

Flood Risk Access Statement

Proposed New Residential Development

For Mrs Denise Simpson

At

27 Central Drive
Elmer
PO22 7TT



IVON BLUMER ARCHITECTS

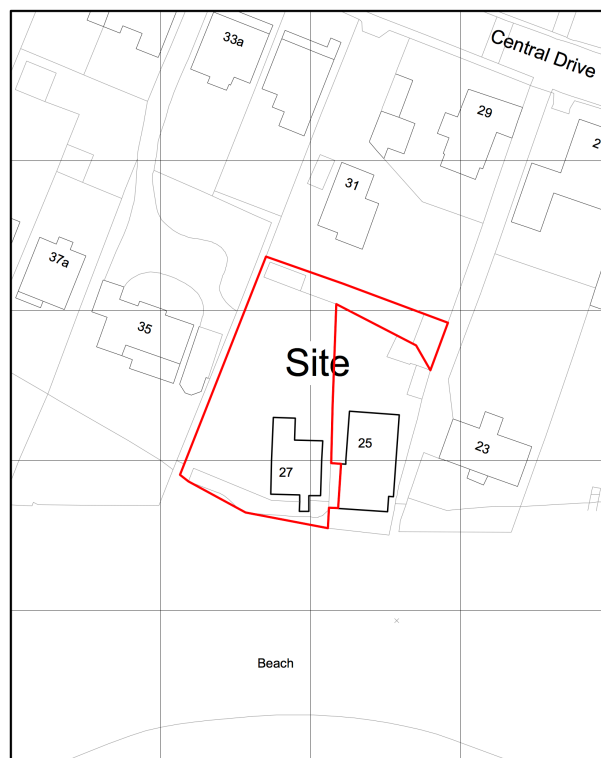
Flood Risk Access Statement

INTRODUCTION

The proposed development is for demolition of the existing sub-standard single storey house, and the construction of a specially adapted 2 bedroom detached house for the sole use of the applicant who is elderly and disabled. The applicant wishes to connect the new dwelling to her existing property at No 25. The house has been designed with the main open plan accommodation located at first floor level, with self-contained accommodation occasional use by the applicants carer on the ground floor.

Location

The site is a residential site located on the sea front at No 27 Central Drive, Elmer.



Location Plan

Assessment of Physical Context

The site (photo below) is located on the sea front at 27 Central Drive, Elmer, West Sussex and is currently owned by the applicant. The applicant also owns the adjacent property at No 25 Central Drive. The property is currently a private residence and was built in the mid 1930's, with a detached garage. The site is accessed from a shared private drive. The site is flat and is approximately 1,000 sq. m in size. There are no notable trees on the site. The site is mainly laid to lawn with shrub borders. The Nearest Bench mark would indicate a site level in the region of 4.5 AOD. The site is defended by a substantial shingle bank on the foreshore.

Ivon Blumer Architects Ltd

Flood Risk Access Statement



Rear Garden

Planning Policy & History

Planning History

M/67/16/PL	1 Replacement Dwelling	Approved 5/10/16
M/13/16/PL	1 Replacement dwelling	Refused 21/04/16

Site Layout

The proposed new property is to be positioned in a similar location as the adjacent property No 25 on the southern boundary of the site taking advantage of the exceptional sea views, as shown on the site layout below. The footprint is in the same location as the existing property.

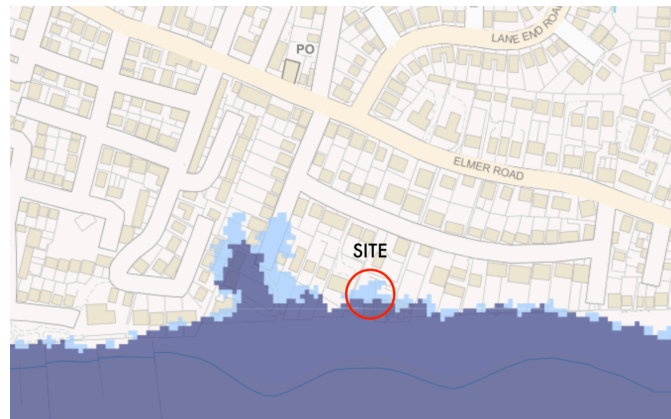


Site Plan

Ivon Blumer Architects Ltd

Flood Risk Access Statement

Flood Map



The site would be in flood zone 2 & 3.

