

AMBIENTAL

ENVIRONMENTAL ASSESSMENT

Flood Risk Assessment 6582

6 Selborne Place, Littlehampton,
West Sussex, BN17 5NH

Ambiental Environmental Assessment
Sussex Innovation Centre,
Science Park Square,
Brighton, BN1 9SB

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Project: Phase 1 Flood Risk Assessment

Prepared for: Mr Stephen Suckling

Reference:

Site Location: 6 Selborne Place, Littlehampton, West Sussex, BN17 5NH

Proposed Development: It is understood that the development is for the conversion of a room within an existing House in Multiple Occupation (HMO) into a bedroom.

Consultant		Date	Signature
Author	Thomas Kearsey	22/10/2021	
Document Check	Debra Griffin	27/10/2021	
Authorisation	Steven Brown	27/10/2021	

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Contact Us:

Ambiental Environmental Assessment
Sussex Innovation Centre,
Science Park Square,
Brighton, BN1 9SB

www.ambiental.co.uk

Ambiental Environmental Assessment
Sussex Innovation Centre,
Science Park Square,
Brighton, BN1 9SB

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1. Summary

- 1.1 Ambiental Environmental Assessment has been appointed by Mr Stephen Suckling to undertake a National Planning Policy Framework (NPPF) compliant Flood Risk Assessment (FRA) for the proposed development at 6 Selborne Place, Littlehampton, West Sussex, BN17 5NH.
- 1.2 The site is currently a Room in existing House in Multiple Occupation (HMO). It is understood that the development is for the conversion of a room within an existing HMO into a bedroom.
- 1.3 With reference to the Environment Agency (EA) Flood Map for Planning, the proposed development is located within Flood Zone 3. The proposed development is considered “More vulnerable” under the National Planning Policy Framework (NPPF).
- 1.4 The site is approximately 290m north of the English Channel, and 500m east of the Arun Estuary.
- 1.5 The Beachy Head to Selsey Bill Shoreline Management Plan (2006) states the management policy (Policy Unit: 4d:18) for the Littlehampton area is “Hold the Line” to the year 2105. **Angmering-on-Sea to Littlehampton Strategy aims to improve or maintain the defences at and around Littlehampton to continue to provide a 1 in 300 year standard of protection, at any point along the coast until at least 2105. As such, it could be argued that the proposed development site would be defended to the 1:200 year +CC (2115) standard.**
- 1.6 Ste-specific modelled flood levels and extents were not available specifically for this site. However, data was available from the Arun to Adur Coastal Modelling Study (JBA Consulting, 2017) provided by the EA in a past FRA for a property within 20m to the east, 3-4 Selborne Place, was used. This was considered as potentially suitable due to its close vicinity to the site and similar range of elevation levels to 6 Selborne Place.
- 1.7 In the absence of defence breach modelling, the Arun District SFRA (2016) requires the more conservative **1:200 year+CC undefended event should be used as the design flood level to inform the risk and mitigation strategy.** The December 2019 climate change allowance/ sea level guidance should also be considered.
- 1.8 For reference, the 1:200 year present day (2017) undefended flood level close to site is 3.74mAOD. Based on the latest guidance (December 2019), for the southeast region, a Higher Central (HC) scenario would represent a 1.20m increase in sea levels; an Upper End (UE) scenario would represent a 1.60m increase in sea levels; and a High++ (H++) scenario would represent a 2.19m increase in sea levels. As such, the 1:200 year HC (2125) undefended flood level close to site is 4.94mAOD, the 1:200 year UE (2125) undefended flood level is 5.34mAOD and the 1:200 year H++ (2125) undefended flood level is 5.93mAOD.
- 1.9 The client has confirmed that internal access will be maintained from the ground floor to the first floor. As such, emergency refuge could be sought at the first floor in a worst-case event where prior evacuation is not possible.
- 1.10 The EA does not hold any records indicating that the site has been previously affected by flooding from groundwater, sewer, fluvial/tidal or surface water sources. The Arun District Council SFRA does however show that tidal flooding was reported as occurring once, 10m to the west of the site, albeit indicated over topography approximately 0.5m lower than anywhere on site.
- 1.11 It is important to note that, given the site benefits from the presence of flood defences, the highest risk of flooding to the site would occur in combination with large winter storms and storm surge coinciding with a high tide. This is well understood, and it is unlikely the site will flood without several hours of warning.

- 1.12 The EA operate a Flood Information service which identifies whether any flood warnings or alerts have been issued for a specific postcode or place in England or Wales: <https://flood-warning-information.service.gov.uk/>.
- 1.13 The Met Office issues weather warnings up to 5 days in advance, through the National Severe Weather Warning Service, when severe weather has the potential to bring impacts to the UK. It is also possible to stay up to date with weather warnings through the Met Office app (available on both android and apple), social media (twitter, Facebook) or email alerts. More information can be found at <https://www.metoffice.gov.uk/weather/guides/warnings>.
- 1.14 During periods of bad weather, site users should monitor local weather reports and sign up for the Met Office UK weather warnings. Warnings can be monitored through an Apple/Android app, Twitter or directly via emails. Further information can be found at <https://www.metoffice.gov.uk/>.
- 1.15 Safe access/ egress at the north of the site may be possible in all directions in High Risk (1:30 year) and Medium Risk (1:100 year) Pluvial Events. Safe access/ egress may not be possible in the Low Risk (1:1000 year) Pluvial runoff event, with 1.25-1.75 Hazard levels on the pavement outside the site, considered as 'Danger for most' by the EA.
- 1.16 In summary
- The development is for the change of use of a room in an existing HMO to become a bedroom
 - The development could be considered "More Vulnerable" under the NPPF.
 - The site is located in an area that benefits from the presence of flood defences and is within a 'Hold the Line' policy unit on the Shoreline Management Plan, which will remain in place until at least 2105.
 - No breach/overtopping scenarios were available from EA or SFRA sources.
 - Internal access will be maintained from the ground floor residential uses to the first floor, which will be above the 1:200 year H++ (2125) undefended flood level.
 - The site is located within an EA Flood Warning Area and within an area of tidal flood risk, which could provide sufficient warning to enable prior evacuation.
 - Residents to sign up to the EA Flood Warning systems and monitor weather warnings regularly during periods of bad weather.
- 1.17 Following the guidelines contained within the NPPF, the proposed development is considered **to be suitable assuming** appropriate mitigation (including adequate warning procedures) can be maintained for the lifetime of the development.

Table 1 Summary of flood risks, impacts and proposed flood mitigation measures.
 N/A¹ not required for this assessment; N/A² data not available.

Development Description	Existing	Proposed
Development Type:	Room in existing HMO	Conversion to a bedroom
Number of Bedrooms:	Eight	Nine
EA Vulnerability Classification:	More vulnerable	More vulnerable
Ground Floor Level:	Elevations on site vary between approximately 2.83mAOD and 3.55mAOD (2m LIDAR data).	No change
Level of Sleeping Accommodation:	1 st and 2 nd floor	Ground, 1 st and 2 nd floor
Impermeable Surface Area:	N/A ¹	
Surface Water Drainage:	N/A ¹	Change of use – Recommended the discharge surface water runoff as per the existing situation
Site Size:	Approx. 190m ²	No change
Risk to Development	Summary	Comment
EA Flood Zone:	3a	
Flood Source:	Tidal	English Channel
1:200 Year Flood Level	Defended: unaffected Un defended: 3.74mAOD	
1:200 Year Flood Level & Climate Change	Defended: 3.58mAOD Un defended: 4.96mAOD	All levels taken from: Arun to Adur Coastal Modelling (JBA, 2017) with updated defended modelling (2017).
1:1000 Year Flood Level	Defended: unaffected Un defended: 4.05mAOD	Un defended Higher Central level includes Dec 2019 Climate Change.
Recorded Flood Events in Area:	Yes	
Recorded Flood Events at Site:	Potentially	Single tidal flood event reported to Arun District Council SFRA/EA.
SFRA Available:	Yes	Arun District Council SFRA (2016)
Management Measures	Summary	Comment
Ground floor level above extreme flood levels:	No	Internal access from ground to first floor to be maintained to allow for emergency refuge on site in worst case breach/ undefended event.
Safe Access/Egress Route:	Yes	In combination with EA Flood Warnings.
Flood Resilient Design:	Yes	Flood Resilience measures recommended to be incorporated into existing dwelling.
Site Drainage Plan:	N/A ¹	Recommended discharge as per the existing situation.
Flood Warning & Evacuation Plan:	Yes	EA Flood Alert and Warning Service.
Offsite Impacts	Summary	Comment
Displacement of floodwater:	N/A ¹	No increase in built footprint.
Increase in surface run-off generation:	N/A ¹	Recommended the discharge surface water runoff as per the existing situation.
Impact on hydraulic performance of channels:	N/A ¹	Does not affect channels.

2. Development Description and Site Area

Proposed Development and Location

- 2.1 The proposed development is located at 6 Selborne Place, Littlehampton, West Sussex, BN17 5NH (see Figure 1 and Figure 2).
- 2.2 The site is currently a Room in an existing House under Multiple ownership (HMO). It is understood that the development is for the conversion of a room within an existing HMO into a bedroom. The room in question is situated on the ground floor in the south eastern corner of the building
- 2.3 Elevations on site vary between approximately 2.83mAOD and 3.55mAOD (2m LiDAR data). Analysis of topographic levels indicate that the site generally slopes to the west (see Figure 3).



Figure 1 Location map (Source: Google)

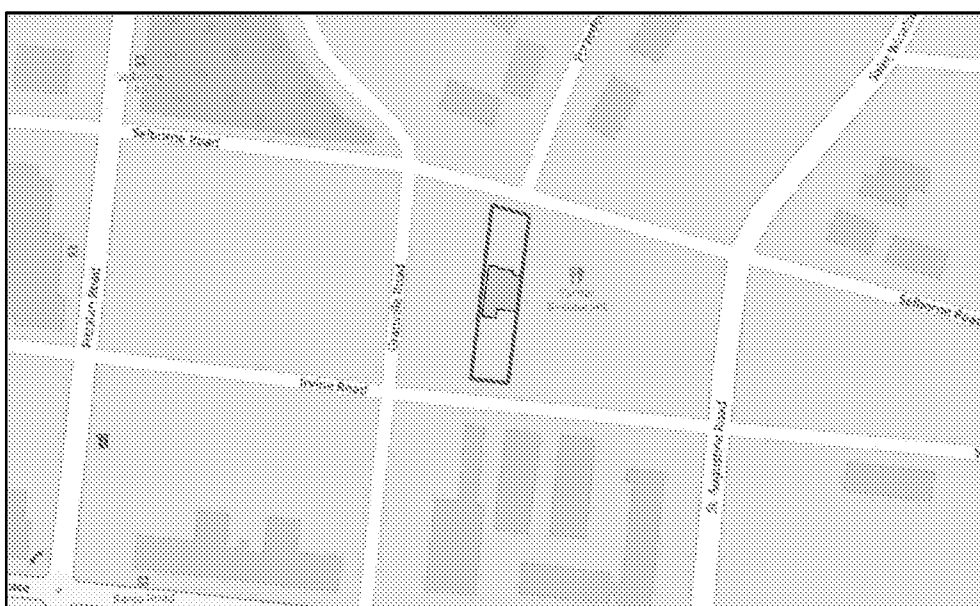


Figure 2 Location Map, identifying the location of the proposed development (Source: OS)

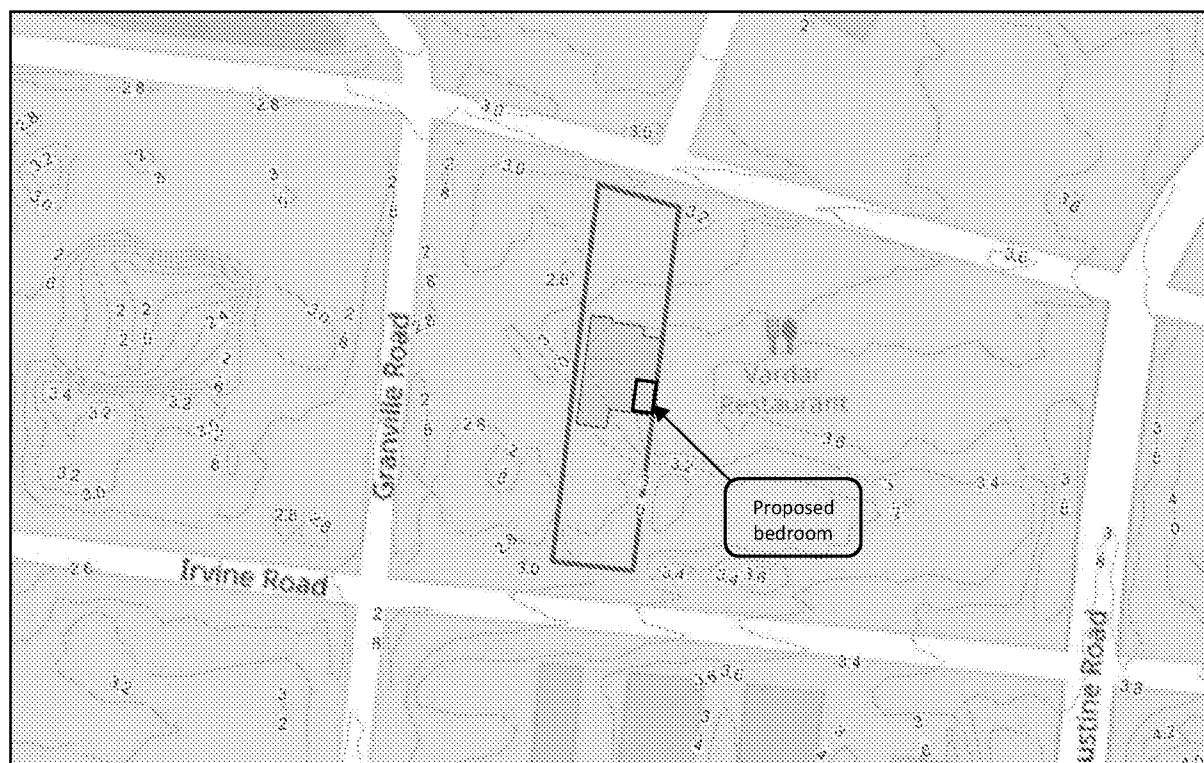


Figure 3 Proposed Groundfloor Bedroom and Site location and topography (Source: EA 2m LIDAR and OS)

Vulnerability Classification

- 2.4 The EA Flood Map for Planning demonstrates that the proposed development lies within Fluvial Flood Zone 1 with a low probability of less than 1 in 1,000 (0.1%) of river flooding in any year and Tidal Flood Zone 3 with a high probability of greater than 1 in 200 (0.5%) of flooding from seas or tidal estuaries in any year (see Figure 4).
- 2.5 The EA Flood Map for Planning does not consider the site to directly benefit from the presence of flood defences.
- 2.6 According to NPPF guidelines, the existing site is classified as 'More Vulnerable'. Post-development, the NPPF vulnerability is unchanged compared to the existing situation, as 'More Vulnerable', this is despite the conversion of a room to a bedroom.



