A&M Architectural Partnership LLP

Flood Risk Assessment

Removal and replacement of Balcony to South Facing Elevation.

Marine View, Third Avenue, Felpham, West Sussex, PO22 7LN

Client: Mr Andy Pope
Project Ref: 5034
Issue: One
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Introduction

This is a Flood Risk Assessment to accompany a Householder Application for a replacement of a first floor balcony. The requirement of the Flood Risk Assessment is based on the site being contained within a Flood Zone 3.

This flood risk assessment identifies the risks of the flooding and does not deal with the probability of flooding.

Application Site

The site is located within the seaside at Third Avenue, Felpham.

The building is a two storey residential dwelling and has immediate access from the public highway (Third Avenue).

The existing entrance to the dwelling is from the Third Avenue on the Eastern side and is proposed to be maintained.

Proposed Works

DESCIPTION OF THE PROPOSALS.

The proposed works include the following:

- Removal of existing balcony including steel support posts, balustrade and privacy screen.

- Construction of a new balcony with facing brickwork support columns and horizontal cladding to fascia to match existing house.

- New toughened glass balustrade and privacy screen.

- Enlarged opening for the first floor living room to allow a new sliding door installation.

- Horizontal Cedral cladding to the south and east elevations on the first floor turret.

Flood Risk Assessment

FLOOD RISK FROM SEA.

The National Planning Policy Framework defines three levels of flood risk depending upon the annual probability of flood occurring.

Flood Zone 1 – Low probability (<0.1%)

Flood Zone 2 – Medium probability (0.5 - 0.1% chance of flooding from the sea)

Flood Zone 3 – High probability (>0.5% chance of flooding from the sea)

The site is within the Flood Zone 3. The Environment Agency Flood Risk Map indicates that probability for flooding is high (>0.5% chance) See figure 1.

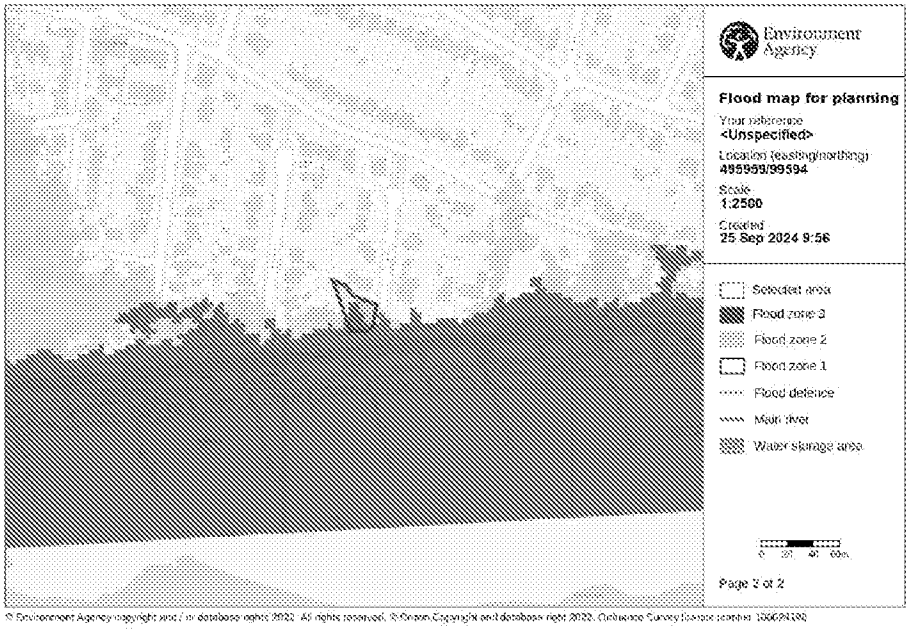

Figure 1. Extract from E.A Flood Mapping for Planning

FLOODING FROM SURFACE WATER FLOWS

The Environmental Agency has online interactive map which shows the risk of flooding from surface water. See figure 2.

This map shows that the site is in an area that is defined as having no risk as there are no surface water flooding indicated within a 15 metre of the property. The proposal does not create a risk of flooding and the proposed development will be 2.8m above the ground level to the first floor level.

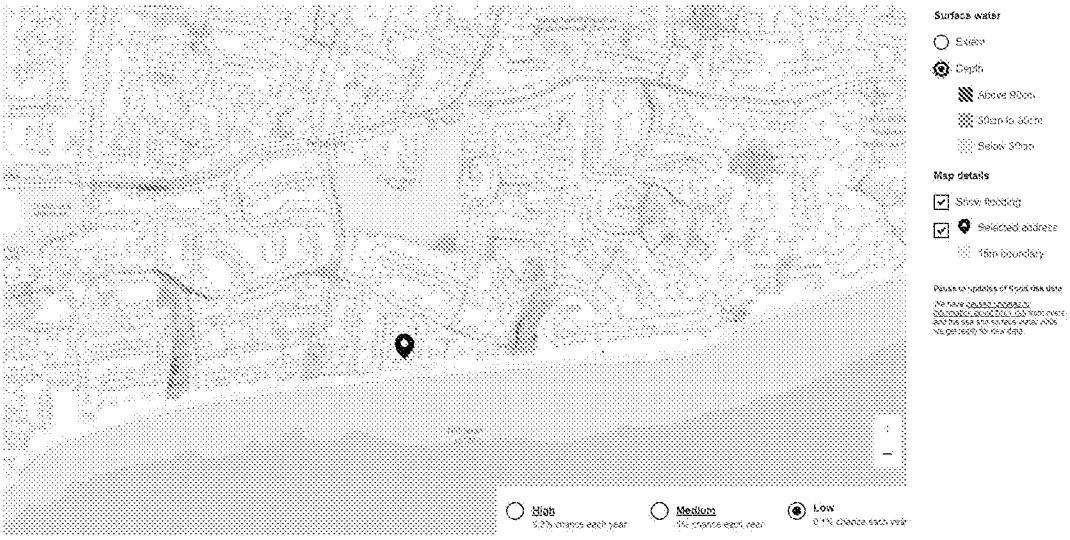

Figure 2. Environmental Agency Map – Extent of flooding from surface water.

(Site Location indicated as Pinpoint)

Conclusion

The proposal should have limited danger prospects as it is contained on the first floor, and it is at least 2.8m above the considered maximum flood level. Therefore, if such an event as flooding were to occur the occupants would be a considerable height above any water level. There is no habitable accommodation being formed as part of this application.

The proposed balcony design incorporates a surface water drainage channel system to the balcony which discharges to downpipes positioned behind the supporting columns. This drainage feature is specifically intended to manage water runoff effectively by channelling it into the sites existing surface water drainage network. By directing water away from balcony surface, this system will reduce the risk of water accumulation, thereby further mitigating potential flooding risks across the site. This approach ensures enhanced water management and contributes to overall site safety and longevity.

It is therefore considered that the proposal will provide the overall benefit for the residents with no increase in flood risk to the site or surrounding area.