

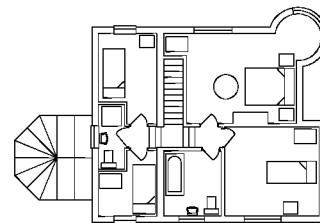
Surveyors and Designers

Building design

Planning

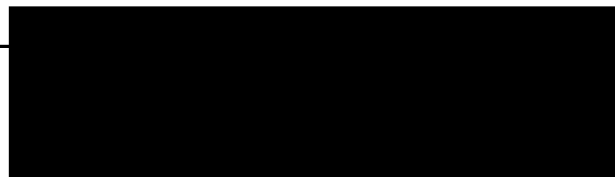
Surveys

Glazed structures



Bryceson Shaw Associates

2 Wellesley Court, Fitzalan Road,
Littlehampton, West Sussex BN17 5JW



Flood risk assessment

Pagham Beach Club, 2 West Front Road, Pagham PO21 4SY

April 2021

Our ref. 2730

Proposal;

The proposal is to convert part of the club building to a holiday let with the remaining part continuing as a club premises. The classification would be vulnerable. The building is relatively recent and would be expected to last 100 years at least.

The site is in flood zones 2 and 3, West Front Road is flood zone 3 but beach road is predominately zone 2 both roads are well below the buildings floor level. Flood zone 1 is within 50m of the building and the car park is zone 2

Climate change;

The sea level rise to 2125 is estimated at 1.2m.

Site risk;

The primary source of potential flood is the sea and as the building has a floor level 4.3m AOD there is a medium probability of flooding.

Surface water flooding should not present as risk as rain water disposal was dealt with at the time of construction to the satisfaction of building control.

The sequential test is not normally applied to change of use applications on existing approved buildings.