FLOOD RISK ASSESSMENT FOR 384 BRIGHTON ROAD SHOREHAM-BY-SEA

384 Brighton Road is a 4 storey property with basement. Planning approval has already been gained for the renovation of the remainder of the property above into dwellings. This application relates to the existing basement. At present the basement is used for storage and can only be access from the raised ground floor flat.

It is proposed to renovate the current basement to a dwelling again in keeping with the rest of the building and to bring it in line with current regulations. At present the basement sees very little flooding with the occasional small puddle during times of extremely high rainfall which disappears very quickly. As the current basement has been there for many years and shows little sign of water ingress it is reasonable to deduce that water finds it's way around the basement enclosure and that it is reasonably water resistant. We therefore propose to maintain the basement enclosure in it's entirety and line it with a suitable basement tanking system to prevent water ingress into the proposed dwelling. This development will have nominal impact on the surrounding area as it is the conversion of an existing water resistant structure.

It is proposed to re-instate the original wall, railings and steps to basement level where a gully will be provided, pumped if necessary, to remove surface water.

WORTHING
AWDM/0156/13
VALID 14 FEB 2013