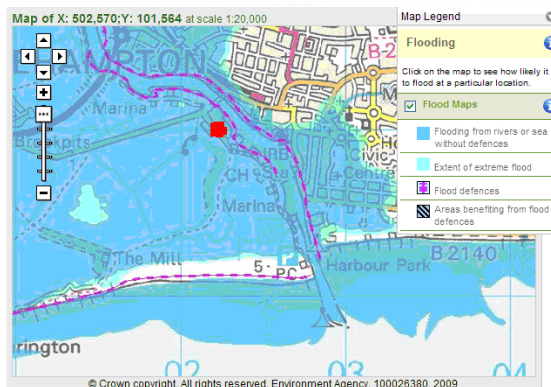


01273 386775
 surveying@arci-build.co.uk
 www.leohorsfieldsurveying.co.uk

Brighton Office
 9 Clifton Hill
 Brighton BN1 3HQ

London Office
 27 Old Gloucester Street
 London WC1N 3AX

FLOOD RISK ASSESSMENT 09-300 Seanormus



Ropewalk is in an area of risk to flooding. It has a significant chance of flooding. The chance of flooding each year is greater than 1.3% (1 in 75). This takes into account the effect of any flood defenses that are in this area (TEA, 2009).

Therefore the design takes into account the following:

At present the site is fully defended against the 0.1% annual probability extreme tide level. Water flooding occurs mainly due to surface water and sewer flood risk. With this in mind and in accordance with PPS25 the proposal shall avoid flood risk to people, reducing risk to the development and incorporating sustainable drainage systems.

The following strategies and flood preparation shall be taken:

- The finished floor levels of the proposal are to be set above the ground floor level. A ramp provides access to the front entrance level. Please refer to drawings attached.
- All new hard surfaces are to be constructed of permeable paving.
- Rainwater shall be stored in a collector such as a water butt.
- All new electrical sockets are to be at a height of 1.5m
- Non-return valves shall be fitted to all drains and water inlet pipes.
- Suitable damp-proof membranes and courses to be installed.
- Suitable airbrick covers over ventilation bricks
- New walls to be dry-lined.
- All gaps between doors, walls and pipes to be sealed.

Further reading for the residents includes:

- Environment Agency: Prepare your property for flooding
- Environment Agency: Preparing for a flood.