Figure 4 EA Flood Map for Planning (Source: EA)

Geology

- 2.7 The British Geological Survey (BGS) Geology of Britain Viewer indicates that the bedrock underlying the site is Chalk comprising Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portsdown Chalk Formations. This includes a Principal Aquifer formation.
- 2.8 The BGS Geology of Britain Viewer indicates that the superficial deposits underlying the site are on the border of Raised Beach Deposit comprising sand and Raised Beach Deposit comprising gravel. This includes Secondary A aquifer formation.
- 2.9 The site is situated in no Groundwater protection Zone as defined by the EA.

3. Sequential Test/Exception Test

- 3.1 Under the NPPF, all new planning applications should undergo a *Sequential Test*. This test should be implemented by local planning authorities with a view to locating particularly vulnerable new developments (e.g. residential, hospitals, mobile homes etc.) outside of the floodplain.
- 3.2 The NPPF *Sequential Test: Flood Risk Vulnerability and Flood Zone 'Compatibility' Table* is reproduced below;

Table 2 The Sequential Test: Flood Risk Vulnerability and Flood Zone 'Compatibility' Table as specified by NPPF.
 Please note: ✓ means development is appropriate; ✗ means the development should not be permitted.

Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test Required	✓	✓
	Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
	Zone 3b Functional Floodplain	Exception Test Required	✓	✗	✗	✗

- 3.3 Using the principles of the Sequential Test outlined above, The proposed development is 'More Vulnerable'. The site is located within Flood Zone 3a (as defined by the EA) and therefore, under the NPPF, does not require the application of the Exception Test.
- 3.4 The NPPF (2015) states that for the Exception Test to be passed, the following criteria should be satisfied:
- 3.4.1 *It must be demonstrated that the development provides wider sustainable benefits to the community that outweigh flood risk, as informed by a strategic Flood Risk Assessment;*
- 3.4.2 *A site-specific Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere and, where possible, will reduce flood risk overall.*

(Source: the NPPF)

- 3.5 However, the NPPF (paragraph 164) states that:

*Applications for some minor development and **changes of use** should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote.*

- 3.6 As such, and in order to address these requirements, the planning application submitted by the applicant is required to be accompanied by a FRA which shows that the development can be achieved in a sustainable manner, with an overall reduction of flood risk to the site and surrounding area

4. Site Flood Hazards

Sources of Flooding

- 4.1 The proposed development is located within Flood Zone 3 (high risk of flooding) and is considered to be 'More vulnerable' according to NPPF guidelines. Table 3 summarises the potential sources of flooding to the site:

Table 3 Summary of flood sources.

Source	Description
Tidal	English Channel 290m south
Fluvial	EA Main River Arun 510m west
Surface	Relatively low
Groundwater	Relatively low
Sewer	Relatively low

Mechanisms and History of Flooding

- 4.2 The EA Flood Map for Planning demonstrates the site to be located within Flood Zone 3 (high risk of flooding). It is important to note that the EA Flood Map for Planning shows only the potential floodplain; the mitigating effects of any flood defences currently in place are not considered.

Tidal

- 4.3 A main river, the Arun, is located approximately 510m to the west of the development site. The site is approximately 290m north of the English Channel.
- 4.4 The EA Flood Map for Planning (see) indicates that the proposed development site is located within Flood Zone 3, which has a greater than 1 in 200 (0.5%) probability of flooding from seas or tidal estuaries in any year. Furthermore, the Arun District Council SFRA (2016) indicates that the site is located within Flood Zone 3a (see Figure 5).
- 4.5 At time of writing, the EA have not yet provided a Product 4 dataset containing tidal flood levels specific to this site. In the absence of flood depth data relevant to site, flood extents and nodal point depth data from an adjacent development.
- 4.6 The EA data supplied defended tidal mapping shows the site to be outside of the modelled flood extent for the 'Present Day' 0.5% AEP and 0.1% AEP tidal flood event and the 0.5% AEP tidal flood event for the 2065 epoch. The site has been shown to be affected by the defended 0.5% AEP 2115 tidal flood event (3.59mAOD) (see Figure 5).
- 4.7 Comparison of flood levels with site topography between 2.83mAOD and 3.85mAOD shows that the site may experience flood depths of up to 0.65m in this event, with depths of up to 0.18m in the areas surrounding the room proposed to be converted into a bedroom in the southeast of the ground floor.
- 4.8 Undefended flood levels and extents for 3-4 Selborne Place can be found in **Appendix II (EA Data)**.

- 4.9 The current EA models represent the present-day scenario (with flood defences in place). Given that the Shoreline Management Plan shows there to be a long term 'Hold the line' policy in the area, it is assumed that the current level of protection will be maintained for the lifetime of the development. It should be noted that the Shoreline Management Plans are currently not funded and there is no guarantee that the defences will be maintained.
- 4.10 It is understood that that in the absence of defence breach modelling, **the 1:200 year+CC undefended event** should be used as the design flood level to inform the risk and mitigation strategy. The December 2019 climate change allowance/ sea level guidance should also be considered.
- 4.11 For reference, the 1:200 year present day (2017) undefended flood level for the site is 3.74mAOD. Based on the latest guidance (December 2019), for the southeast region, a Higher Central (HC) scenario would represent a 1.20m increase in sea levels; an Upper End (UE) scenario would represent a 1.60m increase in sea levels; and a High++ (H++) scenario would represent a 2.19m increase in sea levels. As such, the 1:200 year HC (2125) undefended flood level for the area is 4.94mAOD, the 1:200 year UE (2125) undefended flood level is 5.34mAOD and the 1:200 year H++ (2125) undefended flood level is 5.93mAOD.
- 4.12 The FFLs of the existing building is currently unknown, however 3-4 Selborne Place, an architecturally similar building 20m west of site, is raised above external ground levels by 340mm. Using an external reference points (LiDAR), the ground surrounding the room proposed for conversion to a bedroom are similarly at 3.40mAOD, as such, the ground floor FFL of the bedroom may be sat at 3.74mAOD. As such, the ground floor could experience flood depths of 1.19m in the 1:200 year HC (2125) event, if no remedial actions to improve the flood defences were taken.
- 4.13 The client has confirmed that internal access will be maintained from the ground floor to the first floor. As such, emergency safe refuge could be sought at the first floor in a worst-case event where prior evacuation is not possible. The first floor of 3-4 Selborne Place is set 2.7m above the ground floor FFL at 6.45mAOD. The place of refuge on the first floor may therefore be approximately 1.51m above the 1:200 year HC (2125) undefended flood level.
- 4.14 Furthermore, given that the site is located in an EA Flood Warning Area and given the nature of tidal flooding, it is likely that sufficient warning could be given to site users to enable prior evacuation/ closure of the site before tidal flooding occurs.
- 4.15 Therefore, under normal operational conditions, for the baseline scenario the site benefits from flood defences and is at **relatively low risk of tidal flooding**.

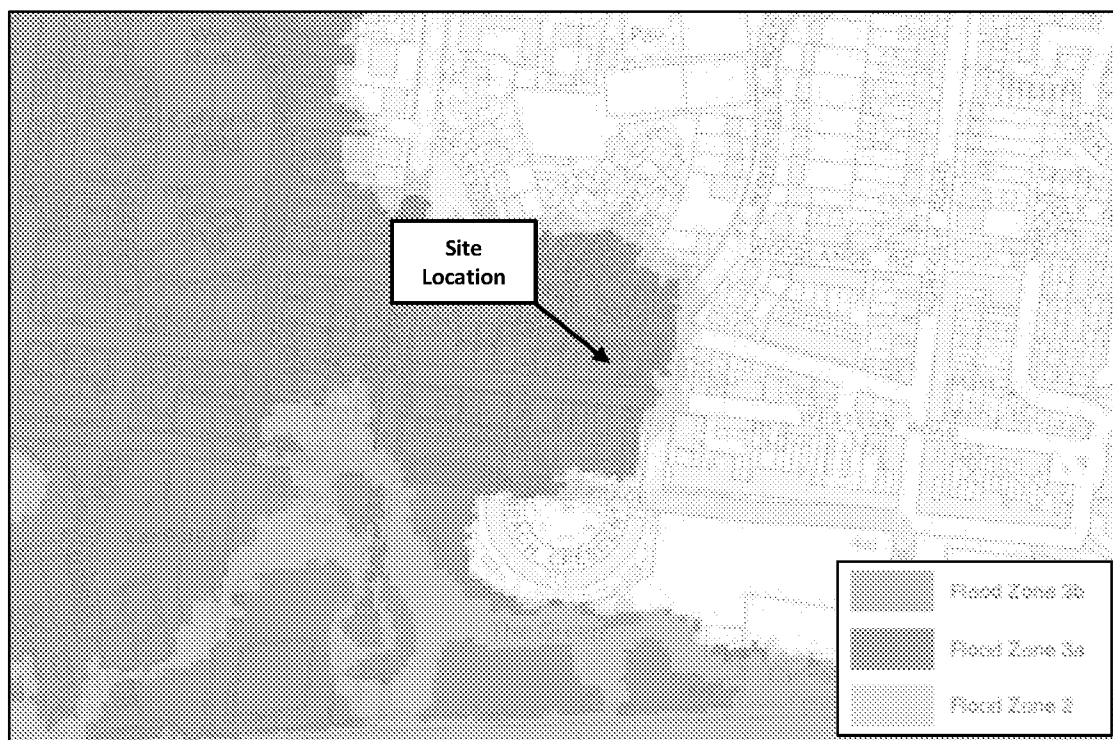


Figure 5 Flood Zone Map (Source: Arun District Council SFRA, 2016)

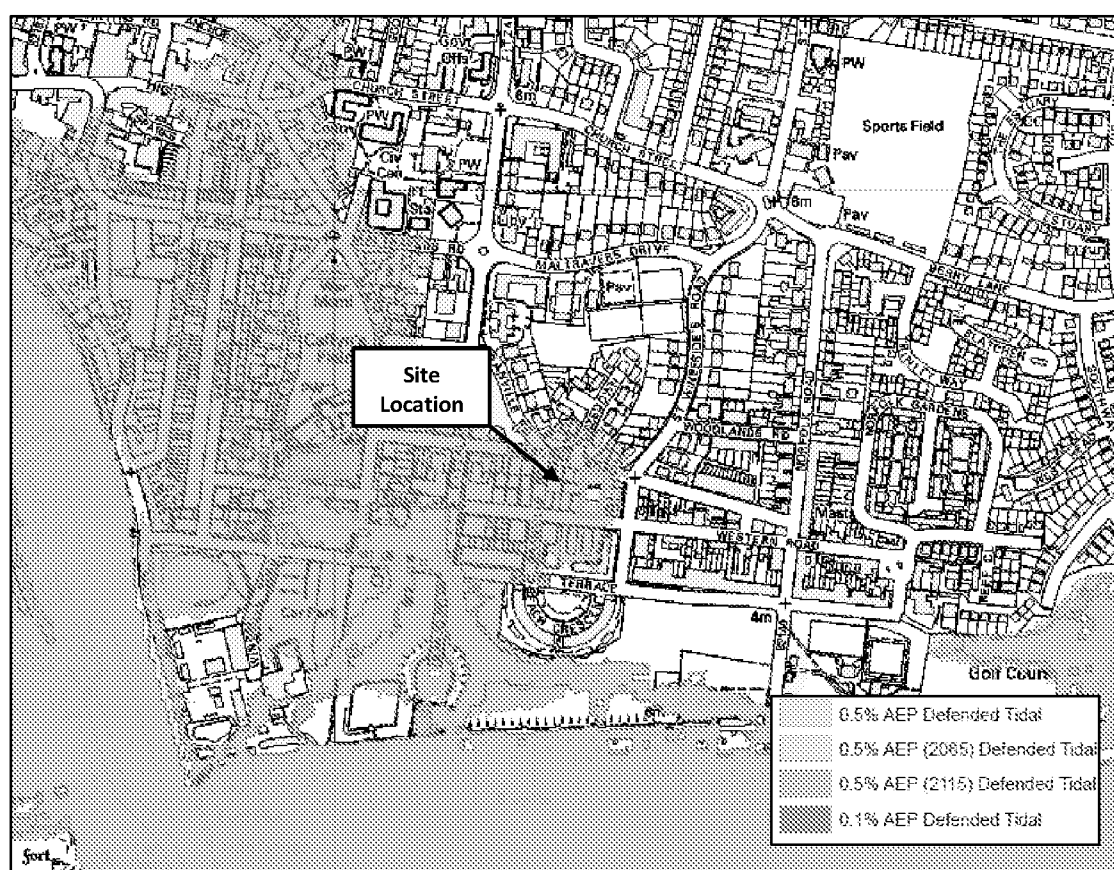


Figure 6 Modelled Defended Flood Extents (Source: EA). Please note: Red outline is not for 6 Selborne Place but for 3-4 Selborne Place, to the east of site

Flood Defences

4.16 The EA have indicated that there are flood defences within proximity of the site in the form of a wall, with an estimated standard of protection of 1:300 year years (0.3% AEP).

