FLOOD RISK ASSESSMENT

Commercial Outbuilding to Rear Garden

95 Grinstead Lane, Lancing. BN15 9DT

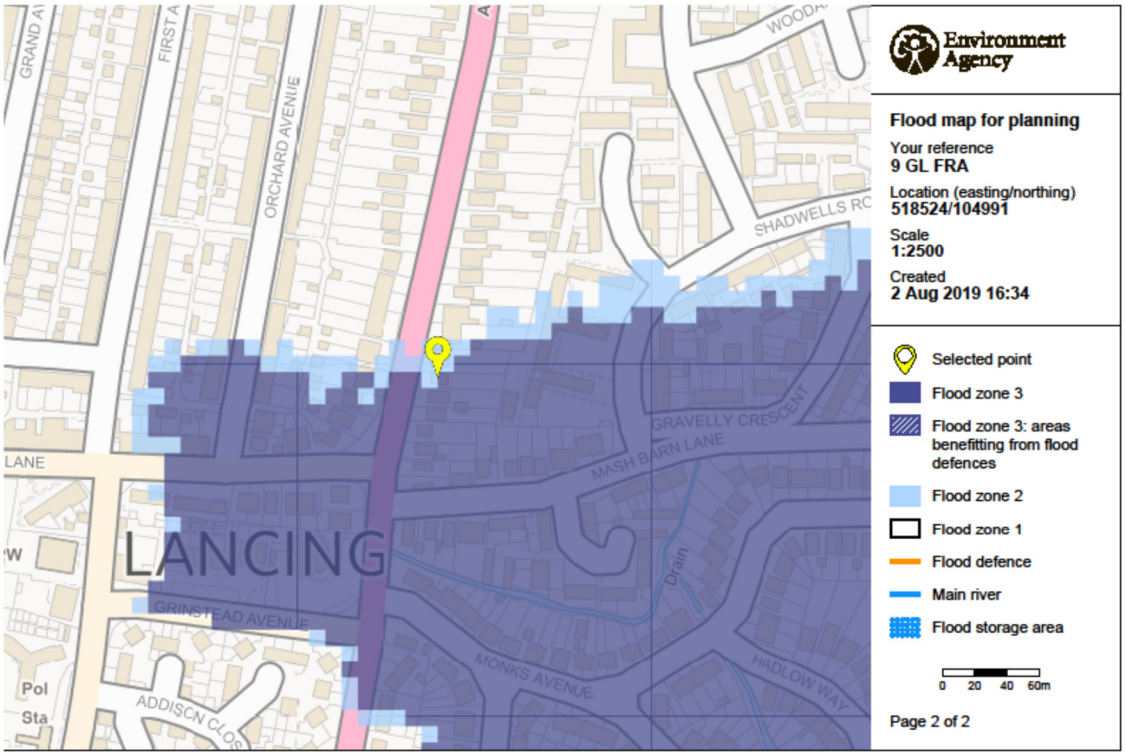
INTRODUCTION

The property is located on the edge of Flood Risk Zone 3 as represented by the yellow marker on the Environment Agency flood assessment map below.

The building is constructed on 'screw piles' which places the finished floor level approximately 330mm above ground level with a nominal 100mm ventilation gap under the floor deck.

See Drg. No. 30A, Section A for details.

Surface water discharges into a soakaway as shown on Drg. No. 25B, Proposed Site Plan & Elevations, 02 -Drainage Layout.



© Environment Agency copyright and / or database rights 2018. All rights reserved. © Crown Copyright and database right 2018. Ordnance Survey licence number 100024198.

PROPOSAL

The proposal is for a single storey commercial out building sited in the rear garden.

This is constructed on screw-piles which raises the finished floor level 330mm above the existing ground level.

The entire structure is constructed from 140mm thick 'SIPS' panels and is therefore fully de-mountable. If required it can be dis-assembled and the screw-piles removed leaving the ground in its original condition ready to be re-seeded / landscaped.

Electrical sockets will be positioned 750mm above FFL.

Given that there will be an air gap underneath the building, no air bricks are required.

FLOOD RISK ASSESSMENT

Commercial Outbuilding to Rear Garden

95 Grinstead Lane, Lancing. BN15 9DT

ASSESSMENT OF RISK

This area has not experienced any flooding in recent memory.

MITIGATION

In the un-likely event of a flood occurring, the structure can be easily dried given that air can circulate externally under the floor deck & Internally all windows can be opened including large bi-fold door to front elevation

All electrical sockets are 750mm above FFL (1000mm above GL).

The area under building is covered with a permeable membrane thereby allowing water to be absorbed into the ground.

Rainwater to be discharged into soakaway. See Drg No. 25B.

Building is supported on 'screw piles' which allow below ground water to flow naturally across the site, given that there are no traditional concrete foundations to act as an underground barrier.

crowther overton-hart
Chartered Building Surveyors
CROWTHER OVERTON-HART
Chartered Building Surveyors
2B Chanctonfold, Horsham Road, Steyning, West Sussex, BN44 3AA

RICS