

Planning Ref: CM/43/23/HH

181b Lyminster Road, Littlehampton, BN17 7QB

FLOOD RISK ASSESSMENT

1.0 Project Overview

We are proposing to change the front door to a level-threshold door with easier access for resident, who has a disability, via a concrete ramp.

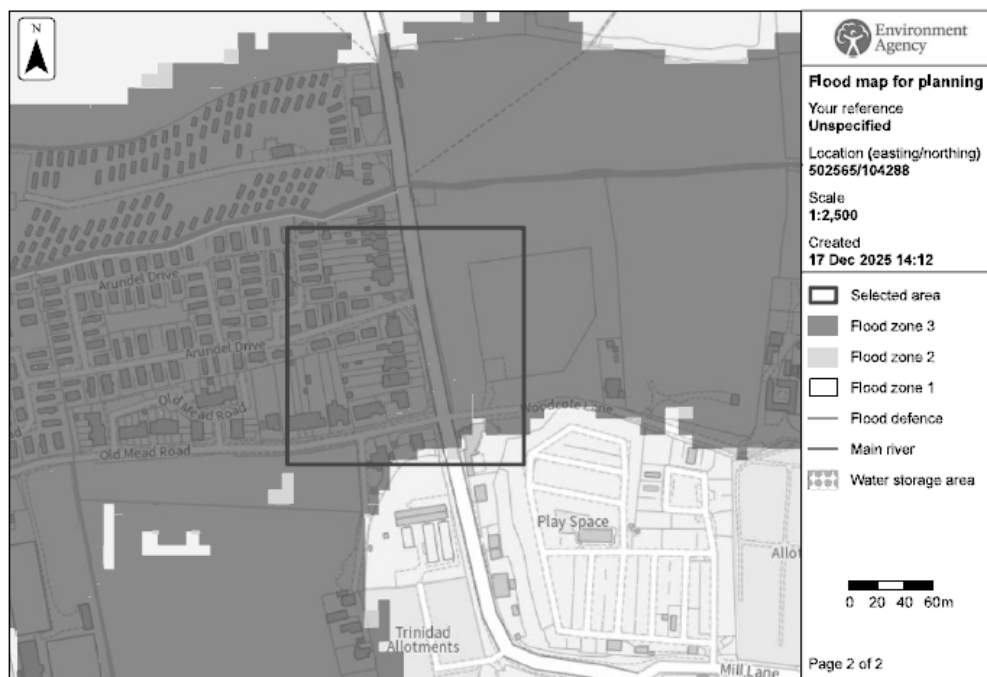
The existing driveway is a concrete hardstanding and the concrete ramp is to match existing materials. The ramp will have brick upstands, a galvanised steel handrail, and an aco drain installed level with the internal floor level.