4.17 Beachy Head to Selsey Bill SMP Policy 4d:18 for Angmering-on-Sea to Littlehampton states that:

The recommended long-term plan for Angmering on Sea to Littlehampton is to continue to protect assets within the town through holding the line and defending the present position; the town is a key tourist resort and service centre for the sub region, providing a range of facilities that support surrounding communities. This is considered sustainable in technical terms due to low transport rates and therefore limited linkages to adjacent shorelines.

Preferred policies to implement Plan:

Immediate:

- *The present-day policy for this area is to continue to protect the town frontage through maintaining existing eastern training wall, seawalls, beach and groynes.*
- *This will protect the maximum number of assets, but over this period beaches will start to become narrower and defences more exposed.*
- *This is consistent with the long-term plan for this section of shoreline.*

Medium-term:

- *The medium-term policy is to continue defending the frontage beyond the immediate term. Defence of this frontage would most likely be provided through maintaining, replacing and upgrading structures and by providing new defences between those existing to prevent embayments occurring.*
- *During the next 20 to 50 years, it is likely that a beach would remain as long as the groynes are maintained and replaced, although their effectiveness will gradually reduce as sea levels rise and continuing erosion to the east of the town limits updrift sediment feed. But beyond this, however, the groynes will eventually become redundant and there will no longer be beaches in front of the town.*

Longer-term:

- *The long-term policy is to continue defending the frontage. Defence of this frontage would most likely be provided through maintaining, replacing and upgrading seawall structures.*
- *However, although this should continue to protect assets at Littlehampton, the character of the frontage may however be changed from the present day, with high seawalls and low beaches present in front of the town.*

4.18 For the development proposals, this means the Policy intent is to provide adequate tidal flood defence for the area, that should protect that should protect the proposed sleeping accommodation over the lifespan of the development.

Surface Water (Pluvial)

- 4.19 The EA Risk of Surface Water Flooding map shows the site HMO dwelling to be in an area at very low risk of being affected by surface water flooding (see Figure 7). The far northern extent of the site and pavement and road to the north may be at low risk of pluvial flooding.
- 4.20 The EA Surface Water Flood Depth Map for the High Risk (1:30 year) Scenario indicates that the proposed development and entire site area may remain unaffected in this event.
- 4.21 The EA Surface Water Flood Depth Map for the Medium Risk Scenario indicates that the proposed development may remain unaffected in this event, however the pavement and road north of the site on Selborne Road may experience flood depths of 150mm-300mm (see Figure 8).
- 4.22 The EA Surface Water Flood Depth Map for the Low Risk (1:1000 year) Scenario indicates that the proposed development may remain unaffected in this event (see Figure 9). The northern extent and Selborne Road to the North may experience flood levels of 150mm to 300mm, and 300mm to 600mm in this event respectively. A Low Risk Scenario has a 0.1% to 1% annual risk of occurring.

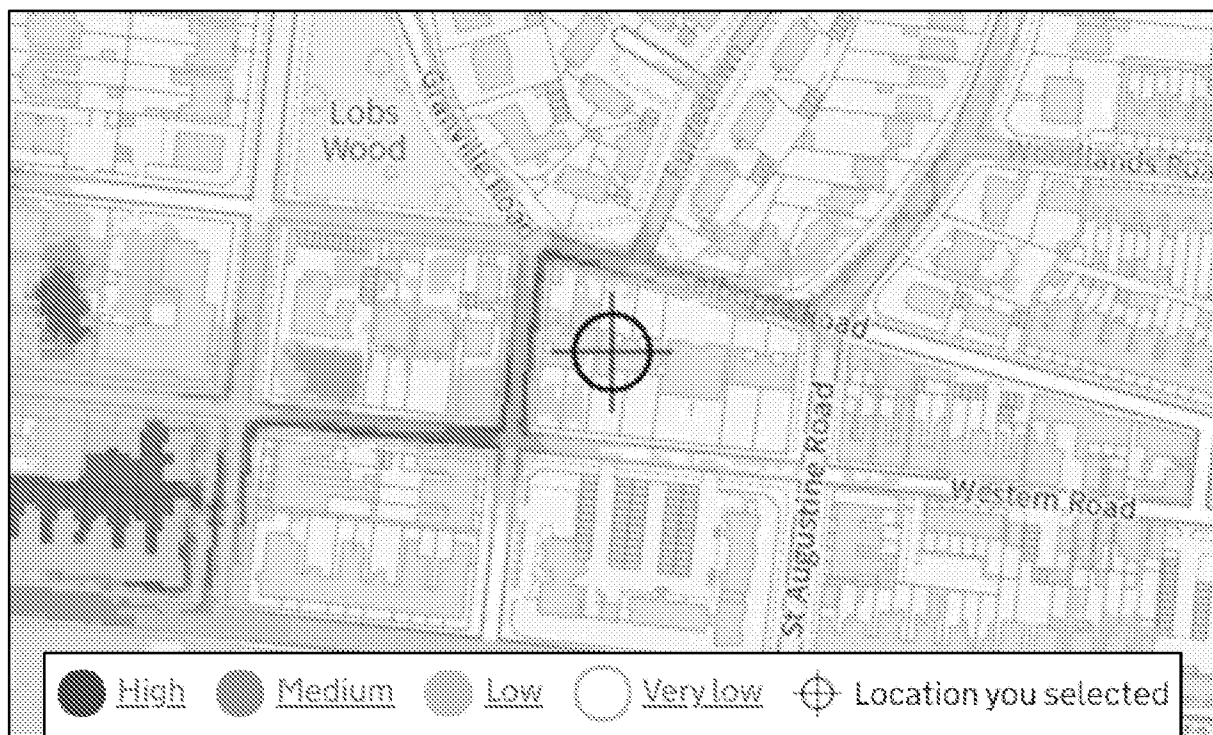


Figure 7 EA Surface Water Flood Risk Map. (Source: EA)

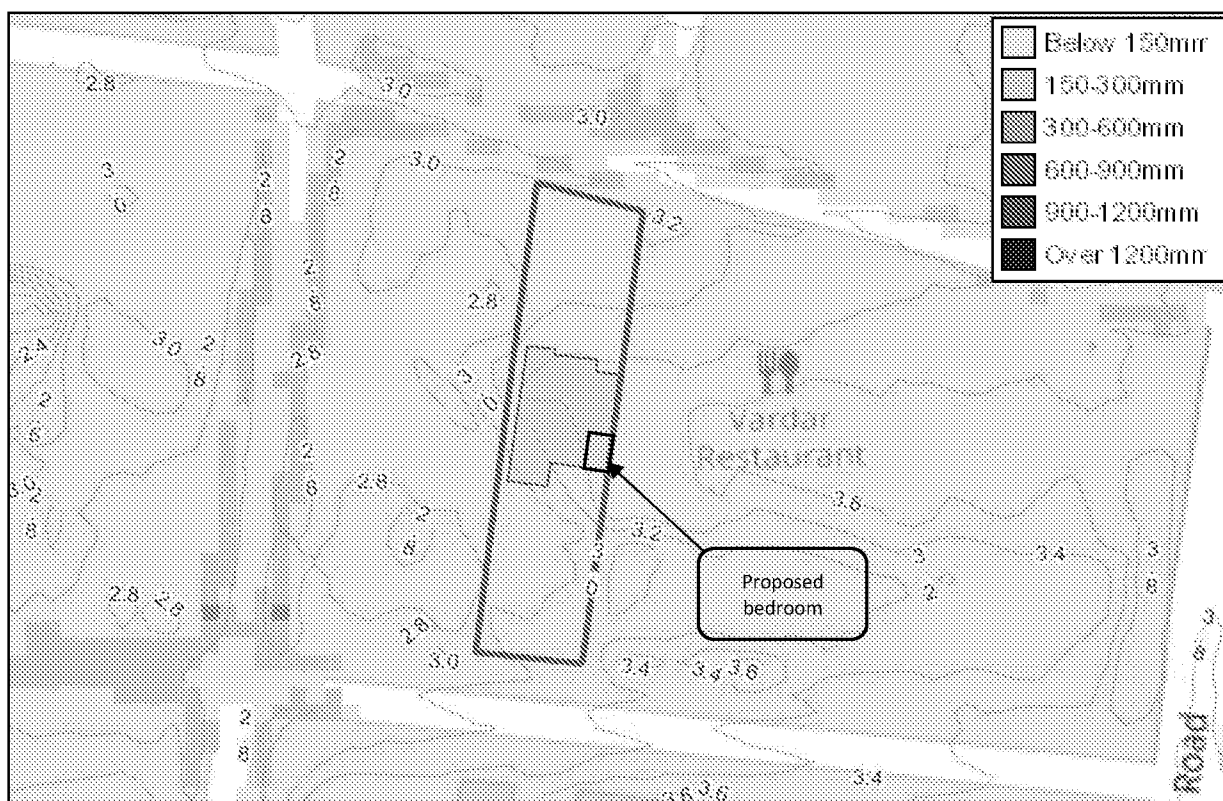


Figure 8 EA Medium Risk (1:100 year) pluvial event flood depths (Source: EA)

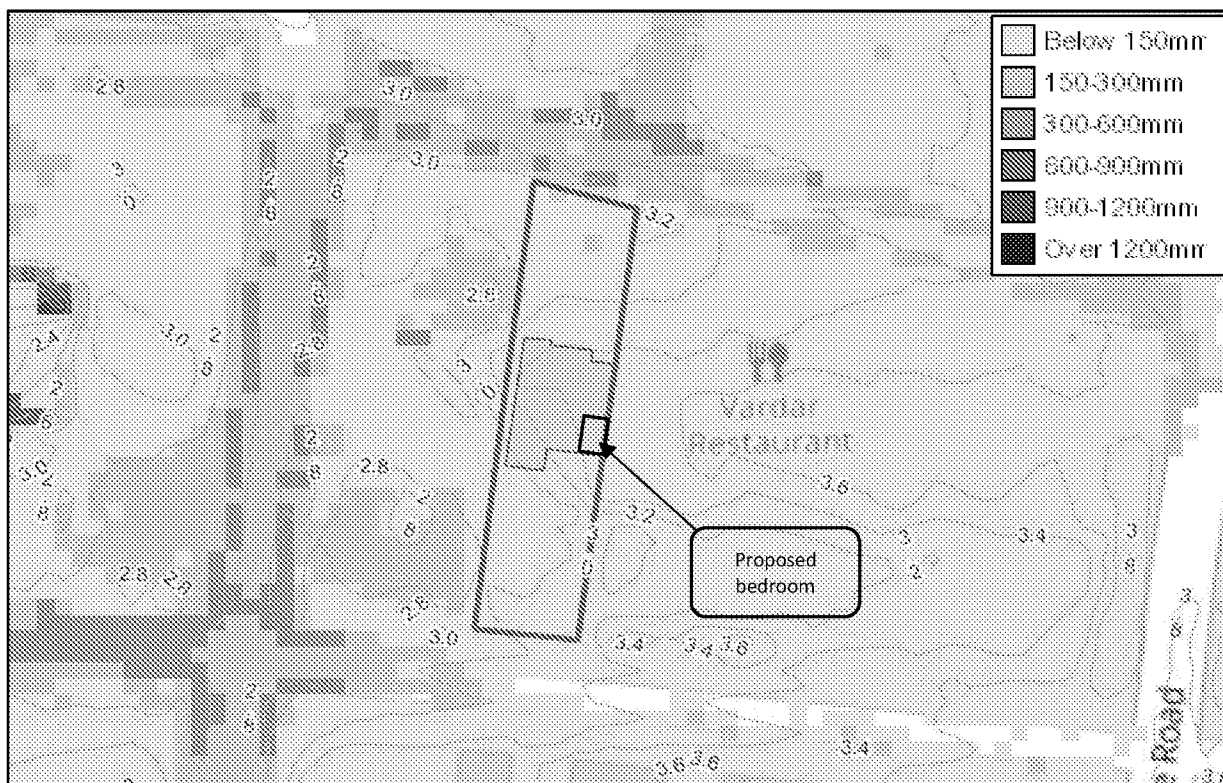


Figure 9 EA Low Risk (1:1000 year) pluvial event flood depths (Source: EA)

Groundwater

- 4.23 The BGS Geology of Britain Viewer indicates that the bedrock underlying the site is Chalk (Source: BGS). This formation is considered to be a Principal aquifer (Source: EA; Magic Map online resource). A Principal aquifer is highly permeable, supporting water supply and/or river base flow on a strategic scale.
- 4.24 The BGS Geology of Britain Viewer indicates that the superficial deposits underlying the site are Raised Beach Deposit comprising sand and Raised Beach Deposit comprising gravel. This formation is a Secondary 'A' aquifer (Source: EA; Magic Map online resource). A Secondary 'A' aquifer is permeable, supporting water supplies at a local scale and may contribute to base flow of rivers.
- 4.25 This aquifer is considered to be an intermediate vulnerability principal aquifer. Soils have moderate ability to attenuate pollutants and therefore pollutants may reach groundwater.
- 4.26 The site is not within an EA groundwater Source Protection Zone.
- 4.27 Appendix F of the Arun District SFRA (2016) 'Areas Susceptible to Groundwater Flooding' map (see **Error! Reference source not found.**) shows the site to be located in an area (1km² tile) of which between 50% and 75% of the area (tile) is deemed to be susceptible to groundwater flooding.
- 4.28 However, no records could be found in the Arun SFRA (2016) to indicate historic groundwater flooding at the site.
- 4.29 Proposals are for a change of a ground floor room to a bedroom. No new basement development or below ground spaces are proposed besides the existing basement/cellar space. As such, the risk of flooding can be considered to be relatively low, and no specific mitigation measures are required the site could be considered to be at **relatively low risk** of flooding from groundwater sources.

