CLIENT Mrs. M. Taylor	PROJECT 70 High street Shoreham by Sea West Sussex BN43 5DE Proposed change of use from Art Studio to Offices with 2 bedroom flat over
DRAWING Site Location & Block Plan with Existing & Proposed Front & Rear Elevations with Flood Risk Assessment.	

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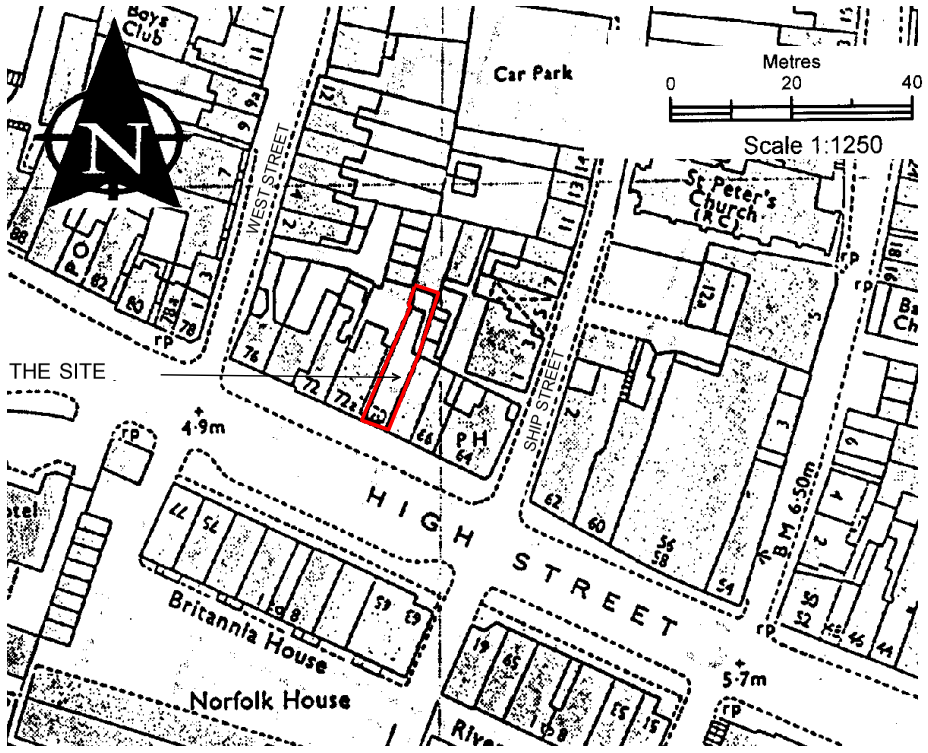
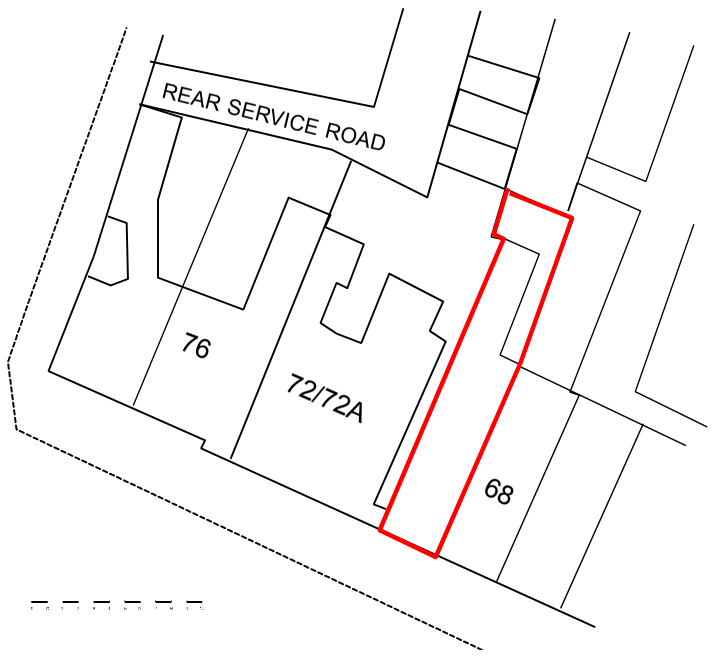
drawing	1709.P1	scale	1:100;1:500 & 1:1250	date	Dec. 2010	Revisions	A	B				

