seary architects

0315-0401-150522-SSe01

22 May 2015

FLOOD RISK ASSESSMENT

RE: APPLICATION FOR PRIOR APPROVAL OF A CHANGE OF USE OF A BUILDING FROM OFFICE (USE CLASS B1) USE TO A USE FALLING WITHIN USE CLASS C3 (DWELLINGHOUSE)

Project: 'Office to Residential Conversion'
Site Address: 16-18 Beach Road, Littlehampton, West Sussex, BN17 5HT

1.0 This Flood Risk Assessment is submitted as part of the above application to convert Existing Offices to Proposed 7 no. Self-Contained Residential Flats at First and Second Floor levels above a Ground Floor Retail Unit.

2.0 The existing and proposed single access door is at Ground Floor level to the street, with the internal ground floor level 150mm above pavement level.

3.0 There are no proposed extensions or modifications to the external envelope of the existing building, simply an internal reconfiguration to create the Residential Flats. The access staircase and landings / lobbies from Ground to Second Floor will remain largely as existing to meet Building Regulations requirements under the Fire Precautions Act.

4.0 There new occupancy of the building will be 7 no. persons i.e. 1 no. person per Residential Flat. This is much less than the current occupancy of the Offices of around 25 no. persons.

5.0 It is appreciated that the building in Residential Use will be occupied throughout the night, whereas the existing Offices would not be, but conversely the Residential occupancy in the day would be less (even if all residents were in occupancy).

6.0 Therefore there would be no additional demand on the emergency services in the case of flooding. In fact as the Residential Flats are on First and Second Floor Levels, above Ground Level and the Flood Level (AOD), the Flats would be considered locations of safe refuge.

7.0 Following checks on the 'Environment Agencies (EA)' website (various Maps reviewed) the following can be confirmed:

7.1 The site is in Flood Zone 3 (as identified on the EA Flood Map for Planning purposes).

7.2 The site is described as 'low risk' (of flooding) from Rivers and Sea (as identified on the EA Risk of Flooding from Rivers & Sea Map).

7.3 The site is described as 'low risk' (of flooding) from Surface Water (as identified on the EA Risk of Flooding from Surface Water Map).

Unit 6: Masons Yard
177 Westbourne Street
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8.0 As stated in the 'Littlehampton Arun East Bank Tidal Walls Flood Defence Scheme: Environment Statement (May 2013)' document the following AOD levels can be confirmed:

8.1 Current Sea Level: 0.29m AOD

8.2 Current High Water Level: 2.86m AOD

8.3 Design Water Level 2112: 5.60m AOD

8.4 Design Defence Wall (generally): 5.00m AOD

8.5 Therefore it is assumed that the flood level is below the 5.00m AOD stated.

9.0 The Volkerstein Flood Defence Scheme was completed in March 2015 providing the above tidal defence wall protection to Littlehampton.

10.0 This Flood Defence Scheme has been constructed to protect this area, therefore including the application site, to a 1 to 100 year standard.

11.0 Referring to the 1:1250 scale Ordnance Survey Plan submitted with this application the AOD to the ground floor pavement level outside the building access door is 2.85m AOD. This is the same AOD as the current high water level. The existing pavement and road underground drainage system currently protects the building from surface water and flood water.

12.0 The existing and proposed First Floor finish floor level is 6.97m AOD. This is 1.97m higher than the tidal defence barrier wall height of 5.00m AOD.

13.0 The existing and proposed Second Floor finish floor level is 10.14m AOD. This is 5.14m higher than the tidal defence barrier wall height of 5.00m AOD.

14.0 As described previously in point 6.0 the Residential Flats at First and Second Floor levels would be considered locations of safe refuge in the case of flooding. There are numerous open able windows, complaint in size for means of escape purposes, to the 2 no. External Elevations for the Emergency Fire Services to evacuate the residents from the building.

15.0 However if residents choose to evacuate the building in the case of flooding a 'Flood Emergency Evacuation Plan' will be in place for the building. This will be an A4 sized laminated drawn plan of the building with accompanying text confirming the exit route down the stair to the ground floor level access door.

On the back of the access door a sign will make it clear to residents that they should turn and exit left out of the building and head in a northerly direction inland away from the sea to a place of safety further into the Town.

16.0 In summary now that the Flood Defence Scheme has been fully implemented the risk of flooding to even the existing retained ground floor access door to the proposed Residential Flats is very low, and to the First and Second Floor Residential Flats themselves no risk of flooding at all.

17.0 It should also be reiterated again that the existing building is not being extended or externally modified in any way and therefore in construction terms there is no greater flood risk than currently exists.

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