

56 & 57 Pier Road, Littlehampton, West Sussex

Proposed conversion of existing restaurant into 2No. 1-bed apartments

Flood Risk Assessment

Introduction

This assessment has been prepared by the applicant to consider the flood risk to the proposed development and the impact that the development may have in relation to flooding in adjacent areas and water courses.

The property is within Flood 3a Zone.

Application Site

The existing ground floor property consists of Nos. 56 and 57 Pier Road in Littlehampton. Both addresses have been used in the past as a single restaurant known as River Breeze. The restaurant has been shut for a few years and recently the upper floors have been converted into apartments.

Several planning applications have been submitted for various changes of use.

The site is accessed directly from Pier Road and is bounded by Pier Road to the west of the site, and existing commercial and residential buildings to the north, east and south of the site.

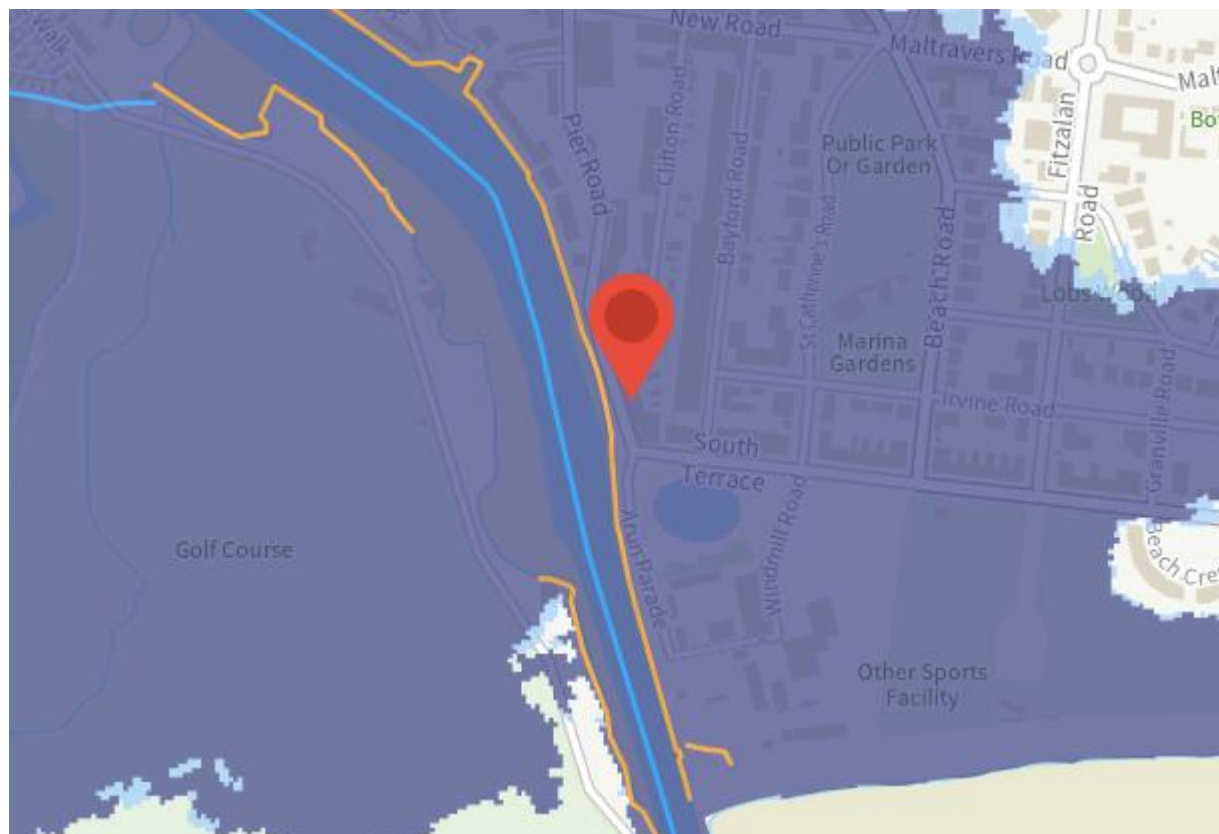
The nearest watercourse to the site is the River Arun which is located approximately 20m to the west of the site.

The alternative access is at the rear of the property via a small car park. This will form the main entrances to the new apartments. Car parking will be included for the residents of the new apartments.

The proposals will include no new extensions and all alterations will remain within the existing footprint of the building.

Existing basements can be accessed from the ground floor level from both sides of the restaurant. However all stairs to the basement will be removed from the ground floor and new access doors will be located to the rear. The current use of the basement is toilets for the restaurant and storage. The existing toilets will be removed from the basement and this area will be used solely for storage. Each apartment will own the basement and no part will be used for accommodation.

