
Sussex Building Consultancy Limited



Flood Risk Analysis for First Floor Extension.

68 Ancton Way, Elmer, Bognor Regis, PO22 6JP.

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Revision :

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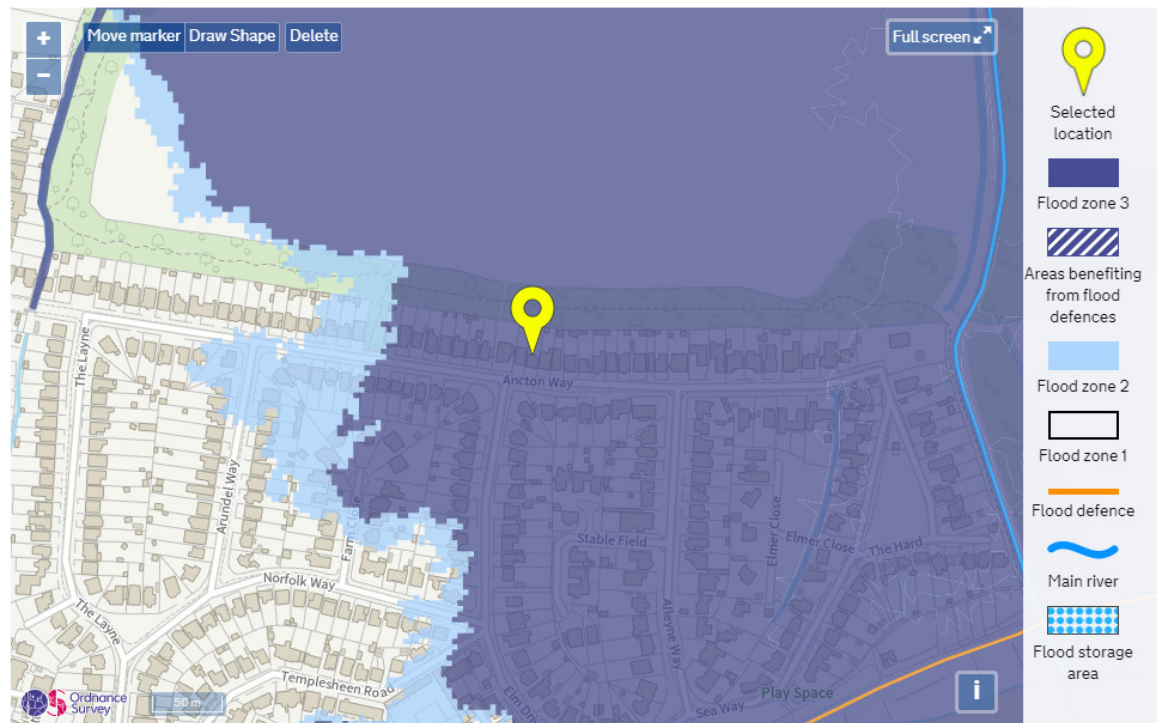
Picture – Existing Site Plan.

1.0 Introduction

- 1.1 68 Ancton Way is a single storey residential property set within the private Elmer Estate near Bognor Regis close to the sea.
- 1.2 The work proposed is to extend the property on the first floor and make some changes and reductions in the ground floor plan and layout.
- 1.3 This report seeks to undertake a flood risk assessment of the site to accompany the planning application.

