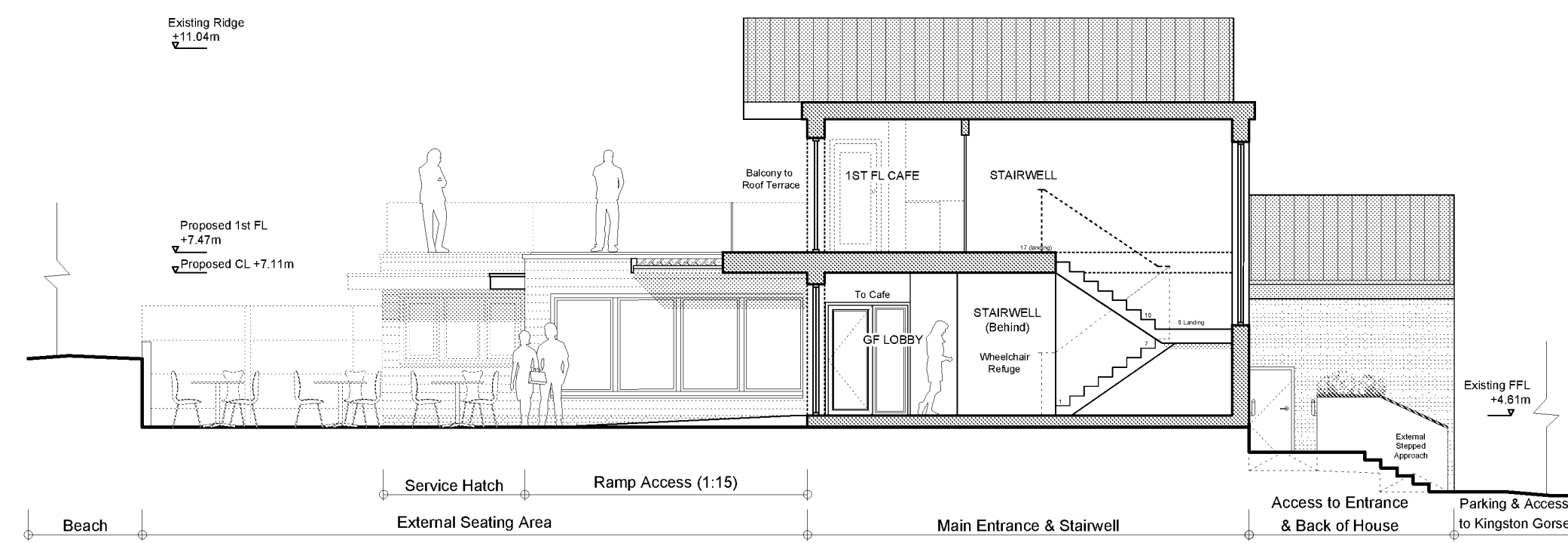
02 PROPOSED WEST ELEVATION  
2003 Scale: 1:100



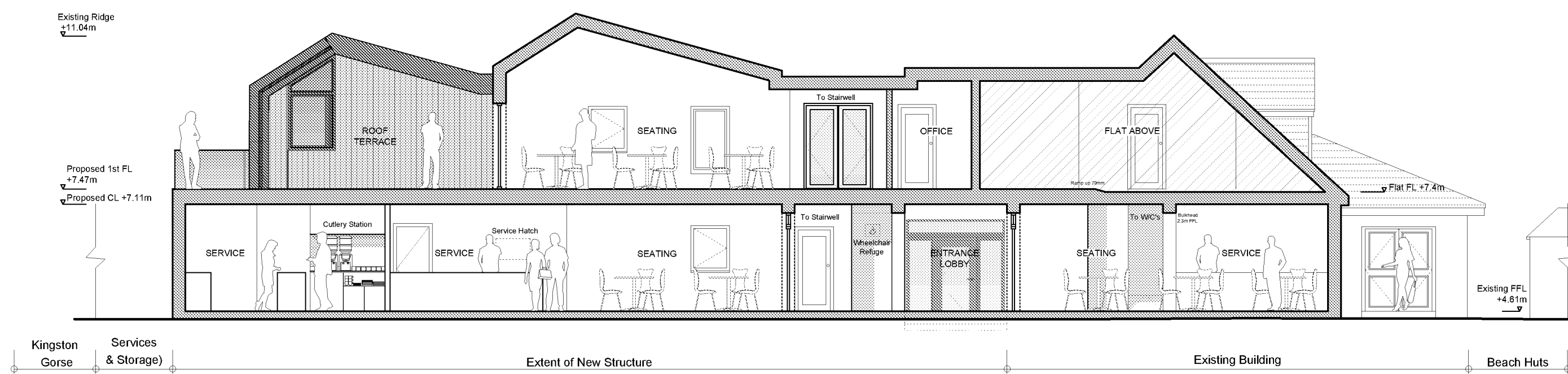
03 PROPOSED EAST ELEVATION  
2003 Scale: 1:100