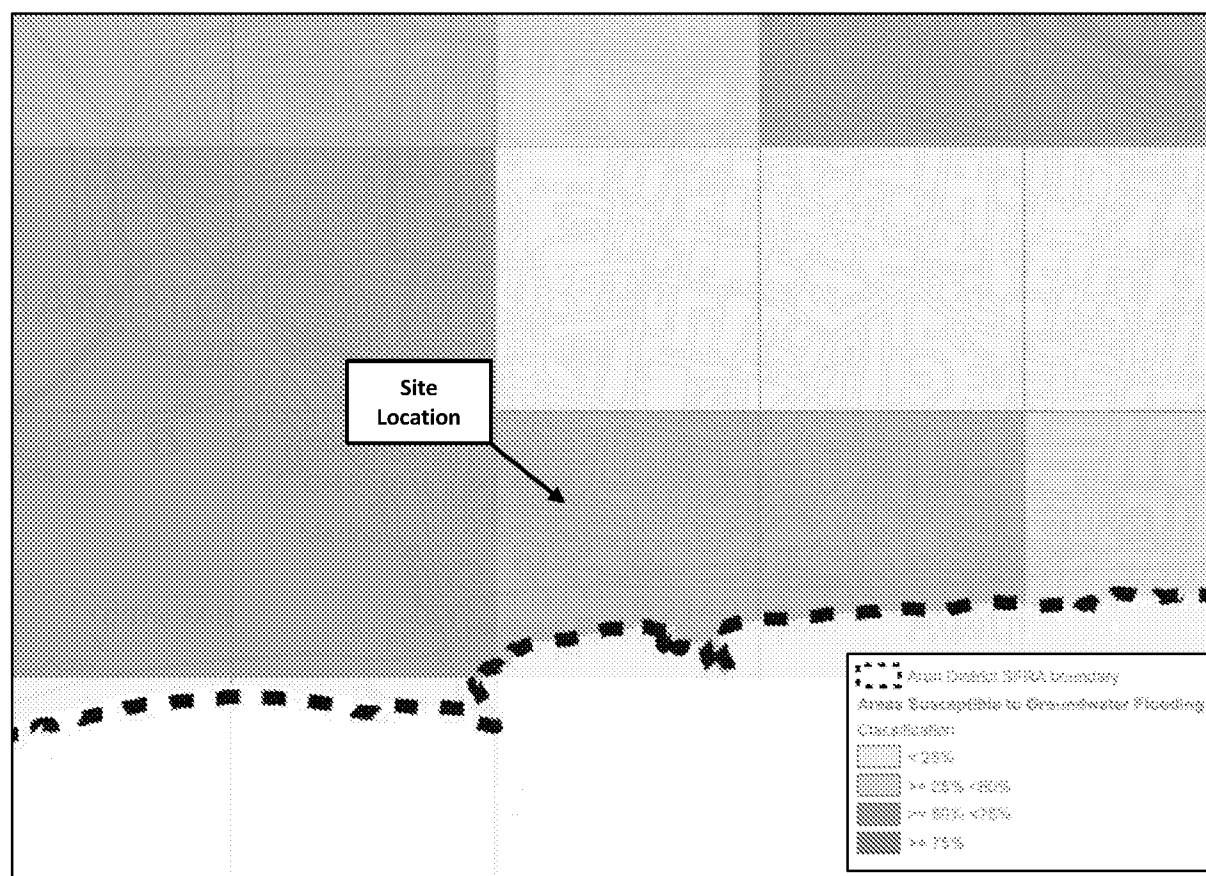


Figure 10 Groundwater Suseptibility (Source: Arun SFRA, 2016)

Sewer

- 4.30 Table 5-2 of the Arun SFRA (2016) indicates that as of 25/02/2016, there had been 22 recorded incidents of sewer flooding within the BN17 5 postcode area, based on DG5 data.
- 4.31 As the DG5 data is published at postcode level, the locations of these recorded incidents with regards to the site itself are unknown. As such, it is unknown whether the site itself has flooded from sewer sources previously.
- 4.32 However, there is no records to indicate that the site itself has been previously affected by flooding from this source and therefore the risk to the proposed development from sewer flooding could be considered to be **relatively low**. It is recommended that non-return valves are installed on any new sewer connections to prevent back flow and that all new plumbing insulation be of closed-cell design. However, given that the proposed is for the conversion of a room to a bedroom, these new connections may not be made.

Surface Water Drainage Strategy

- 4.33 The proposed development is for an internal change of use. There will be no increase in built footprint or hardstanding as a result of the proposed development.
- 4.34 The proposed development will have a negligible impact on the surface water regime of the site. It is recommended that the developer continues to discharge surface water runoff from the existing building as per the existing situation.

Records of Historical Flooding

- 4.35 Appendix H of the Arun District Council SFRA maps historic flooding across the District from a range of sources. Tidal flooding has been recorded within 10m west of site albeit at 0.5mAOD lower than site topography. It can be identified that based on the SFRA and EA sources, no other records of flooding have been recorded at the site from any source of flooding (see Figure 11).
- 4.36 However, the EA historic flood map demonstrates that they do not hold any records to indicate that the site, or surrounding area, has been previously affected by flooding from tidal sources. Tidal flooding has herein been shown to be confined to an areas immediately next to the Arun Estuary.

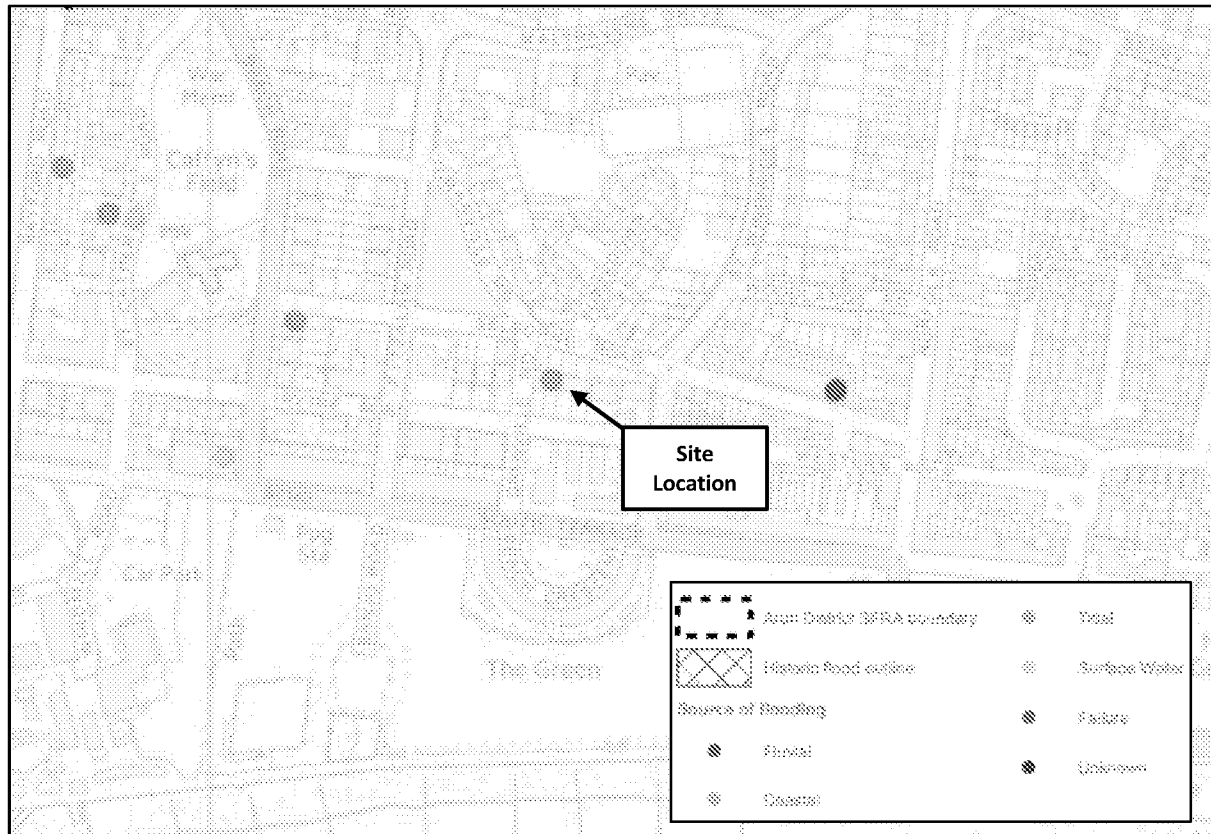


Figure 11 Historical Flooding (Source: Arun and Worthing Councils SFRA update, 2012).

5. Probability of Flooding

Flood Zones

- 5.1 According to the EA Flood Map for Planning, the site is located within Flood Zone 3 (high risk of flooding).
- 5.2 The EA Flood Map for Planning has been produced in part using a relatively coarse, national scale flood modelling strategy, and in part by detailed modelling. It is important to note that only the potential floodplain is modelled; **the mitigating effects of any flood defences currently in place are not considered.** For reference, the definition of the NPPF flood risk zones is included below.

Table 4 Definition of the NPPF Flood Zones. (Source: EA)

Zone	Description
1	Low Probability. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).
2	Medium Probability. This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year.
3a	High Probability. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
3b	The Functional Floodplain. This zone comprises land where water has to flow or be stored in times of flood. SFRA's should identify this Flood Zone (land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the LPA and the EA, including water conveyance routes).

Climate Change on Site

- 5.3 Climate change is likely to increase the flow in rivers and raise sea levels and storm intensity.
- 5.4 In December 2019, new sea level rise guidance was introduced.
- 5.5 It is understood that that in the absence of defence breach modelling, the 1:200 year +CC undefended event should be used as the design flood level to inform the risk and mitigation strategy. The December 2019 climate change allowance/ sea level guidance should also be considered.
- 5.6 Please see section 4 for further detail on climate change impacts.

6. Residual Risks

Identification of Residual Risks

6.1 Residual risks are those remaining after applying the sequential approach to the location of development and taking mitigating actions. Examples of residual flood risk include:

- the failure of flood management infrastructure such as a breach of a raised flood defence, blockage of a surface water conveyance system, overtopping of an upstream storage area, or failure of a pumped drainage system;
- failure of a reservoir, or;
- a severe flood event that exceeds a flood management design standard, such as a flood that overtops a raised flood defence, or an intense rainfall event which the drainage system cannot cope with.

Flood Defence Breach

6.2 While the site is not located within an area benefitting from the presence of defences according to the EA Flood Map for Planning, the EA have indicated that there are flood defences within proximity of the site in the form of a wall, with an estimated standard of protection of 1:300 year years (0.3% AEP).

6.3 This is further supported by the Arun District Council SFRA (2016) that states:

“A Flood Management Scheme for defences along the eastern bank of the River Arun adjacent to Littlehampton has recently been completed. The new defences, which extend from the coastal frontage of Littlehampton to approximately 500m beyond the A259, are reported by the Environment Agency to have been constructed to a 1 in 300 annual exceedance probability standard of protection”.

6.4 No flood defence breach data is available from the EA/SFRA at the time of writing.

6.5 The EA request that the undefended scenario is considered to provide a worst-case scenario approach in the absence of defence breach modelling in Littlehampton.

6.6 This has been discussed in Section 4 of this report.

Reservoir Failure

6.7 The EA Risk from Reservoir Map demonstrates that the site is outside flood extents in the event of reservoir flooding.

6.8 As such, residual risk to the proposed development from reservoir flooding could be considered to be **relatively low**.

Drainage Exceedance

6.9 In the event of drainage failure/exceedance, overland flows would be dictated by site topography. External levels should be designed to fall away from ground floor thresholds to direct overland flow away from the property and provide some mitigation against drainage exceedance. It should be noted that ground floor FFLs are not known at time of writing, however in nearby architecturally similar buildings, they are currently raised circa. 340mm above external ground levels. The FFLs and surrounding area and access remain as existing.

7. Flood Risk Management Measures

Flood Risks

- 7.1 The site is located in Flood Zone 3 (High Risk of flooding as defined in the NPPF) according to the EA Flood Map for Planning, as such the development will require flood mitigation measures.
- 7.2 The controlling residual flood risk mechanism on site is tidal. Tidal flooding is generally caused by low pressure weather systems creating storm-surges (or storm tides), chiefly via high speed winds. These winds (and to a certain extent, the low pressure) create a 'bulge' of water which, if it coincides with high tide, can generate very high, stormy, water levels. However, because this mechanism is well understood, it is very likely that an early warning will be issued before such an event. As such, it is very unlikely that the site would be subject to tidal flooding without several hours of early warning. Section 9.4.1 of the Arun SFRA (2016) states that the lead time for EA Flood Warnings are at least 2 hours, with the aim to provide warning up to 24 hours in advance for the area of Littlehampton.
- 7.3 It is not possible to raise the ground floor above the undefended 1:200 year 2115 flood level. As such, the following mitigation measures are recommended:
- Developer to investigate the possibility of retrofitting property level protection measures (i.e. flood doors/demountable barriers).
 - The site owner and occupants should sign up to the EA Flood Alert/Warning Service and have an evacuation plan.