The map below shows the existing property within Flood zone 3.



The Proposal

The proposed development includes the conversion of the existing restaurant (56 & 57 Pier Road) into 2 new 1-bedroom apartments.

Access to the apartments will be at the rear, adjacent to the existing car parking area. Large feature windows will replace the existing front entrances

The existing internal staircases down to the basements will be removed. Access to the basements will be via doors at the rear. The basements will be used for storage only and will not include any accommodation. This is deemed to be

existing and therefore does not include any flood risk to the new accommodation at ground floor level.

Flood Risk

With reference to National Planning Policy Framework (NPPF): Table 2, as a building used as a shop the flood risk vulnerability would be classed as 'Less Vulnerable' and with the inclusion of residential buildings used for dwellings, the flood risk vulnerability classification would be classed as 'More Vulnerable'.

River Catchment and Flooding

Based on the Environment Agency flood map the site is located in Flood Zone 3a which indicates this area has an annual probability of tidal flooding of - in 200 or greater (>0.5%). Where the classification of the site is more vulnerable, developments of this type is considered appropriate where the Exception Test is satisfied. As the proposed development is considered to be a 'minor development', the Environment Agency recommend following standing advice.

It should be noted the lower ground floor (basement) is to be storage only and thus considered to be 'less vulnerable'.

The Environment Agency's standing advice is to ensure floor levels are either no lower than existing floor levels or 300mm above the estimated flood level. It also requires that the plans show how efforts have been made to ensure the development won't be flooded by surface water runoff.

With reference to the existing site the floor level of the existing upper ground floor level is set at 3.8mAOD at the front of the site and 2.44mAOD to the rear of the site. The lower ground floor level is 1.78mAOD. The proposed development involves raising the ground floor level by 0.3m to approximately 4.1mAOD. All new floors will match existing levels or be raised therefore satisfying the Environment Agency standing advice.

The SFRA notes that the area located to the east of the River Arun, where the proposed development is located, is at risk of tidal flooding. The SFRA also states that there are defences present along the River Arun with a recent multi million pound defence scheme being implemented by the Environmental Agency involving the construction of defences with a 1 in 300 year standard of protection.

The Environment Agency have confirmed in previous documents that they do not have any records of previous flood events affecting the proposed site.

Flood Mitigation Proposals

Proposed floor levels

The existing upper ground floor level is to be raised by 0.3m to a level of 4.3mAOD.

It is recommended that removable flood guards are provided at the rear of the property such that in the event of flood risk these can be installed to prevent ingress of flood water and protect the all levels of the dwelling.

The proposed development does not require consideration of flood plain compensation as the projected flooding is due to an extreme tidal event which is unaffected by localised changes in level.

Safe access and egress

The proposed development comprises a minor development of an existing mixed use commercial and residential property. The development does not increase the flood risk or affect the ability of occupants to access and egress from the dwelling.

A Flood Evacuation Plan shall be made available to all inhabitants and remains within each dwelling. The proposed development is located within a Flood Warning Area and therefore the Environment Agency provide a flood warning service which the occupants can register with to receive and check on flood updates.

Flood resilient construction

The proposed development should incorporate flood resilient measures where feasible. This should be carried out in accordance with 'Improving the flood performance of new buildings' published by Communities and Local Government and covers specific flood resilient details, choice of materials, provision of services and water exclusion strategy for low flood levels (less than 0.3m).

Items to consider during construction will be:-

Locating all incoming services (gas, electricity, water, telecoms etc.) above the upper ground floor level. No services shall be located within the basement.

All sockets within the new residential units to be at minimum 500mm above the upper ground floor finished level.

Consideration of the construction materials and finishes used to lower ground floor level. Any materials used at this level should be such that the ingress of water will not impair their integrity or functionality, and can be easily dried and ventilated in the event of flooding. E.g. blockwork and waterproof render instead of lightweight plasterboard stud walls.

Consideration for incorporating removable flood guards such that in the event of flood risk these can be installed to protect the proposed units.

Summary

Based on the Environment Agency map the proposed development lies within Flood Zone 3a which indicates that the site is at high risk of flooding.

The proposed development comprises the redevelopment of an existing property with no increase over the existing building footprint. The proposed development is considered to be a minor development and therefore it is proposed to follow the Environment Agency standing advice, setting floor levels at no lower than existing.

Since there will be no increase to the overall impermeable area as a result of the proposed development it is therefore considered that there will be no increase in flood risk to the site or surrounding area as a result of the new works.