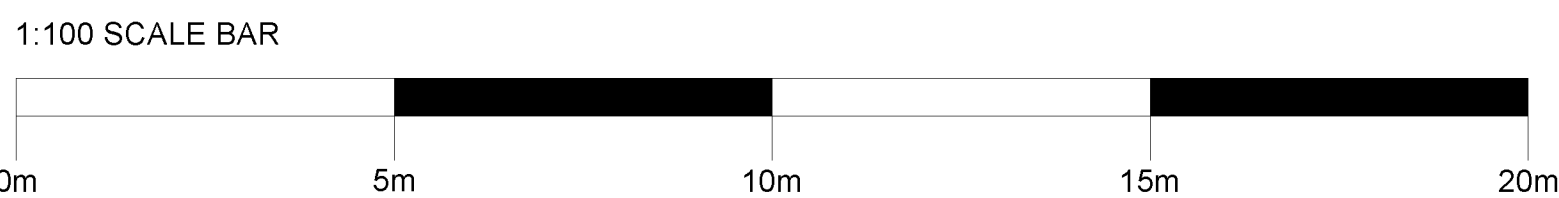
04 PROPOSED SOUTH ELEVATION  
2003 Scale: 1:100



05 SHORT SECTION A-A  
2003 Scale: 1:100



06 LONG SECTION B-B  
2003 Scale: 1:100



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KEY

- 01 Cladding/Standing Seam Roof (dark grey)
- 02 GRP Flat Roof (black)
- 03 Istock Engineering Brickwork (smooth slate blue)
- 04 Brickwork & Mortar
- 05 K Rend Silicone FT Finish (brilliant white)
- 06 Vertical Treated Timber Cladding
- 07 Marley Eternit Cedar Weatherboard (light blue/grey)
- 08 PPC Aluminium Glazed Curtain Wall System (RAL 7015)
- 09 PPC Aluminium Windows (RAL 7015)
- 10 PPC Aluminium Doors (RAL 7015)
- 11 PPC Canopy - with integrated downlights & security shutter and casing (RAL 7015)
- 12 Metal coping (RAL 7015)
- 13 Facia/Soffit boards (uPVC white)
- 14 UPVC Rainwater Goods (black/grey)
- 15 Balcony Glazing System
- 16 Satin Stainless steel handrail
- 17 Proprietary Brise Soleil System
- 18 Balcony/Canopy Str. Posts (RAL 7015)
- 19 Low wattage brick lights
- 20 Low wattage wall lights
- 21 Planting
- 22 Access Door (Treated Timber)
- 23 Timber fence, gate and posts
- 24 - Finish Ronseal Wood Sage
- 25 Cement Fascia Board (slate grey/black)
- 26 Extrador flue
- 27 Cycle Store

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Planning Issue.

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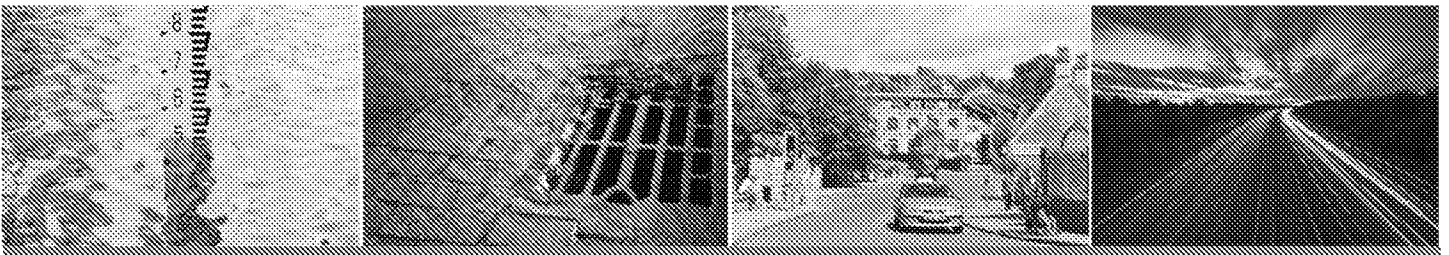
Project  
Bluebird Café  
Ferring

Drawing  
Proposed Elevations and Section

Job Ref Dwg No Revision  
BCA 2003 00

Scale(s) Size Date Dwn Chkd  
1:50 A1 July 2018 STB OM

Status  
Planning



## Drainage - Flood Risk - Highways - Transport

GTA Civils, Gloucester House, 66a Church Walk, Burgess Hill, West Sussex, RH15 9AS

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