Flood Warning Service and Evacuation Plan

- 7.4 The EA operate a 5 day county-wide forecast in relation to flood risk. It is recommended that this service is regularly checked to ensure occupants/residents are aware of any possible risks: <https://flood-warning-information.service.gov.uk/5-day-flood-risk>.
- 7.5 The EA operate a Flood Information service which identifies whether any flood warnings or alerts have been issued for a specific postcode or place in England or Wales: <https://flood-warning-information.service.gov.uk/>.
- 7.6 The Met Office issues weather warnings up to 5 days in advance, through the National Severe Weather Warning Service, when severe weather has the potential to bring impacts to the UK. It is also possible to stay up to date with weather warnings through the Met Office app (available on both android and apple), social media (twitter, Facebook) or email alerts. More information can be found at <https://www.metoffice.gov.uk/weather/guides/warnings>.
- 7.7 During periods of bad weather, site users should monitor local weather reports and sign up for the Met Office UK weather warnings. Warnings can be monitored through an Apple/Android app, Twitter or directly via emails. Further information can be found at <https://www.metoffice.gov.uk/>.
- 7.8 The proposed development site is located within an EA Flood Alert/Warning Service Area. As such, it is recommended that site users sign up to this service.
- 7.9 Upon receipt of a Flood Warning, site users are advised to evacuate the site to a designated place of safe refuge within Flood Zone 1.
- 7.10 If flood waters along the proposed evacuation route have exceed 25cm, site users are advised if possible to seek refuge at the upper floors on site.

What to do if you receive a Flood Alert

7.11 A flood alert means you need to prepare, flooding is possible. You should:

- check your flood risk - <https://flood-warning-information.service.gov.uk/long-term-flood-risk>
- sign up for flood warnings - <https://www.gov.uk/sign-up-for-flood-warnings>
- keep up to date with the latest situation - call Floodline on [REDACTED] or follow @EnvAgency and #floodaware on Twitter for the latest flood updates
- have a bag ready with vital items like insurance documents and medications in case you need to leave your home
- check you know how to turn off your gas, electricity and water mains supplies
- plan how you'll move family and pets to safety



What to do if you receive a Flood Warning

7.12 A flood warning means you need to act, flooding is expected. You should do all the actions for a flood alert but also:

- move vehicles to higher ground if it's safe to do so
- move family and pets to safety
- move important items upstairs or to a safe place in your property, starting with cherished items and valuables, then furniture and furnishings
- turn off gas, electricity and water supplies if it's safe to do so; never touch an electrical switch if you're standing in water
- if you have property protection products such as flood barriers, or air brick covers, use them now
- keep track of the latest situation - <https://flood-warning-information.service.gov.uk/warnings>



What to do if you receive a Severe Flood Warning

7.13 A severe flood warning means there is danger to life: you must act now:

- call 999 if you're in immediate danger
- follow advice from the emergency services and evacuate if you're told to do so
- make sure you have an emergency kit including a torch, spare batteries, mobile phone and charger, warm clothes, important numbers like your home insurance, water, food, first aid kit and any medicines and baby care items you may need
- alert neighbours and offer help if it's safe to do so
- avoid driving or walking through flood water: just 30cm (1 foot) of fast flowing water could move your car and even shallow moving water can knock you off your feet
- keep your family and pets away from floodwater – it may contain heavy debris, sharp objects, open manhole covers, sewage and chemicals
- wash your hands if you've been in contact with flood water which may contain toxic substances



Tidal Flood Evacuation Plan

- 7.14 Upon receipt of a Flood Warning, site users should exit the site onto Selborne Road and travel east. Site users can then either travel north along Winefride's Road or stay on Selborne Road, then travel north along Norfolk Road. When following the proposed evacuation route, site users should be in Flood Zone 1 and outside the undefended 1:200 year (2115) flood extents within approximately 160m from leaving the site (along Western Road or St Winefride's Road) (see Figure 12).
- 7.15 The controlling residual flood risk mechanism on site is tidal. Tidal flooding is generally caused by a low pressure weather system creating storm-surges (or storm tides), chiefly via high speed winds. These winds (and to a certain extent, the low pressure) create a 'bulge' of water which, if it coincides with high tide, can generate very high, stormy water levels. However, because this mechanism is well understood, it is very likely that early warning will be issued several hours before such an event occurs. As this mechanism is well understood, it is very likely that an early warning will be issued before such an event strikes.
- 7.16 Section 9.4.1 of the Arun SFRA (2016) states that the lead time for EA Flood Warnings are at least 2 hours, with the aim to provide warning up to 24 hours in advance for the area of Littlehampton. As such, it is very unlikely that the site would be subject to tidal flooding without several hours of early warning, allowing for site users to evacuate the site and travel approximately 150m north east of the site outside the 1:200 year (2115) undefended flood extent.
- 7.17 The proposed evacuation route and places of safe refuge should be agreed with the Local Planning Authority Emergency Planning Team and should be communicated to all site users.
- 7.18 Section 9.4 of the Arun SFRA (2016) states that:

Arun District Council have drafted a Part 2 Multi-Agency Flood Plan for Bognor Regis, Littlehampton, Arundel and Pagham (MAFP). The Part 2 MAFP provides additional detail for the management of a flood incident for Bognor Regis, Littlehampton, Arundel and Pagham. The plan is owned by Arun District Council Emergency Planning Services and should be reviewed by the council at least every three years.

The aim of the MAFP is to set out the procedures for the multi-agency response and management to a flooding incident, as well as to provide site specific information to assist the implementation of evacuation if required. The plan applies for flooding from pluvial, sewer, groundwater and coastal sources. It aims to facilitate effective response to the threat of flooding by initiating a multi-agency response at the earliest possible stage.

The multi-agency response is divided into two levels: 'standby' and 'full activation'. The MAFP sets out the roles and responsibilities of Arun District Council, Sussex Police, West Sussex County Council and the Environment Agency under each of these levels."

- 7.19 The MAFP sets out the Littlehampton Swimming and Sports Centre as an allocated emergency rest centre to provide temporary accommodation to those displaced in an extreme event. This rest centre is located in Flood Zone 3. However, the rest centre could be utilised by site users seeking emergency rest (once the EA lift the Flood Warning and it is deemed safe to do so) if the property is flooded. This rest centre is located approximately 1.5km southeast of the development site, on Sea Road. In the first instance, site users should seek to follow the proposed evacuation route to the proposed places of safe refuge in Flood Zone 1/ outside the 1:200 year (2115) undefended flood extent, and then seek emergency rest at the Littlehampton Swimming and Sports Centre once Flood Warnings have been lifted if alternative accommodation cannot be sought.

- 7.20 All occupants should be advised not to return to the site until the site is deemed to be safe for return by the Emergency Services. If flood waters have receded the site can be accessed provided it is safe to do so.
- 7.21 If the flooding has already occurred before prior evacuation, it is advised site users return to the property and await evacuation. No evacuation should be sought if flood depths exceed 25cm, evacuation should only be sought with the assistance of the emergency services in these circumstances.
- 7.22 It is recommended that occupants move to the upper floors of the building for safe refuge during an unexpected flood event, this internal access to upper floors will be maintained for the lifetime of the development.
- 7.23 It is important to note that the site has been shown to indirectly benefit from the presence of defences to the 1:300 year standard which, in line with the Long Term Shoreline Management Plan, will remain in place until at least 2105. Analysis of the present day 1:200 year, 1:1000 year, 2065 1:200 year, 2115 1:200 year modelled flood extents show that the site may experience up to 0.75m flood depths in the 2115 1:200 year design event.
- 7.24 In the case of the Undefended 2115 1:200 year scenario however, flood levels of 4.96mAOD may cause flood depths of up to 2.13m on site.



Figure 12 Proposed evacuation and access/egress route overlain with Undefended flood extents (Source: EA)
Please note; the site in question is the left of the two polygons. The rightmost of the two red rectangles should be ignored

Access/Egress in Pluvial Flood Events

- 7.25 In the High Risk (1:30 year) and Medium Risk (1:100 year) Pluvial Flood Event, access/egress to the site may be maintained in all directions, with Hazard levels below 0.75 (above which is considered as 'Danger to some' by the EA). Access to the site may also be possible from the west in these events, with hazard levels below 0.75 on the north side of Selborne road here.

- 7.26 In the case of the Low Risk (1:1000 year) Pluvial Flood Event, access/egress to the site may not be maintained or possible due to the area of road and pavement immediately outside the driveway of the site being of 0.75-1.25 Hazard level, considered as 'danger for some' by the EA (see Figure 13). Parts of the road within 5m of this point are at Hazard level 1.25-1.75, considered as being 'danger to most' by the EA.

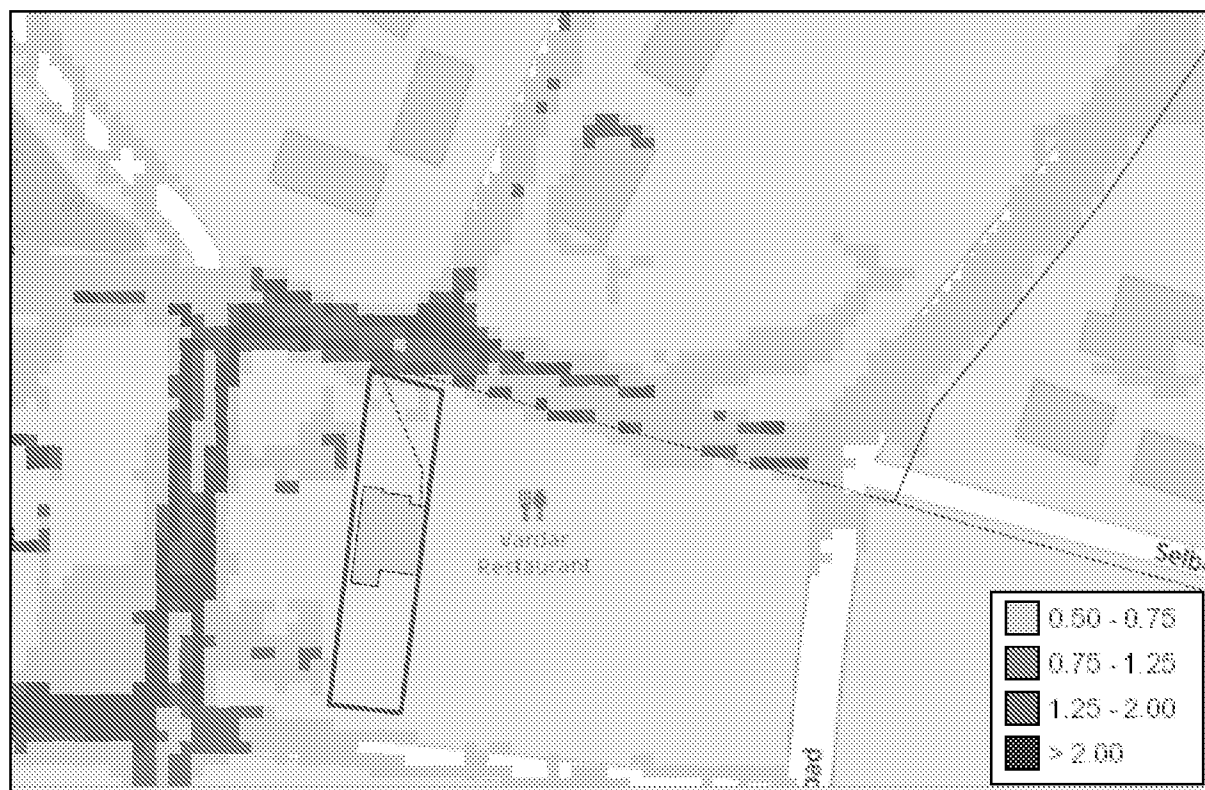


Figure 13 Low Risk Pluvial Flood event Hazard level map (Source: EA)

8. Off Site Impacts

Impact to Flood Risk Elsewhere

8.1 It is understood that the development is for the conversion of a room within an existing HMO into a bedroom.

8.2 The site is located in tidal Flood Zone 3 and under the NPPF:

“Unless the development is located in an area which is subject to tidal flooding and which serves no conveyance function, land raising must be accompanied by compensatory provision of flood storage either on- or off-site.”

8.3 Given that the dominant source of flooding to the site is tidal, there is no requirement to provide compensatory flood storage.

Generation of Runoff

8.4 The site consists of hardstanding driveway and yard in the area to the front of the property, with a narrow paved pathway around the western side of the dwelling, leading to a patio immediately south of the HMO and a garden consisting of a grassed lawn area, with trees and shrubs further south.

8.5 It should be noted that the proposed development will likely result in minimal changes in surface water runoff rate in post development conditions due to little or no growth in impermeable surface area.

8.6 It should be noted however, that any additional runoff generated from the increase in hardstanding area of the site are restricted to greenfield runoff rates if practicable. However, if deemed impractical, any additional flows discharged to the ditch or other associated water course will need to be agreed with the LLFA.

8.7 It is however recommended, that the site developer investigates the ability to incorporate Sustainable Drainage Systems (SuDS) as part of the proposed development. Accordingly, post development there is scope for the runoff rate to be limited to that of the existing site or reduced to the greenfield runoff rate.

