

LU/284/09.

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FLOOD RISK ASSEMENT

re: CONVERSION OF GROUND FLOOR SHOP PREMISES & FIRST FLOOR

FLAT OVER INTO SELF CONTAINED TERRACE HOUSE AT

12 BAYFORD ROAD LITTLEHAMPTON, BN17 5HL.

The existing property consists of a ground floor shop premises and a first floor flat over, as well as a second floor with two rooms and a w.c/shower accommodation minimum 3-4.

The existing ground floor level is approximately 100mm above the existing paved area at the front of the property. The paved area steps down to the pavement at a height of approximately 150mm, the kerb height to the road is approximately 150mm giving an overall height from the road to the inside floor level of 400mm. The rear entrance is approximately 150mm above ground level.

The proposed conversion provides a four bedroom terrace house. The ground level to finished floor levels are un-altered as is the front paved area.

Provision of a flood risk emergency notice will be provided in the front hall way area.

As a condition of planning approval we are prepared to accept an agreement to flood risk assessment and protection to meet with environment agencies requirements prior to commencement of work.