



Alterations and Improvements

Abergail, Clyde Road

Felpham, Bognor Regis

West Sussex PO22 7AH

Flood Risk Assessment

On behalf of

Tom Barnes

June 2018
1796-R1

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ABERGAIL
CLYDE ROAD, FELPHAM, BOGNOR REGIS
WEST SUSSEX PO22 7AH

ALTERATIONS AND IMPROVEMENTS

Flood Risk Assessment

1. Background

- 1.1 This report has been produced on behalf of Tom Barnes, in support of a retrospective planning application for the carrying out of alterations and improvements to the property known as Abergail in Clyde Road. We are informed that it was split into two distinctive units in 1952 to serve the residing families and has remained as two separate flats since that time.
- 1.2 The report concerns flood risk and has been prepared generally in accordance with Technical Guidance to the National Planning Policy Framework, March 2012 and on-line advice and guidance from the Environment Agency.
- 1.3 The drawings supporting this report are as follows:
- Dwg. No. 1796/L1.1 – Location and Site Plans
 - Dwg. No. 1796/F1.1 – Ground Floor Plan
 - Dwg. No. 1796/F2.1 – First Floor Plan
 - Dwg. No. 1796/F3.1 – Second Floor Plan

2. The Site

- 2.1 The site is located between Clyde Road to the south and Canning Road to the north in the village of Felpham. The Beachcroft Hotel is immediately adjacent to the east. The foreshore is just some 50m southeast from the dwelling
- 2.2 It has an area of approximately 600m².and is a semi-detached dwelling with vehicular access onto Canning Road and pedestrian access onto Clyde Road. The floor level of the existing dwelling is at 4.11m AOD (Above Ordnance Datum).
- 2.3 The site is in an established residential area. See Drawing No. 1796/L1.1 for a Location Plan. The OS Grid Reference is SZ 9487 9935.

3. Topography

- 3.1 A full topographic survey has not been carried out but a few ground levels have been established as indicated on Dwg. No 1796/L1.1. These show that the site lies at an average level of around 3.95m AOD and is fairly flat.

4 The Development

- 4.1 The development back in 1952 comprised the splitting of the house into two separate flats for the two families that resided there and we are informed that it has remained as such since then. We are not aware that the alterations had any effect on the occupancy of the building or that any additional bedrooms were formed.
- 4.2 The floor layouts are indicated on the attached plans, Drawing Nos. 1796/F1.1, F2.1 and F3.1.

5. Flooding Discussion

- 5.1 The site is shown to lie partly in Flood Zones 1 and 2 on the Environment Agency's flood map for planning as indicated below. This is a tidal flood risk assuming that no flood defences are in place and it shows flood water extending up to and around the dwelling.



- 5.2 The tidal flood risk here is considered to be low as the area has the benefit of substantial sea and coastal defences, provided and maintained at public expense. Whilst some splash over can be expected in storm conditions, the main risk here is considered to be fluvial from the Aldingbourne Rife, where a peak flood level of around 2m AOD can be expected.

- 5.2 The site is shown to be at a very low risk (in excess of 1,000 possibility in any one year) of surface water flooding as indicated below.