9. Conclusion

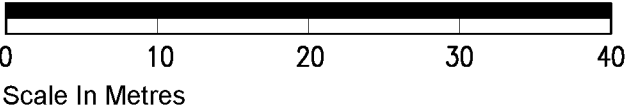
- 9.1 Ambiental Environmental Assessment has been appointed by Mr Stephen Suckling to undertake a National Planning Policy Framework (NPPF) compliant Flood Risk Assessment (FRA) for the proposed development at 6 Selborne Place, Littlehampton, West Sussex, BN17 5NH.
- 9.2 The site is currently a Room in existing House in Multiple Occupation (HMO). It is understood that the development is for the conversion of a room within an existing HMO into a bedroom.
- 9.3 With reference to the Environment Agency (EA) Flood Map for Planning, the proposed development is located within Flood Zone 3. The proposed development is considered "More vulnerable" under the National Planning Policy Framework (NPPF).
- 9.4 The site is approximately 290m north of the English Channel, and 500m east of the Arun Estuary.
- 9.5 The Beachy Head to Selsey Bill Shoreline Management Plan (2006) states the management policy (Policy Unit: 4d:18) for the Littlehampton area is "Hold the Line" to the year 2105. **Angmering-on-Sea to Littlehampton Strategy aims to improve or maintain the defences at and around Littlehampton to continue to provide a 1 in 300 year standard of protection, at any point along the coast until at least 2105. As such, it could be argued that the proposed development site would be defended to the 1:200 year +CC (2115) standard.**
- 9.6 Ste-specific modelled flood levels and extents were not available specifically for this site. However, data was available from the Arun to Adur Coastal Modelling Study (JBA Consulting, 2017) provided by the EA in a past FRA for a property within 20m to the east, 3-4 Selborne Place, was used. This was considered as potentially suitable due to its close vicinity to the site and similar range of elevation levels to 6 Selborne Place.
- 9.7 In the absence of defence breach modelling, the Arun District SFRA (2016) requires the more conservative **1:200 year+CC undefended event should be used as the design flood level to inform the risk and mitigation strategy.** The December 2019 climate change allowance/ sea level guidance should also be considered.
- 9.8 For reference, the 1:200 year present day (2017) undefended flood level close to site is 3.74mAOD. Based on the latest guidance (December 2019), for the southeast region, a Higher Central (HC) scenario would represent a 1.20m increase in sea levels; an Upper End (UE) scenario would represent a 1.60m increase in sea levels; and a High++ (H++) scenario would represent a 2.19m increase in sea levels. As such, the 1:200 year HC (2125) undefended flood level close to site is 4.94mAOD, the 1:200 year UE (2125) undefended flood level is 5.34mAOD and the 1:200 year H++ (2125) undefended flood level is 5.93mAOD.
- 9.9 The client has confirmed that internal access will be maintained from the ground floor to the first floor. As such, emergency refuge could be sought at the first floor in a worst-case event where prior evacuation is not possible.
- 9.10 The EA does not hold any records indicating that the site has been previously affected by flooding from groundwater, sewer, fluvial/tidal or surface water sources. The Arun District Council SFRA does however show that tidal flooding was reported as occurring once, 10m to the west of the site, albeit indicated over topography approximately 0.5m lower than anywhere on site.
- 9.11 It is important to note that, given the site benefits from the presence of flood defences, the highest risk of flooding to the site would occur in combination with large winter storms and storm surge coinciding with a high tide. This is well understood, and it is unlikely the site will flood without several hours of warning.

- 9.12 The EA operate a Flood Information service which identifies whether any flood warnings or alerts have been issued for a specific postcode or place in England or Wales: <https://flood-warning-information.service.gov.uk/>.
- 9.13 The Met Office issues weather warnings up to 5 days in advance, through the National Severe Weather Warning Service, when severe weather has the potential to bring impacts to the UK. It is also possible to stay up to date with weather warnings through the Met Office app (available on both android and apple), social media (twitter, Facebook) or email alerts. More information can be found at <https://www.metoffice.gov.uk/weather/guides/warnings>.
- 9.14 During periods of bad weather, site users should monitor local weather reports and sign up for the Met Office UK weather warnings. Warnings can be monitored through an Apple/Android app, Twitter or directly via emails. Further information can be found at <https://www.metoffice.gov.uk/>.
- 9.15 Safe access/ egress at the north of the site may be possible in all directions in High Risk (1:30 year) and Medium Risk (1:100 year) Pluvial Events. Safe access/ egress may not be possible in the Low Risk (1:1000 year) Pluvial runoff event, with 1.25-1.75 Hazard levels on the pavement outside the site, considered as 'Danger for most' by the EA.
- 9.16 In summary
- The development is for the change of use of a room in an existing HMO to become a bedroom
 - The development could be considered "More Vulnerable" under the NPPF.
 - The site is located in an area that benefits from the presence of flood defences and is within a 'Hold the Line' policy unit on the Shoreline Management Plan, which will remain in place until at least 2105.
 - No breach/overtopping scenarios were available from EA or SFRA sources.
 - Internal access will be maintained from the ground floor residential uses to the first floor, which will be above the 1:200 year H++ (2125) undefended flood level.
 - The site is located within an EA Flood Warning Area and within an area of tidal flood risk, which could provide sufficient warning to enable prior evacuation.
 - Residents to sign up to the EA Flood Warning systems and monitor weather warnings regularly during periods of bad weather.
- 9.17 Following the guidelines contained within the NPPF, the proposed development is considered **to be suitable assuming** appropriate mitigation (including adequate warning procedures) can be maintained for the lifetime of the development.

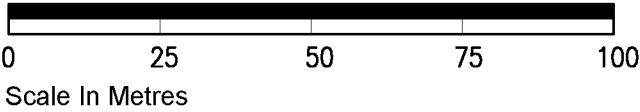
Appendix I - Site Plans



Site Plan 1:500



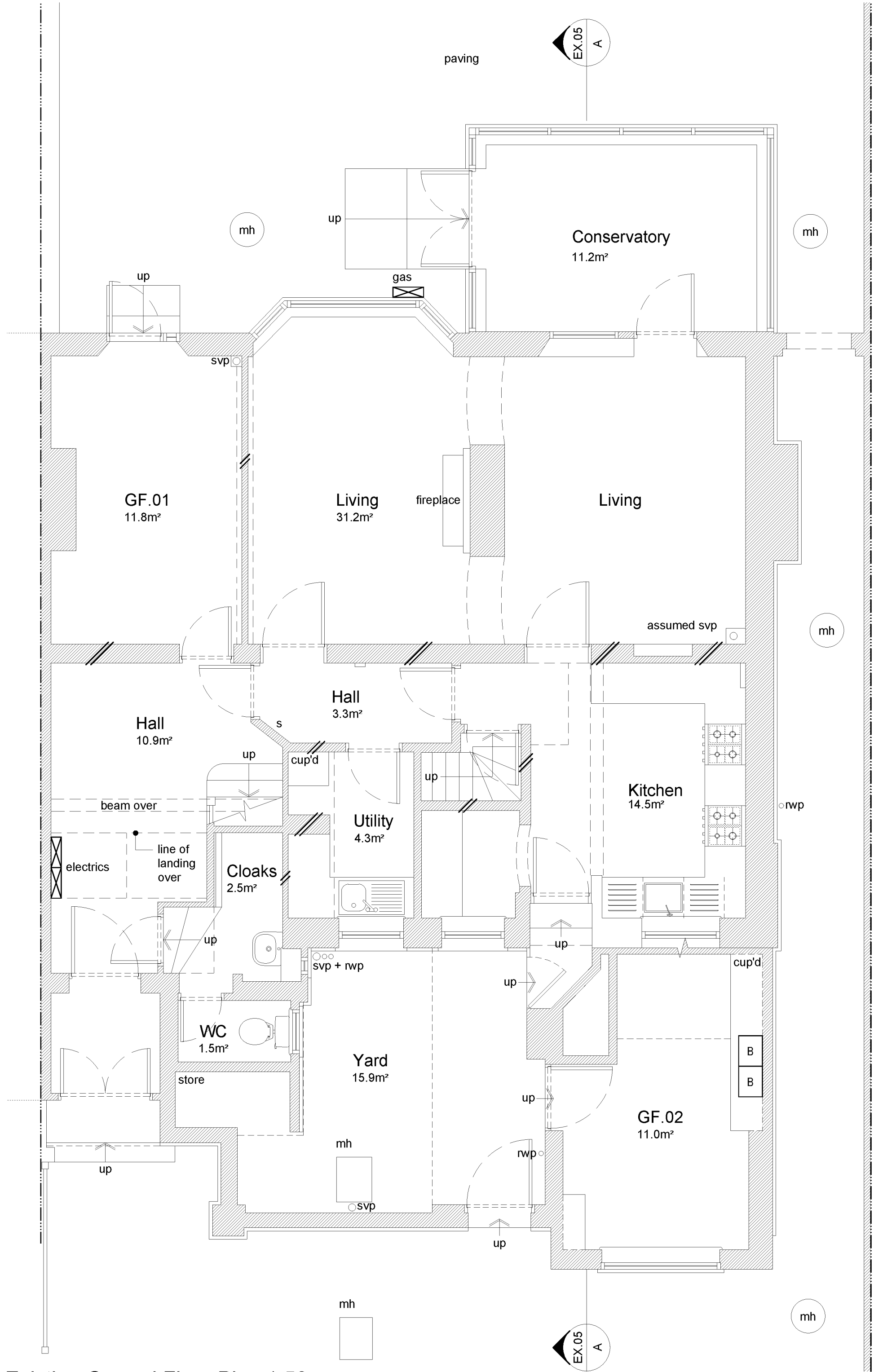
Location Plan 1:1250



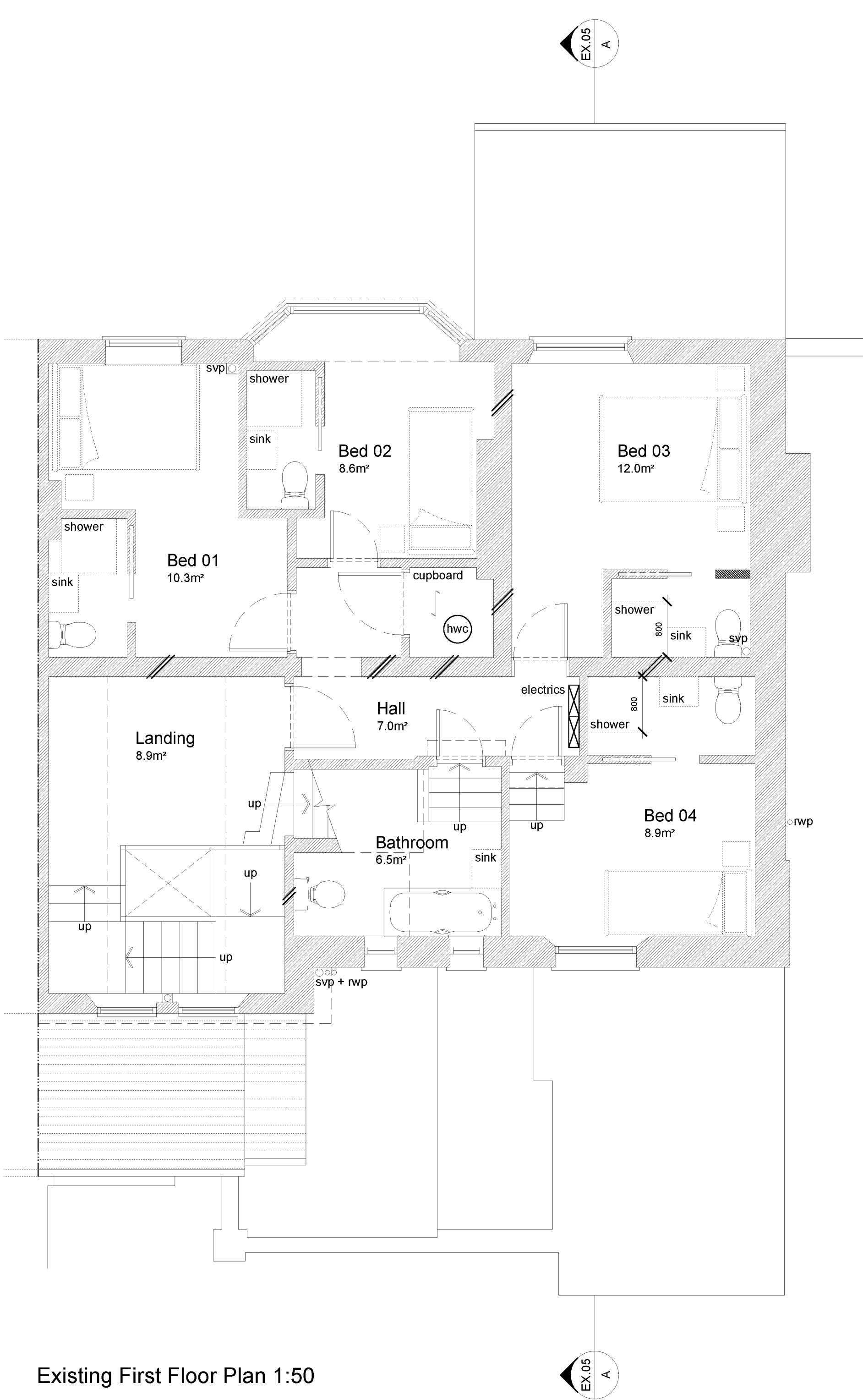
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client / job	Mr & Mrs Suckling
	6 Selborne Place,
	Littlehampton BN17 5NH

rev	date	comment
-	-	-
drawing title		
Existing Location Plans		
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OS MAP		