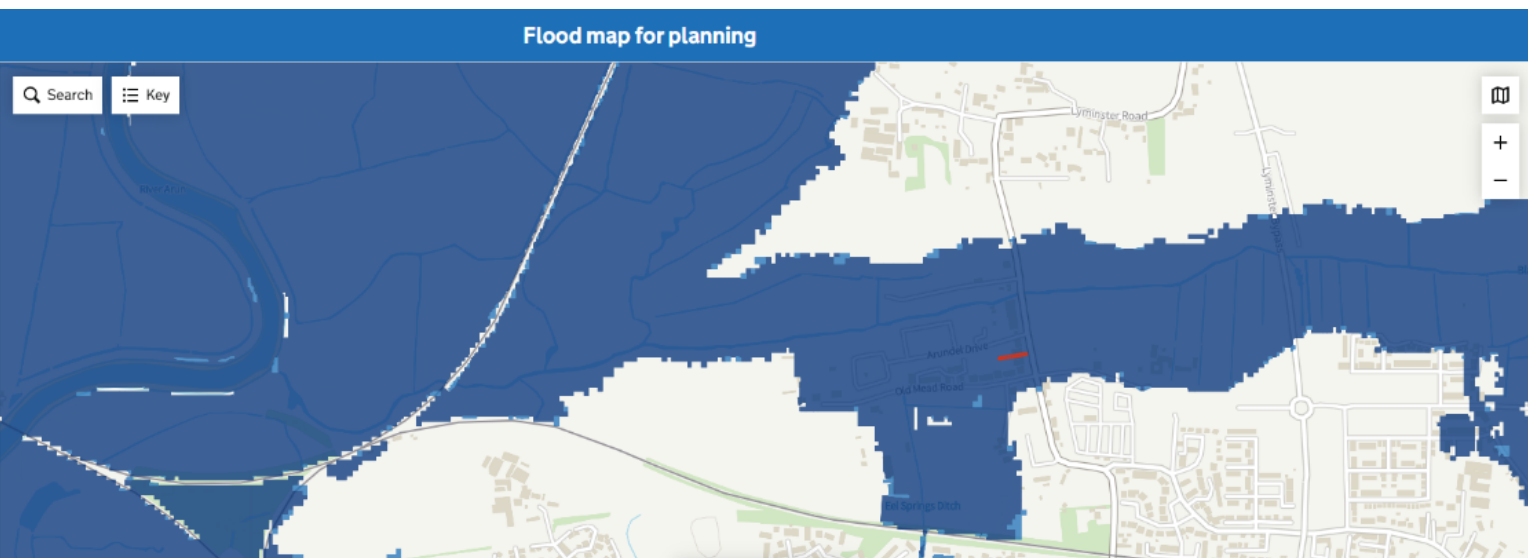
2.0 Flood Risk - From Rivers and Seas

The property is located in Flood Zone 3. Properties in flood risk 3 means, in any year, land has:

- a 1% (1 in 100) or more chance of flooding from rivers
- a 0.5% (1 in 200) or more chance of flooding from the sea.

Environment Agency Flood Risk Map for Planning





The above map highlights in blue the flood Zone 3 area.

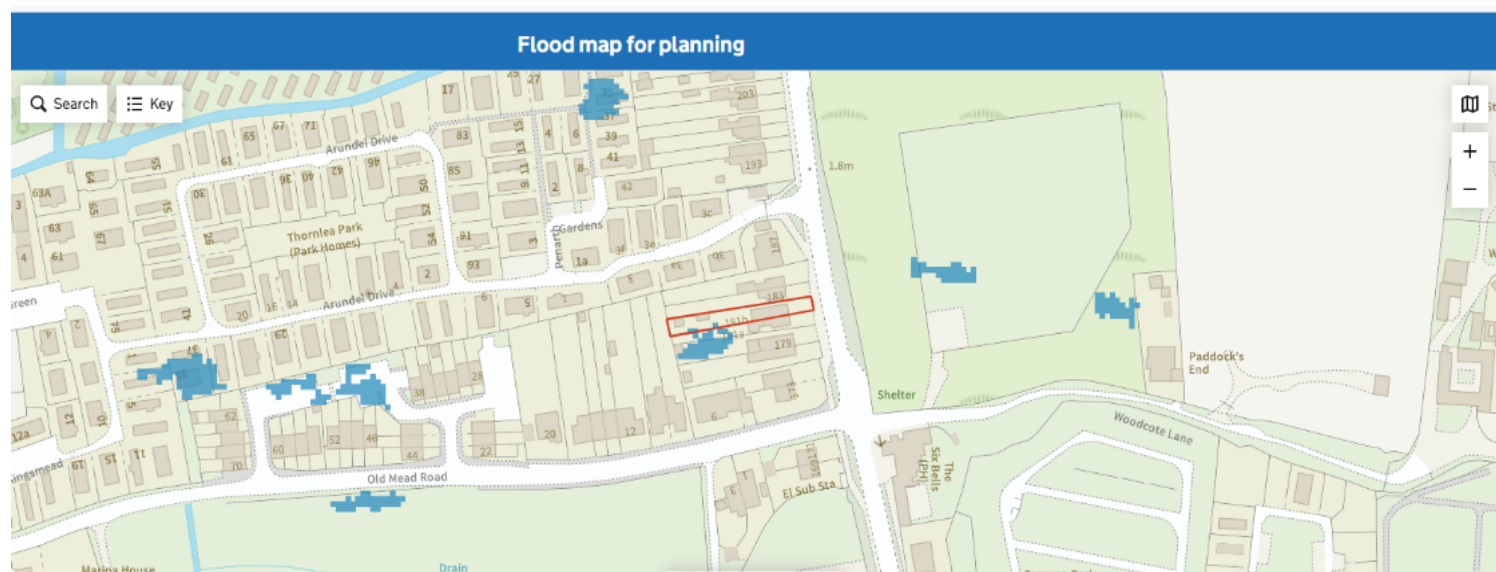
The works to install a ramp will include the installation of an aco drain which will be at the abutment of the ramp and the front entrance door. Water will be directed away from the property threshold. Therefore there is no additional risk from the installation of the ramp.

3.0 Flood Risk – Surface Water

The above map shows the annual likelihood of flooding due to surface water in blue.

Blue areas show the 1 in 30 annual probability of flooding from rivers and the sea. The property boundary is in red.

Environment Agency Flood Risk Map for Planning – Surface Water Only



Please note that I have highlighted the whole of the property boundary. However, the area of development (of the new concrete ramp) is a lot smaller than this area and is only a small area at the front of the property 1.2m x 5.4m.

The concrete ramp is required in order for the resident to safely reach the front entrance door as recommended by Arun District Council. There should be no increased risk of internal flooding as the concrete ramp will have an exco drain installed which is level with internal floor levels and will effectively disperse any water away from the front entrance door.

4.0 Conclusion

There is no flood hazard to which people would be exposed to as a result of this change either to the access or escape routes.