Rev. A. Feb 2011. Flood risk notation adjusted for environment agencies requirements. RJR
Rev B. March 2011. Front and rear dormers revised at planning officers request to obtain approval to application. RJR



SITE LOCATION PLAN 1 : 1250



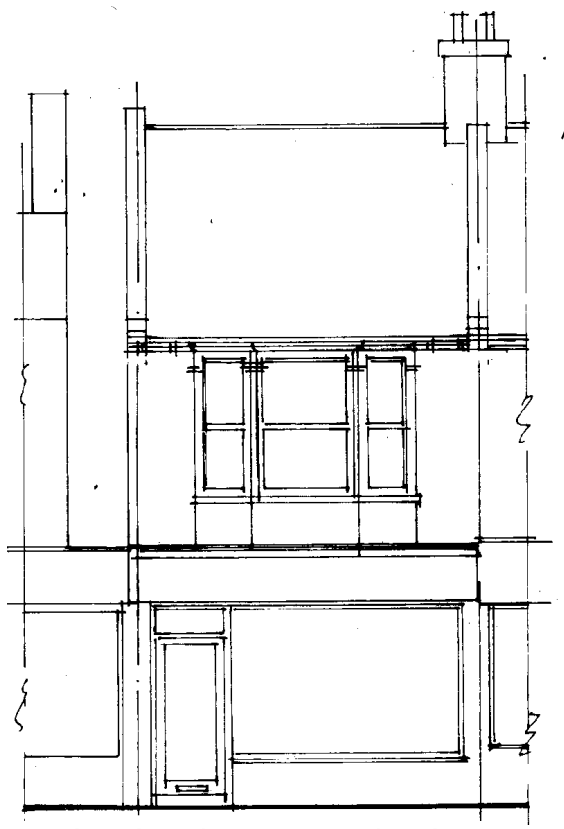
BLOCK PLAN 1: 500

PLANNING NOTES: The site boundary is indicated with a red line the site dimensions are 4.4 m frontage with a depth of 24 m giving a site area of 105 sq. metres of an irregular shape.

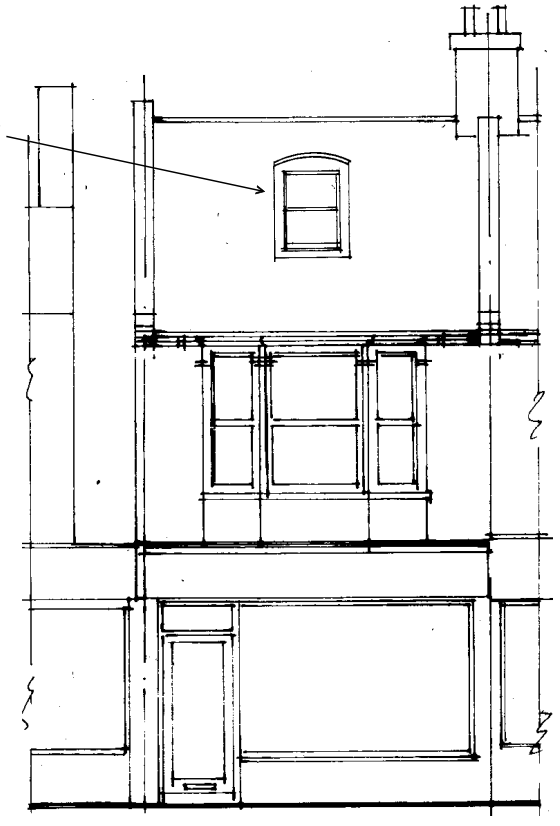
The site is on a combined drainage system which remains unaltered.
The site is enclosed at the rear by part planting and part walling, however there is the possibility of escape through the adjoining property garden of No 72 to a rear service road into West Street

FLOOD RISK ASSESSMENT:
The flood zone: the stated risk of the area is 3a and 3 b as classified. The predicted open sea surge for the year 2115 is 5.5 m above ODN and the predicted flood level in the same year being 5 m above ODN in Shoreham harbour.