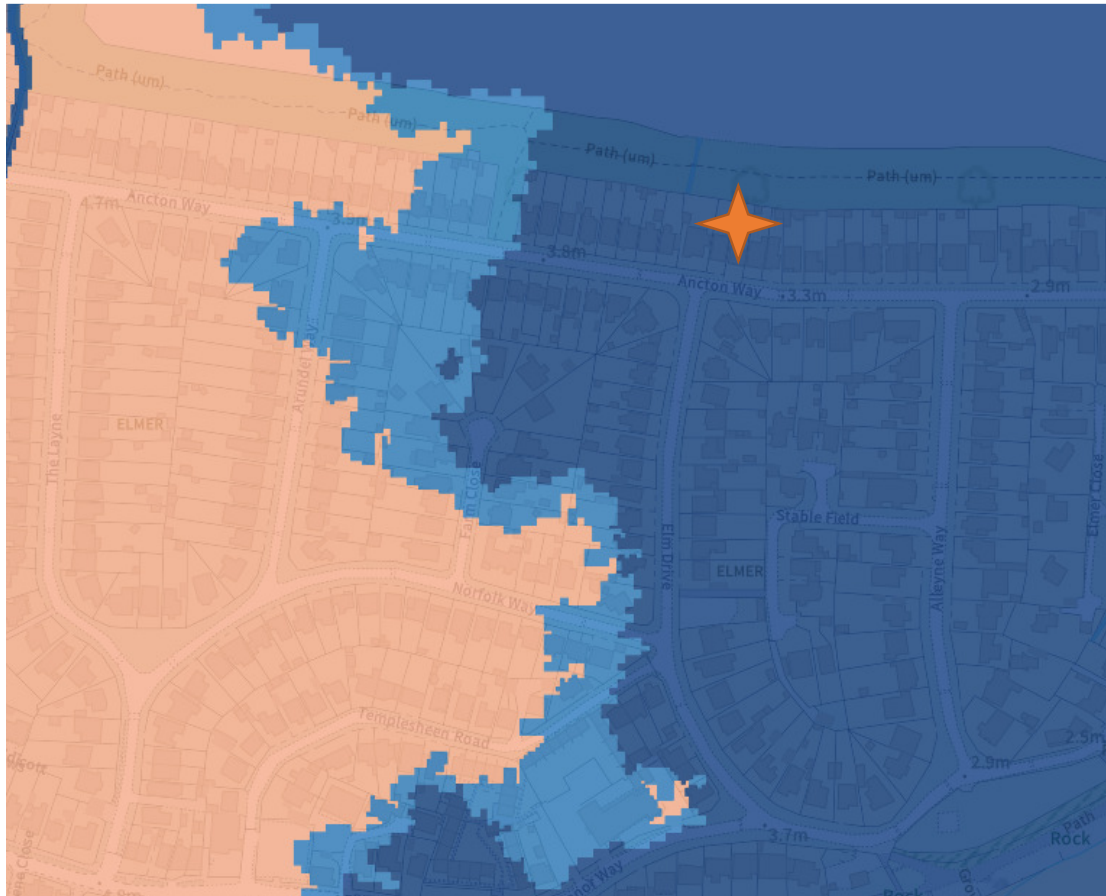
2.0 Flood Zone

- 2.1 The site, located near to the sea in Felpham falls predominantly within Flood Zone 3, and hence within the area at risk of flooding.
- 2.2 The map from the Environment Agency shown below indicates this.



Picture – Environment Agency Flood Map Extract. (Present Day).

- 2.3 The site is also located within the Lidsey Treatment catchment Area, the Lidsey Local Risk Zone and an area at risk of groundwater flooding.



Picture – Environment Agency Flood Map Extract. (2070 - 2125).

- 2.3 The topography of the site is predominantly flat set at about 3.2 m AOD with the existing finished floor levels of the current property set at 3.57 m AOD.
- 2.4 The site benefits from the Elmer Coastal defences that are considered to be in 'fair' condition giving reasonable protection to a 1 in 100 year storm.
- 2.5 Should the sea defences be breached, the Environment Agency maps indicate that the site would be liable to flood, although this model does not take account of sea defences.
- 2.6 The new development will rearrange the current ground floor layout and will also provide additional accommodation on the first floor giving a degree of refuge area set above the ground floor level.
- 2.7 Existing ground floor levels will be no lower than existing – set more than 300 mm above the surrounding external ground levels.



Picture – Location Plan.

3.0 Sources.

- 3.1 Information has been taken from the Environment Agency website and the Government 'Flood Map for Planning' service.

4.0 Proposed Flood Resilient Measures

- 4.1 Electrical sockets located on the ground floor, where practical are to be installed at raised levels to minimise damage and expediate reoccupation.
- 4.2 Locate gas and electric metres above predicted flood levels.
- 4.3 Provide non return valves for services to prevent back-flow.
- 4.4 Seal service entries with expanded foam insulation.
- 4.5 Adopt closed cell insulation within the build.
- 4.6 Floor levels to be set a minimum of 300 mm above external ground level.

5.0 Conclusion

- 5.1 The site is located within Flood Zone 3.
- 5.2 According to the Environment Agency there was some flooding of the area, however, there are no records of this site being flooded.
- 5.3 Where practical, the flood resilient measures listed above are to be incorporated into the design.

- 5.4 The FRA prepared for No. 66 Ancton Way has been previously accepted for the development of a replacement dwelling, this site is at the same level and similar measures are proposed.
- 5.5 The proposed floor levels are to be set 300 mm above the 1 in 200 year probability tidal flood (0.5% AEP) and not lower than 3.44 m AOD – in this case 3.5 m AOD.
- 5.6 For these reasons we feel that this development would be entirely suitable for this site and not impose additional strain on the emergency rescue services during times of potential flood.