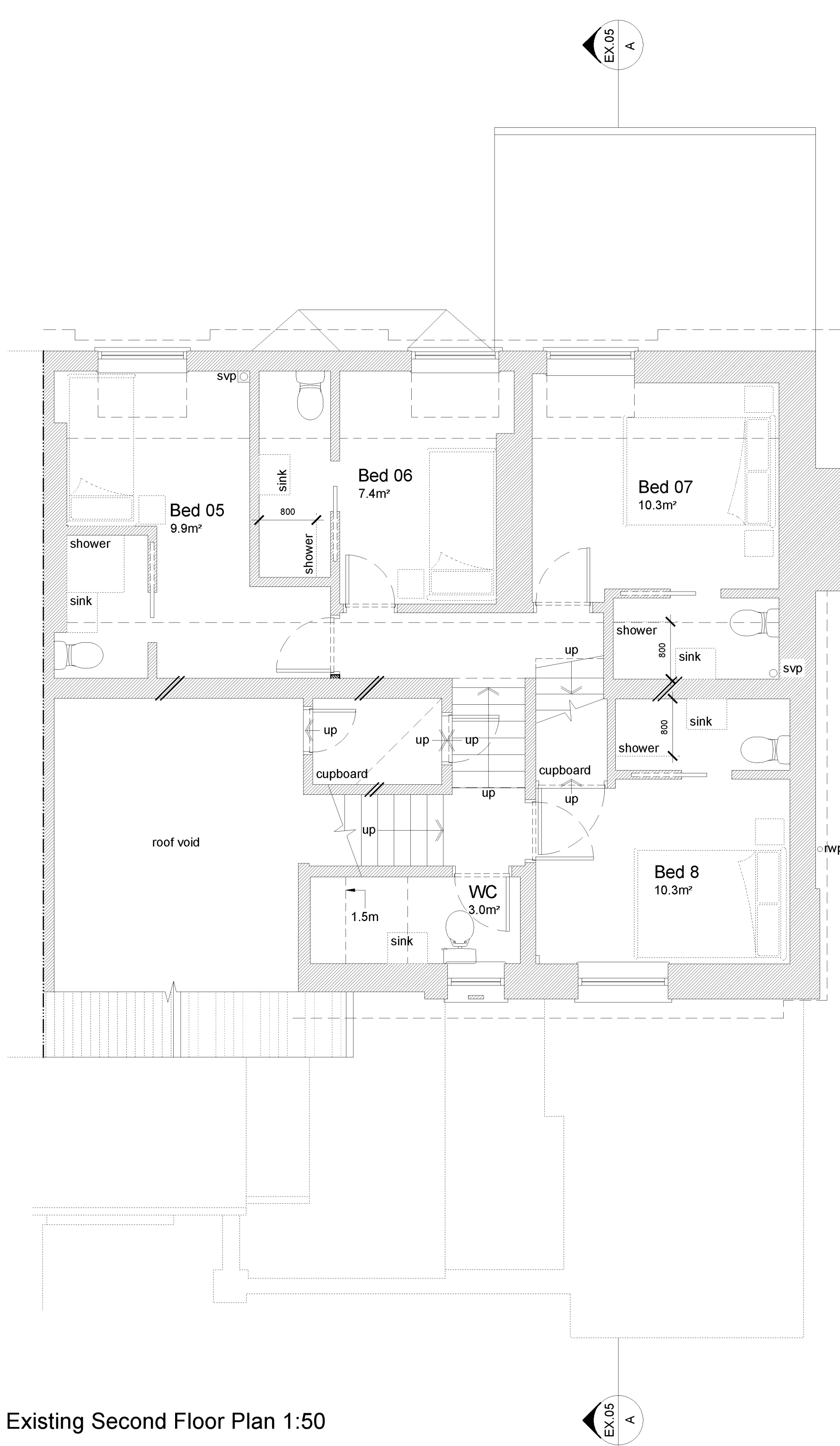
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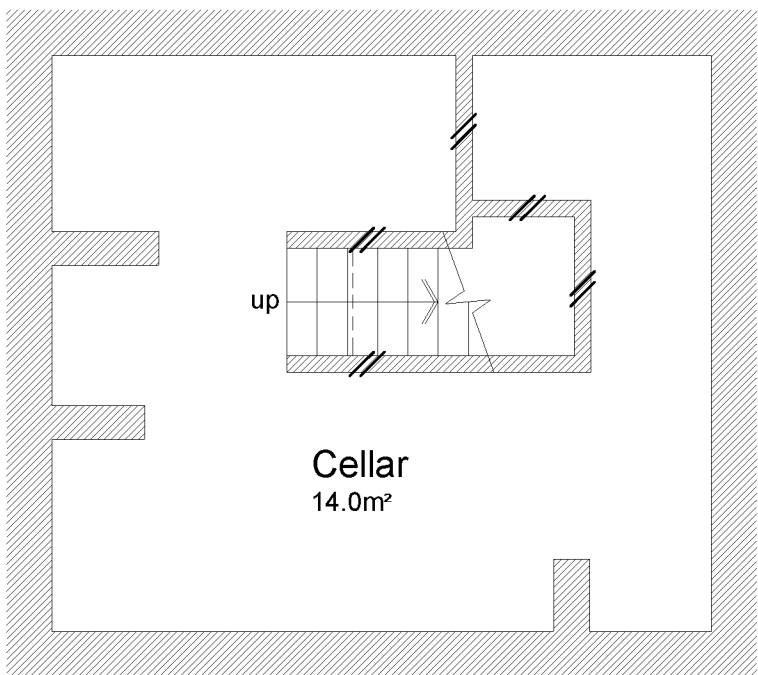
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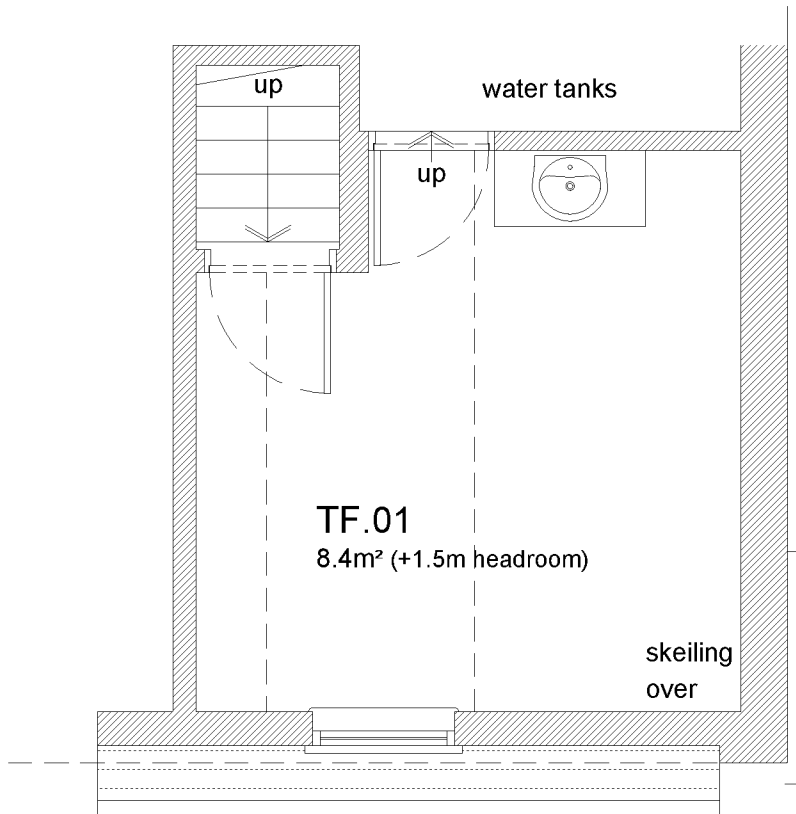
Existing First Floor Plan 1:50



Existing Second Floor Plan 1:50



Existing Cellar Plan 1:50



Existing Third Floor Plan 1:50

TIM DEACON ARCHITECT		rev.	date	comment
tim@deacon-architect@gmail.com		amendments		
client	Mr & Mrs Suckling	dwg #	054.EX.04	
job	6 Selborne Place Selborne Road Littlehampton BN17 5NH	dwg title	Existing Plans	
scale	1:50 @ A1	date	August 2021	RIBA work stage
Do not scale off drawing unless solely for Planning purposes. Check all dimensions on site before work commences. All ground materials workmanship to conform with current building regulations BS5 and CDP's. © Copyright Tim Deacon, Architect				n/a



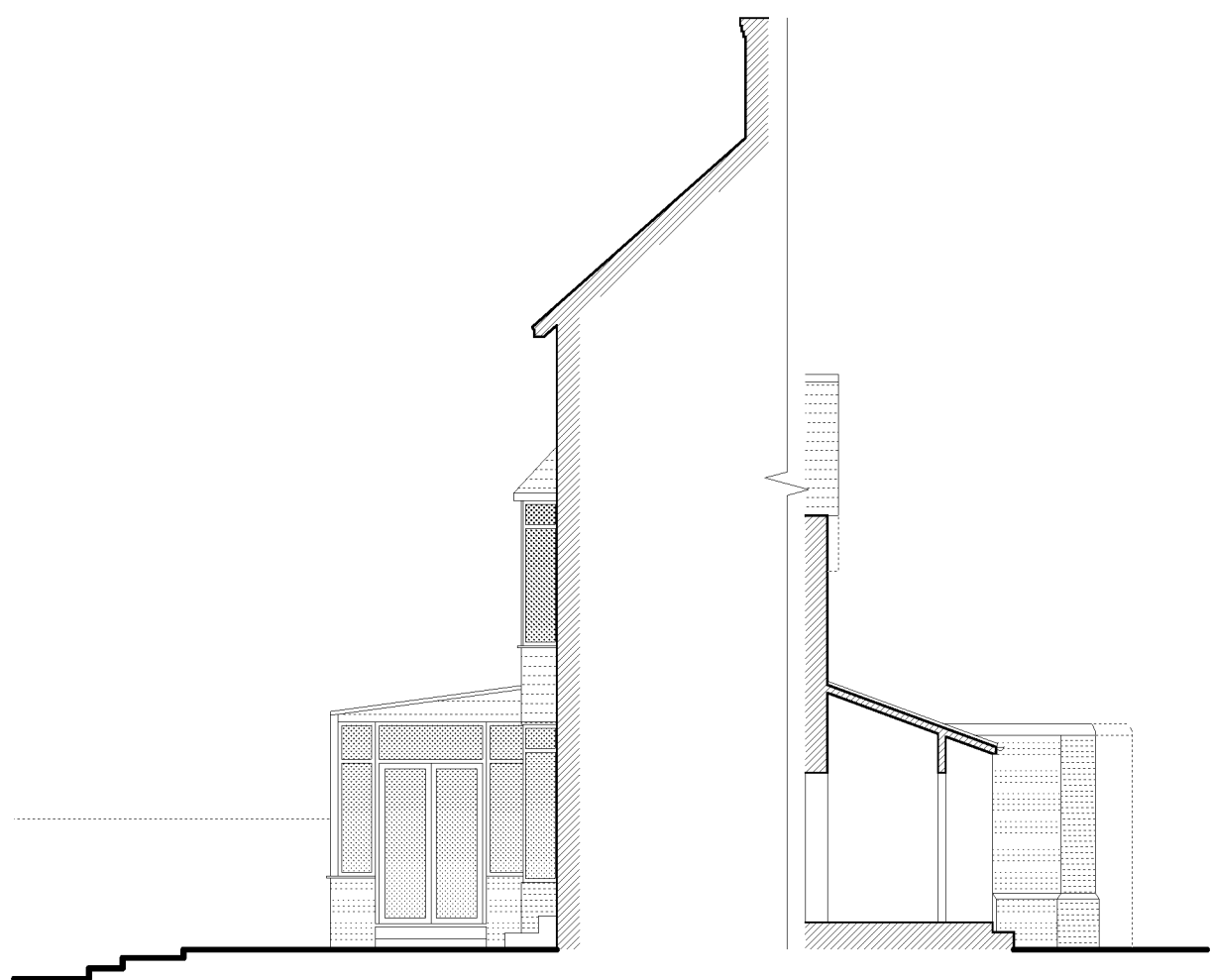
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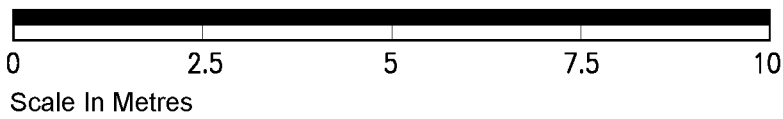
Existing Side Elevation (W) 1:100



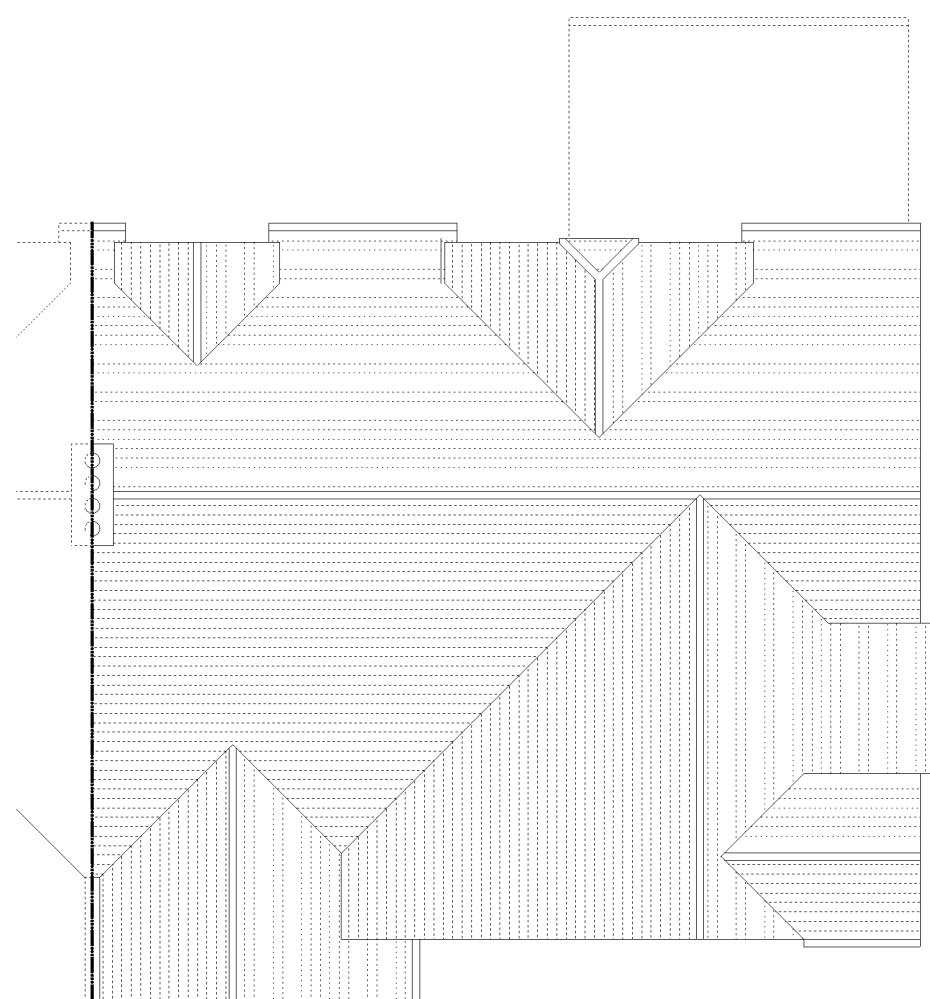
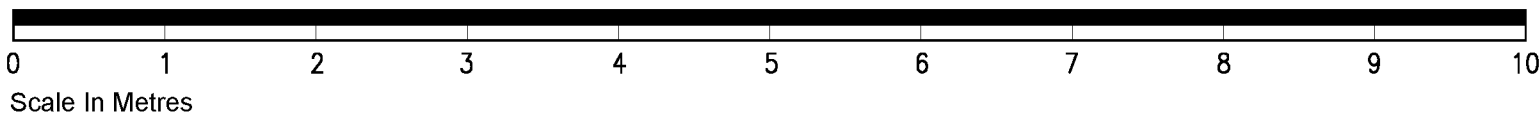
Existing Rear Elevation (S) 1:100