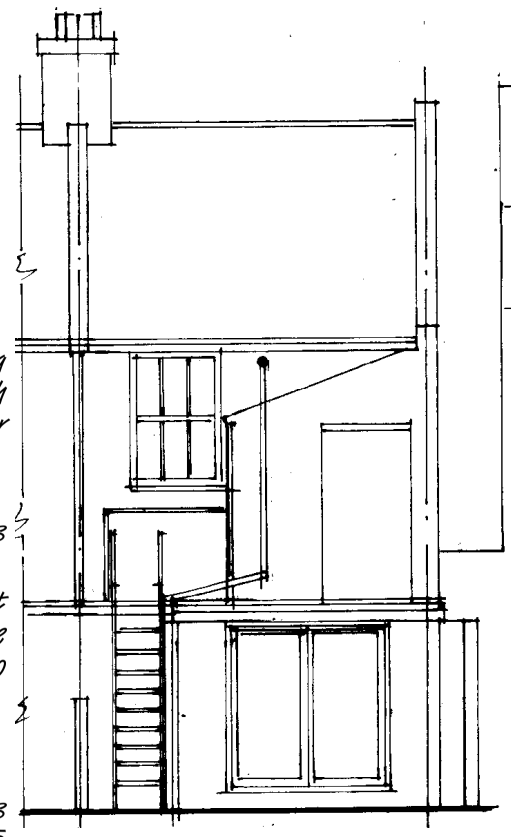
Residential Levels Risk: The proposed level of the residential element of the building is more than 5.5 m above ODN (Approximately 8.5 m) which gives a freeboard of 3 m to any wave or water eddying from the river flow, which is deemed adequate for protection.



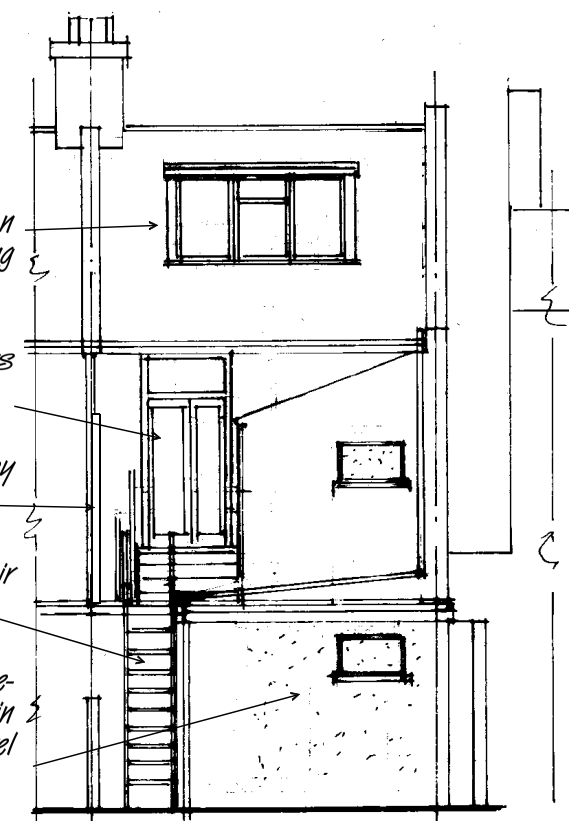
EXISTING FRONT ELEVATION (South)



PROPOSED FRONT ELEVATION (South)



EXISTING REAR ELEVATION (North)



PROPOSED REAR ELEVATION (North)

Entry and Escape from the building: The external pavement level of 5.1 m above ODN would hamper Egress and ingress from the building but under Flood risks to people FD 2320 / TR2 Table 13.1 a depth of flooding with velocity of water movement 1.0 m/s gives a Hazard Rating of 0.65 which is classified as very low hazard - caution. The level of the pavement rises up, walking East and West along the High Street and up either West Street or Ship Street lessens the problem as the ground levels rise when travelling North. There is possibility of pedestrian escape from the rear of the site into West Street via a rear garden and service road which would lessen the risk of escape.

-1 0 1 2 3 4 5 6 7 8 9 10
Scale bar. metres at 1: 100 at A 3 reproduction

THIS IS AN A3 DRAWING AS SUBMITTED