Legend



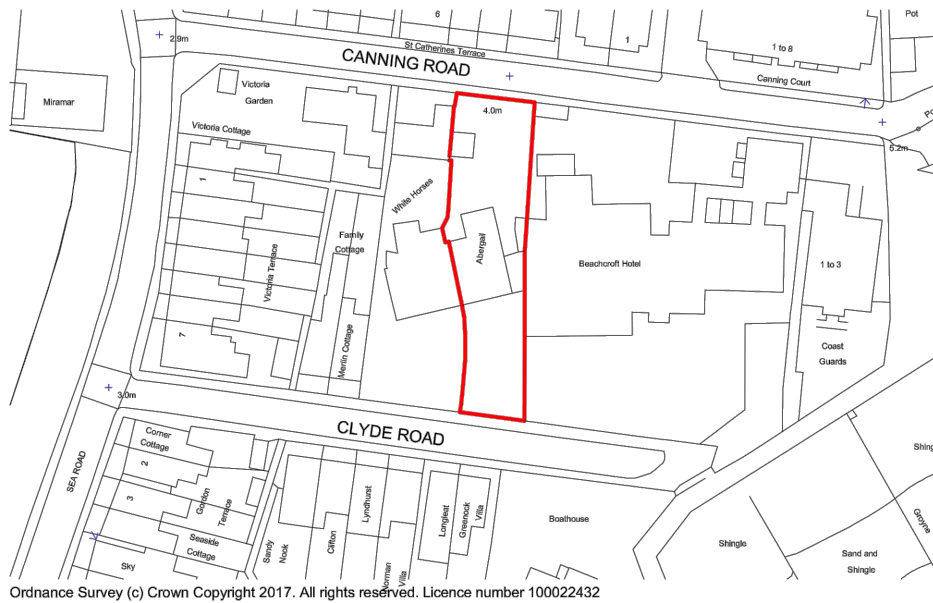
6. Foul and Surface Water Drainage

- 6.1 Foul drainage from the existing building drains to the public sewer in Canning Road and surface water drains to soakaways.

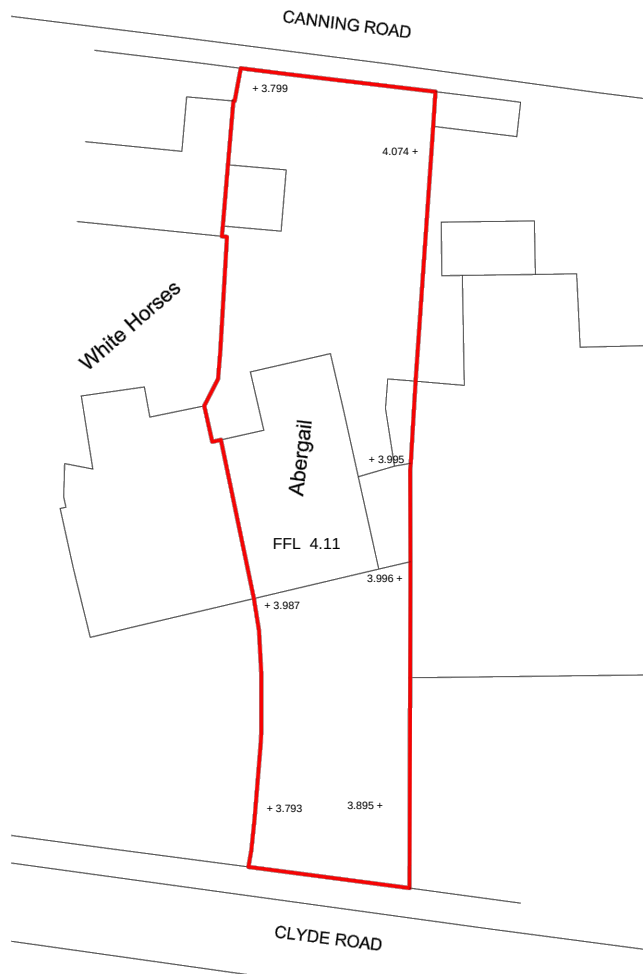
7. Conclusions and Recommendations

- 7.1 The site is shown to lie in Flood Zones 1 and 2 on the Environment Agency's Flood Map for Planning and a site-specific Flood Risk Assessment has been carried out in accordance with Technical Guidance to the National Planning Policy Framework.
- 7.2 The Flood Risk Assessment has shown that the dwelling is sited on land with an average level of 3.95m AOD, which appears to place it in Flood Zone 1/2 for tidal flooding as indicated on the Environment Agency's Flood Map. However, this flood map ignores the presence of defences, which are currently in place here to a top level of approximately 5.3m AOD with rear splash walls at around 5.9m AOD.
- 7.3 The main flood risk here is considered to be fluvial from the Aldingbourne Rife, where flood levels of around 2m AOD can be expected. The floor level of the dwelling is at 4.11m AOD, which is considerably above this.