POTENTIAL FLOOD HASZARDS

- 1 Flooding from the sea.
- 2 Flooding from rivers, not applicable.
- 3 Flooding from groundwater, risk is considered low.
- 4 Flooding from sewers, not applicable.
- 5 Flooding from the land, the risk is considered low.

Surface Water Runoff Assessment

The total site area is 1,000 m² approximately.

Sewers for adoption 7th edition requires that surface water drainage systems for new developments should be designed to prevent pipe surcharging during a 1 in 2 year storm event. The system should also accommodate a 1 in 30 year event without surface flooding. During extreme wet weather events, it should be demonstrated that flood waters would be routed away from buildings and not cause a nuisance elsewhere.

It is proposed that all non-porous external surfaces and roof areas in this development will be designed to prevent surface water flooding above ground level during a 1 in 100 year storm event with an additional allowance of plus 30% for climate change to the year 2115.

Outline Foul Water Strategy

A preliminary assessment based on British Water's Cop flows and loads -3 indicates average dry weather flow would be in the order of 0.02 l/s. Such flows are considered low and would be discharged into the local foul water sewer in Central Drive

Ivon Blumer Architects Ltd

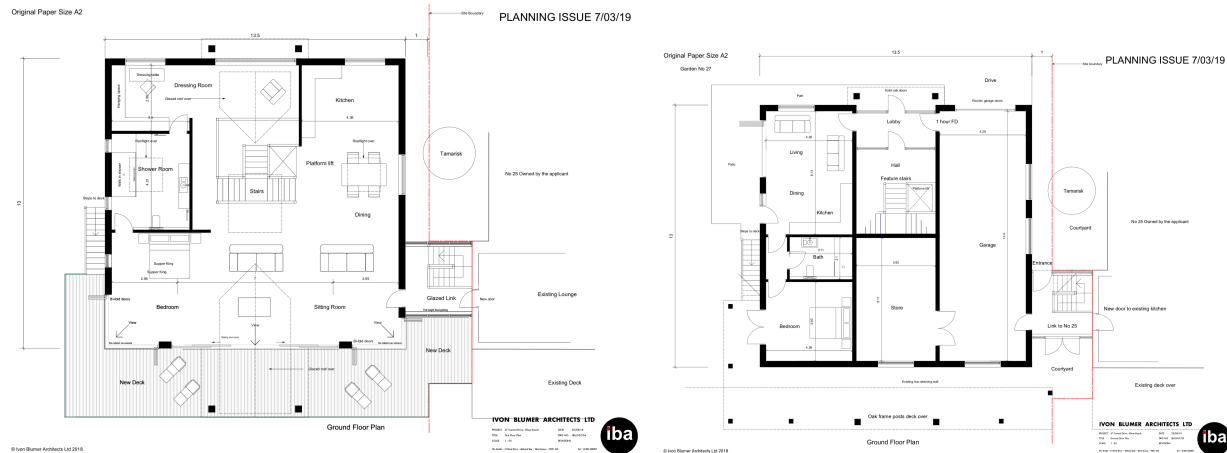
Flood Risk Access Statement

Discussion

The sites primary flood risk is from the sea.

As with the previous application it would be proposed that the new floor level would be set 300 mm above the existing finished floor level of the existing house.

The main accommodation is located on the first floor, see floor plans below.



Conclusion

As the main first floor accommodation is well above the predicted undefended tidal flood level of 4.95, and that the secondary accommodation on the ground floor is set 300 mm above the existing FFL of the existing house, the proposal is considered reasonably safe from flooding.

The site is defended by a substantial shingle bank on the foreshore, well above the existing site level.

Given the proximity and extent of the undefended flood plain to the proposal the most likely course of action to be taken by residents during such an event would be to sit out the flood which would be expected to last no longer than 12 hours.

All site surface water can be managed on site to accommodate the worst case M100 + 40% storm event.

Ivon Blumer Architects Ltd