CONDITION 08
FLOOD PROOFING MEASURES

PLANNING APPLICATION REFERNCE NO. : AWDM/0717/16

PROPOSED CHANGE OF USE OF EXISTING GROUND FLOOR SHOP TO SINGLE DWELLING, AND ALTERATIONS TO FORMER SHOP FRONT, RAISED FLAT ROOF TO GARAGE AT REAR WITH NEW DORMER WINDOW TO LOFT CONVERSION AT 4 WESTERN ROAD LANCING WEST SUSSEX BN15 8RR

The property exists, and as the "footprint" is the same, there will be no change to the neighbouring Flood Conditions. The site is located in Zone 3 on the Environment Agency Maps.

Preventative measures are proposed as follows:

Residential Levels Risk: given the existing ground levels of approximately 3.00m above ODN, and the projected figures from the model, first floor accommodation will have a 750mm freeboard to any wave or water eddying which is deemed adequate for protection. All sleeping accommodation will be located at or above first floor level.

A wall 1.0m in height will be constructed to the front "garden" of the property with one pedestrian gate, where sand bags can be placed to stop water getting to the main door of the dwelling.

Mitigating measures will be implemented to reduce disruption. All electrical service runs on the ground floor will be kept 1 metre above the floor, and feed from above. All new floors will be solid, and new plastering within 1 metre of the ground floor, will be carried out in sand/cement render.

As the property is in existence, and occupied, by use of drop shutters at front, rear, and side doors, the flood water will be prevented from entry into the property

Entry & Escape : The external pavement is at a level of between 2.7-3.0m above OND, and both egress and ingress from the building would be hampered if under flood. The surrounding area rises, in both north easterly, and south easterly directions, giving the opportunity of dry land. A safe haven will be created by agreement with friends within the immediate area at The Mariners, which is located above the anticipated flood level, as shown on the Environment Agency Maps, and with 35 metres.

1589/REG/Con. 08

ADUR & WORTHING
PLANNING SERVICES
PLAN AWDM/ 0717/16
DATE VALID 10 MAY 2017

8 May 2017