1796-R1



LOCATION PLAN - 1/1250



SITE PLAN - 1/500



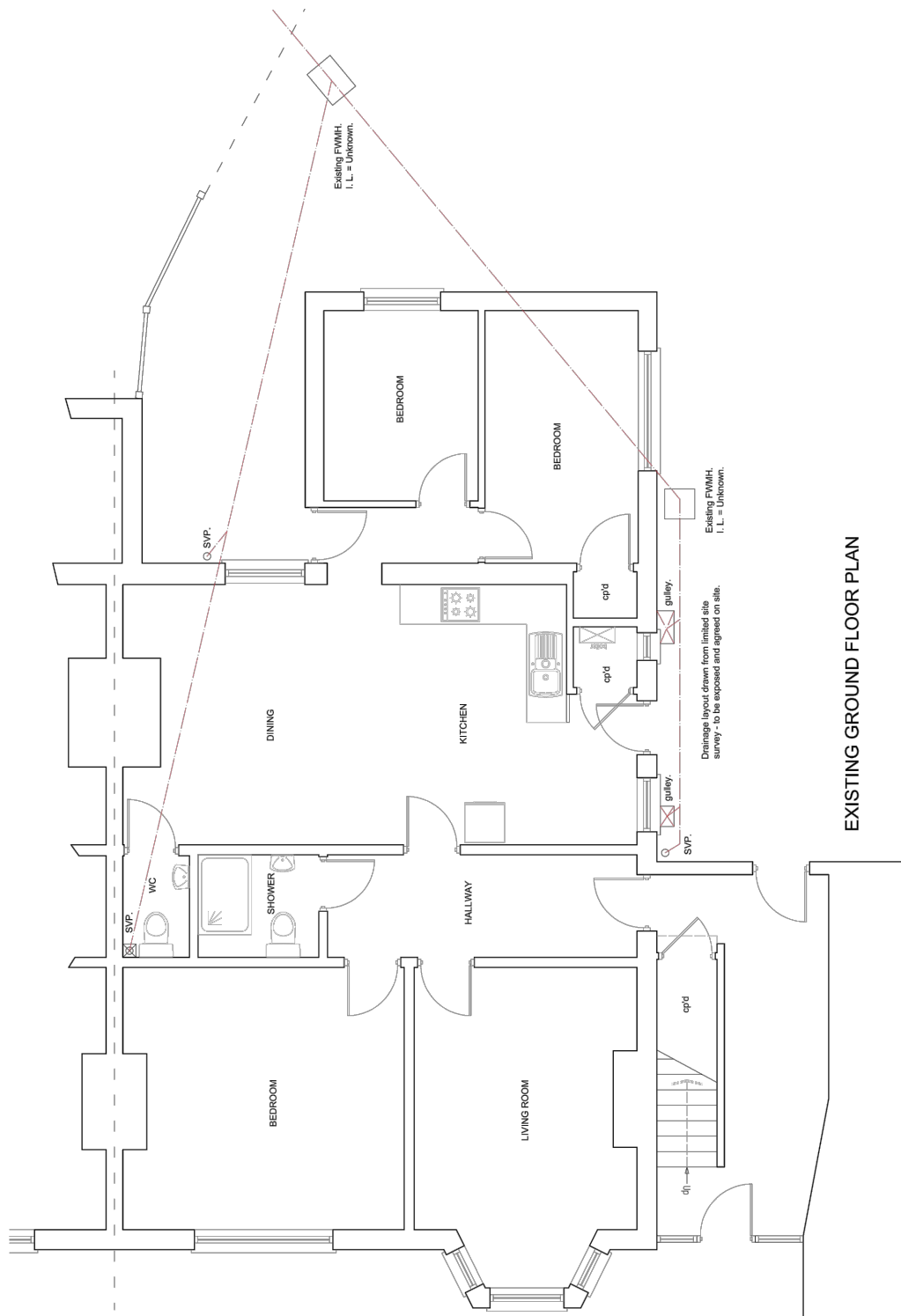
SUSSEX BUILDING CONSULTANCY LIMITED
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 SCALE - 1/1250 REV - DATE - 05/11/2017



