

FLOOD RISK ASSESSMENT FOR

PROPOSED CHANGE OF USE

SECOND FLOOR OFFICES, 9/11 BEACH ROAD, LITTLEHAMPTON BN17 5HZ

The Site

The site is within Flood Zone 3 and this is considered to be at high risk of flooding and therefore this flood risk assessment has been undertaken to be submitted with the planning application. However, the risk of flooding to the floor in respect of which the planning application is being made is negligible.

Current Use and History

The property is currently used as offices in connection with the restaurant business carried on in the ground floor of the building. Previously it has been used as offices in conjunction with a cleaning contractors business carried on in the remainder of the building. Prior to 1992 this second floor was used as a residential flat with one bedroom. There is no current residential use of the second floor. The accommodation has a fire escape route to the outside. Surface and foul water from the premises drains to existing sewers.

Proposed Change of Use

The proposed change of use is a technicality as in practice the second floor use will continue to be as offices but these will be occupied by EJ Moyle LLP the solicitors who now occupy the entire adjoining building at 13/15 Beach Road with a connecting door to be formed with the second floor of that building. There will be no change to the drainage arrangements.

Proposed Use and provision for Refuge

The proposed offices being on the second floor will provide refuge in the event of an extreme flood event. There are means of escape to the outside via fire escape routes from both 9/11 and 13/15 which would allow a safe escape route if required.

Conclusion

The proposed change of use from offices for one business to another business will not involve any additional risk in the event of a flood in the area and the risk to those occupying the offices will in practice be reduced as an additional safe escape route will be available via 13/15 Beach Road. There will be no changes to the existing foul and surfaces water disposal arrangements.

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