Existing Side Elevation (E) 1:100



Existing Section A-A 1:50



Existing Roof Plan 1:100



TIM DEACON.
architect

timdeacon-architect@gmail.com

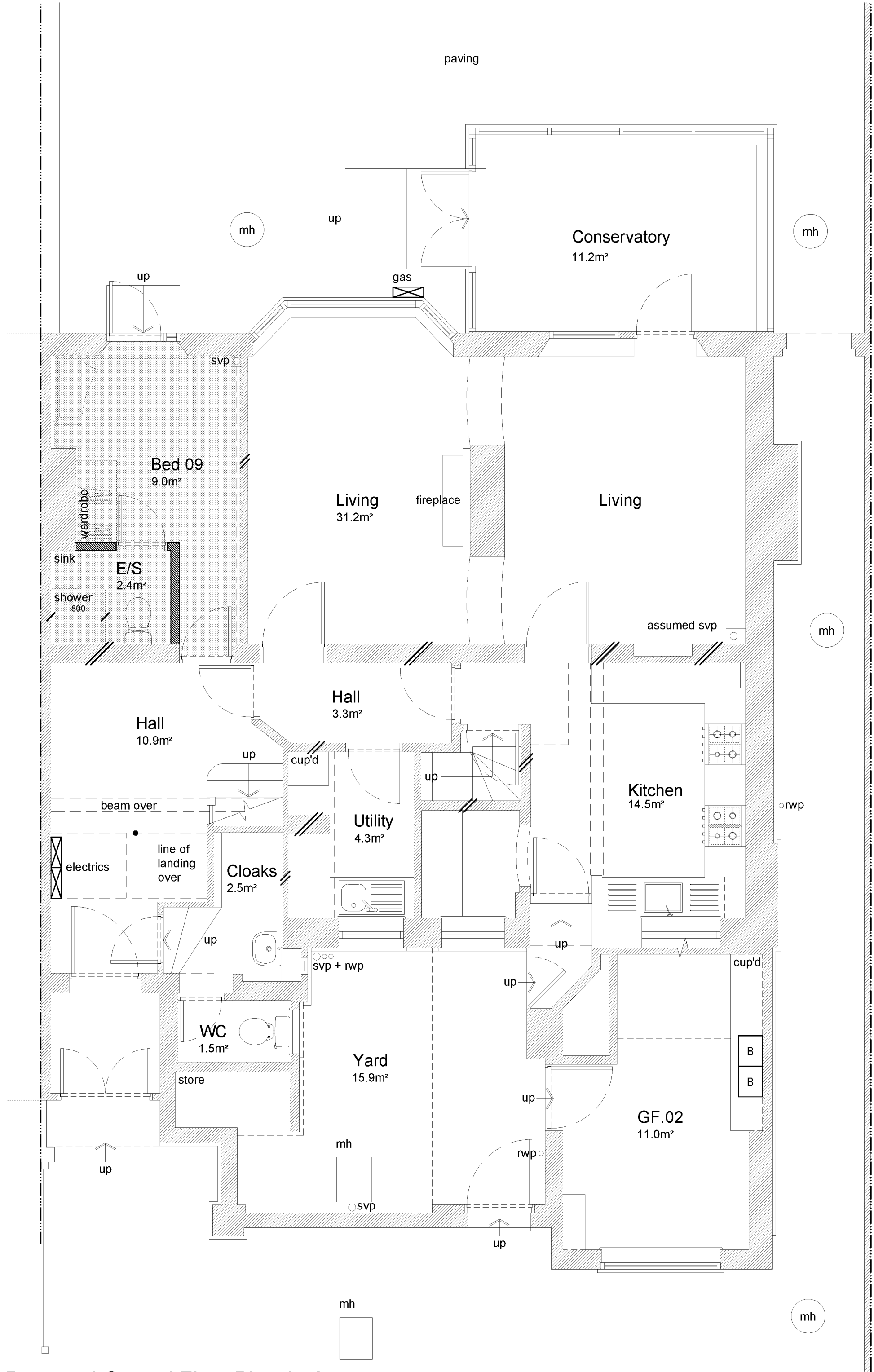
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job 6 Selborne Place
Selborne Road
Littlehampton
BN17 5NH

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All goods materials workmanship to conform with current building regulations BBS and COPs.
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rev. date comment
amendments

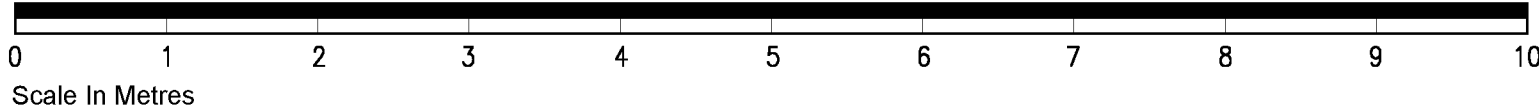
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dwg title Existing Elevations,
Section A-A & Roof Plan

scale varies @ A1
date August 2021 RIBA work stage n/a



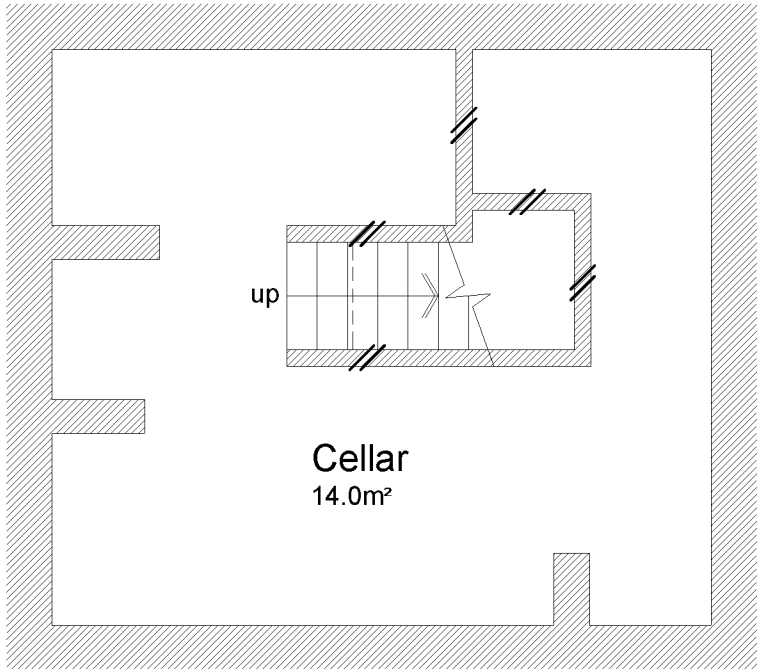
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*1no. new bedroom



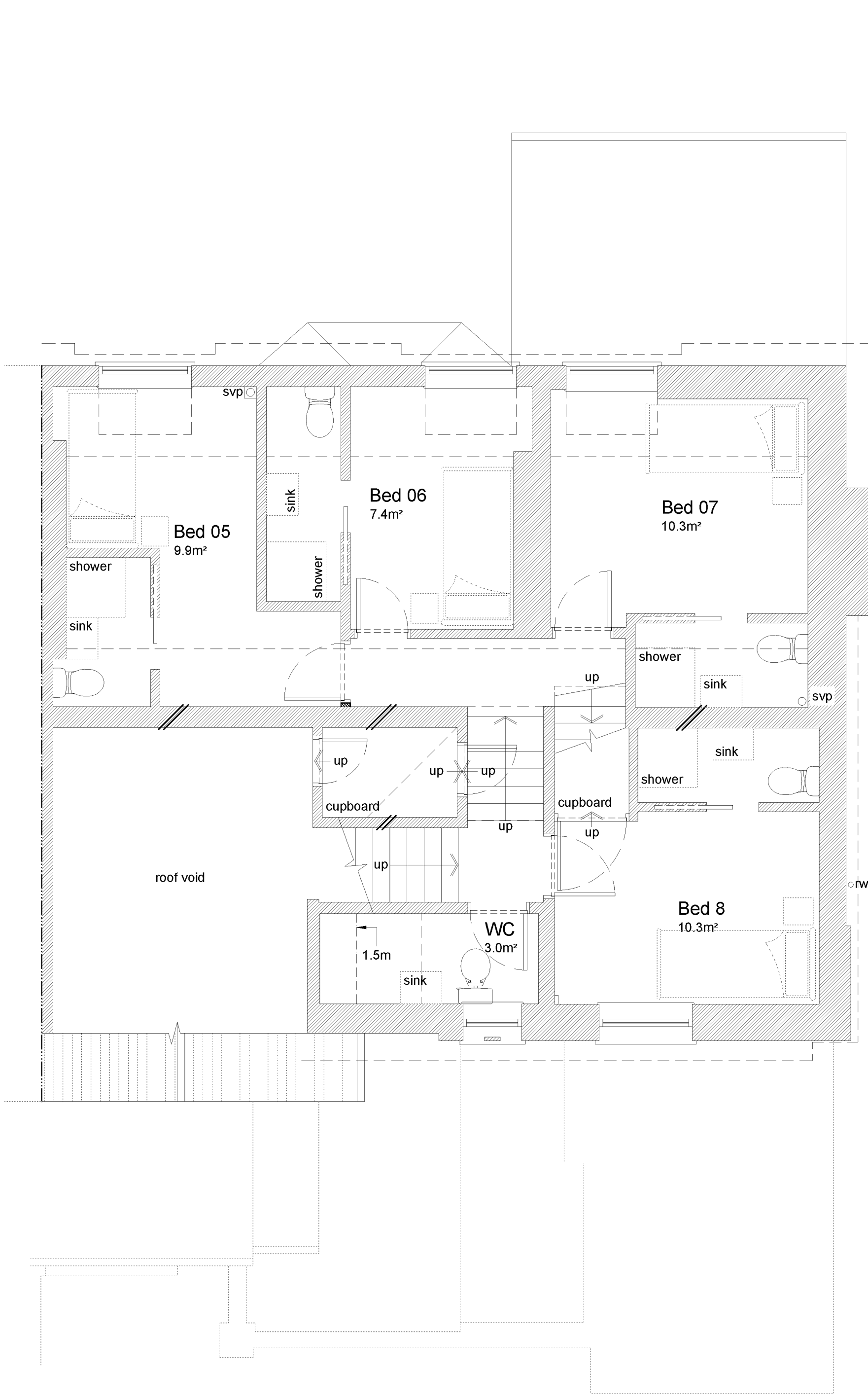
Proposed First Floor Plan 1:50

*no proposed changes



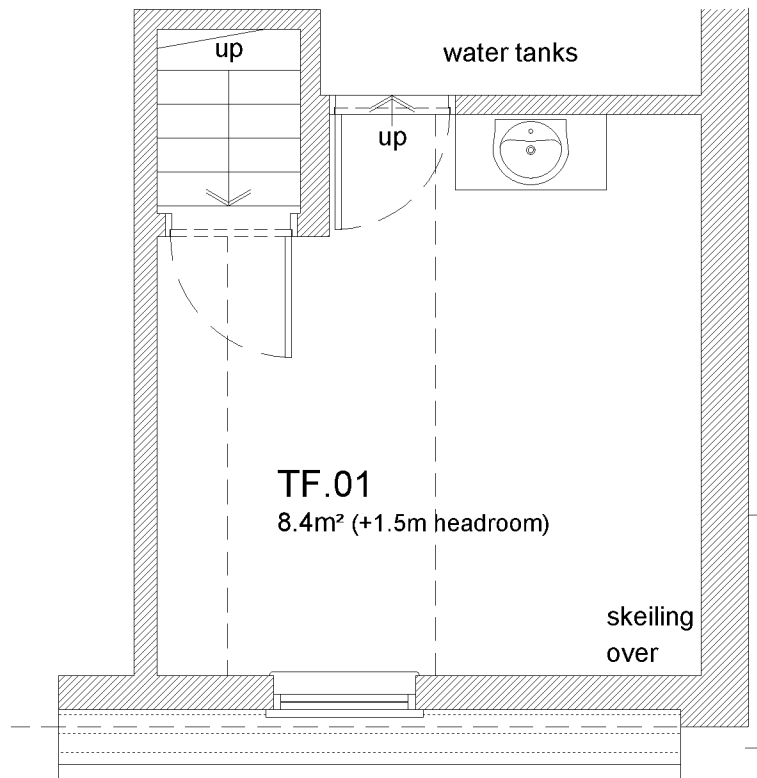
Proposed Cellar Plan 1:50

*no proposed changes



Proposed Second Floor Plan 1:50

*no proposed changes



Proposed Third Floor Plan 1:50

*no proposed changes

TIM DEACON & ARCHITECT		21.05.21	Bedroom furniture revised; all bedrooms are single
rev.		date	comment
timdeacon.architect@gmail.com			
client	Mr & Mrs Suckling		dwg # 054.PL.06a
job	6 Selborne Place Selborne Road Littlehampton BN17 5NH		dwg title Proposed Plans
Do not scale off drawing unless solely for Planning purposes. Check all dimensions on site before work commences.		scale 1:50 @ A1	
All goods materials workmanship to conform with current building regulations BS5 and CDP's. © Copyright Tim Deacon, Architect		date August 2021	RIBA work stage D

Appendix II - EA Data