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Client	Tom Barnes				
Project	Abergail, Clyde Road, Felpham				
-	Original	PC	RTFC	28.6.18	
Rev.	Description	App.	Chk.	Drn.	Date

Title Location and Site Plans				
Scale	As shown	At original	A4	© Robert Clark Associates Ltd
Drawing Number	1796/L1.1			Revision
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EXISTING GROUND FLOOR PLAN



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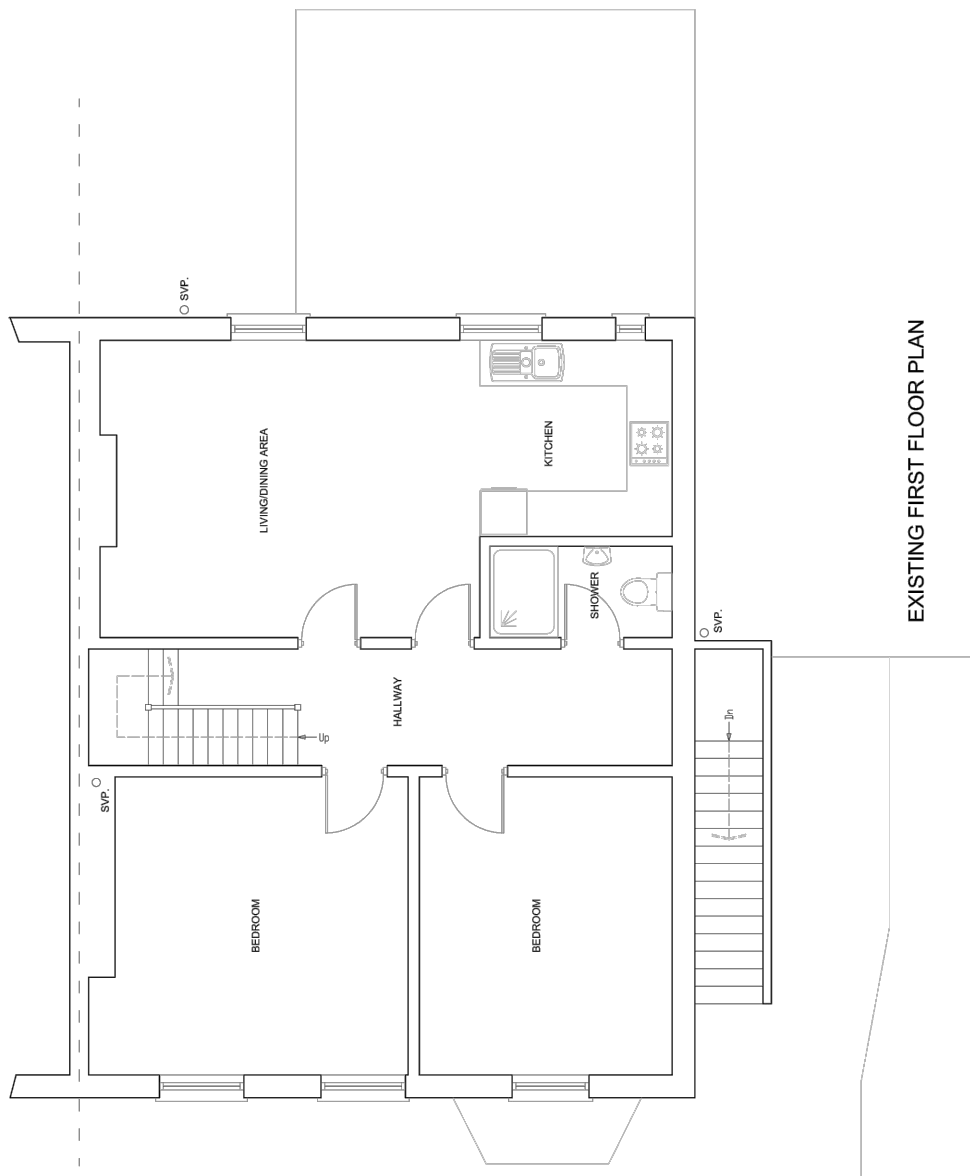
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Title				Existing Ground Floor Plan	
Scale	As shown	At original	A4	© Robert Clark Associates Ltd	
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EXISTING FIRST FLOOR PLAN



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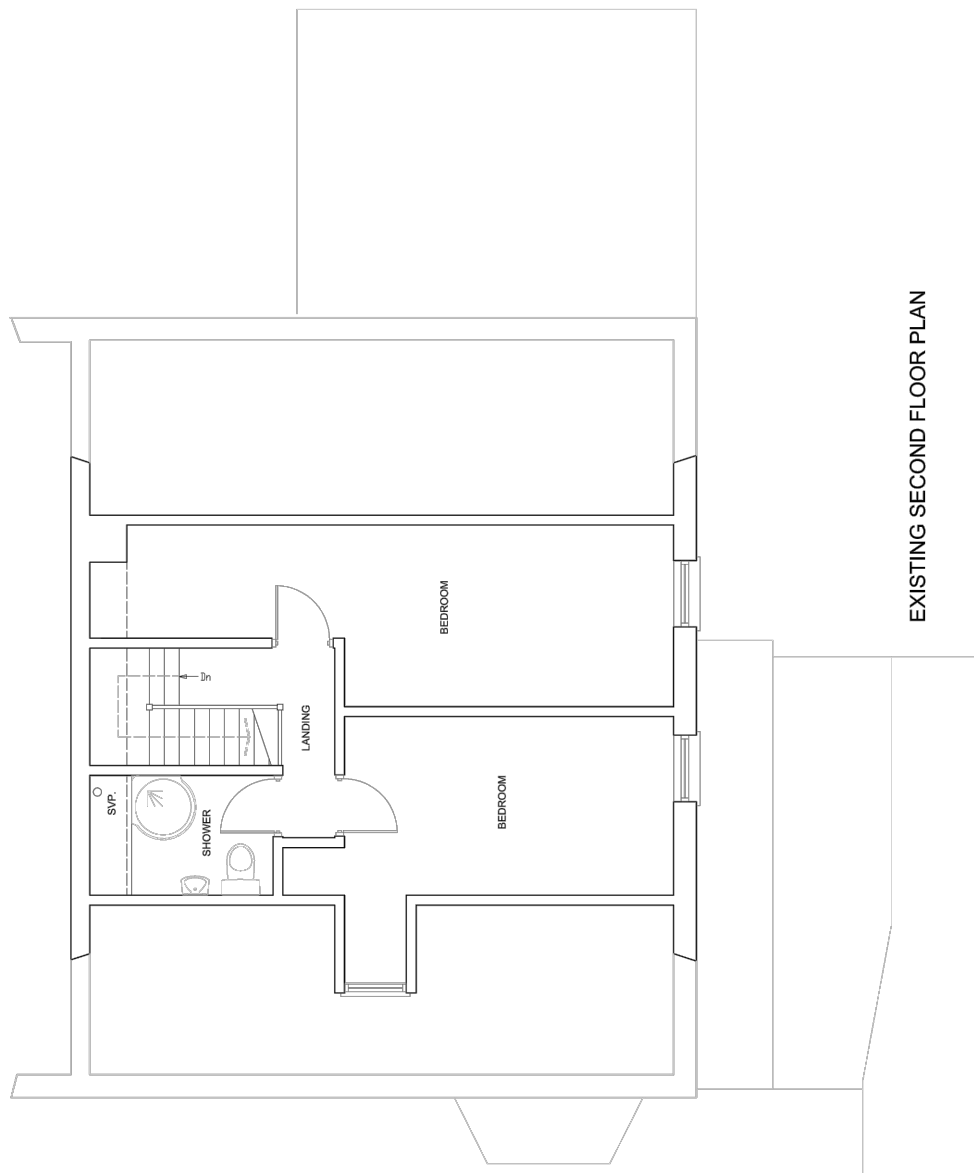


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Title
Existing First Floor Plan

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EXISTING SECOND FLOOR PLAN

SCALE 0 1 2 3 4 5 METRES

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Title	Existing Second Floor Plan			
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