C/10/68061

Gyoury Self
CONSULTING ENGINEERS
STRUCTURAL·CIVIL·ENVIRONMENTAL

10 The Gardens, Broadcut
Fareham, Hampshire, PO16 8SS
Tel: 01329 822309 **Fax:** 01329 232258
Email: mail@gspfareham.co.uk
Website: www.gyouryself.com

Also at Hove and St Albans

Flood Risk Assessment

Alterations to Existing Chandlery Building
Deacons Boatyard
Bridge Road
Bursledon
Southampton

Internal Alterations to Existing Chandlery Building

Planning Ref No. C/10/68061

Revision D1

D1	First Draft	C Slade	S Baker	C Slade	S Baker	09.12.10
Revision	**Purpose Description**	**Originated**	**Checked**	**Reviewed**	**Authorised**	**Date**

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1.0 Introduction

Gyoury Self Partnership were appointed by the client to carry out a flood risk assessment with respect to proposals for alterations to the existing Chandlery Building at Deacons Boatyard.

This report will take the form of a formal Flood Risk Assessment in accordance with Annexes E-G of the publication "Planning Policy Statement 25: "Development and Flood Risk" (PPS25).

The existing site is a boat yard on the western side of the River Hamble and is contained by the railway line to its north west boundary.

The site is within a recognised Flood Plain, this report has been prepared to outline the flood risk as required under PPS25.

The planning application reference is C/10/68061

2.0 Requirements of the Flood Risk Assessment

PPS25 – Development and Flood Risk, Annexes E-G, sets out the requirements of a Flood Risk Assessment. The EA have also published a guidance note 2 giving minimum requirements for FRA documents.

The guidance note specifies that the report shall contain the following:

- Location Plan – See Appendix A of this report.
- Development proposals – See combined survey and site layout drawing no. F15666/101 in Appendix B of this report.
- Existing information on extent and depth of flood events or on flood predictions – see printout from EA web site showing indicative line of 1 in 200 year event.
- Survey plan – See combined survey and site layout drawing no. F15666/101 in Appendix B which indicates existing levels taken from the topographical survey.
- A plan of the site showing finished floor levels and site levels, or other relevant levels relative to the source of flooding. – See plan in Appendix B of this report.
- Sources of flooding – see Section 3.0 of this report.
- The impact of flooding on a site – see section 4.0.

3.0 EXISTING SITE/CURRENT FLOOD CONDITIONS

3.1 The existing site is a boat yard on the western side of the River Hamble and is contained by the railway line to its northwest boundary.

3.2 The existing site levels are indicated on survey drawing in Appendix B. The levels shown on the survey are related to Chart Datum. Chart Datum is 2.74m higher than Ordnance Datum Newlyn.

3.3 The existing site ranges in level from 4.63 above chart datum at the South West corner to 6.24m above chart datum next to the Chandlery building. The site gently slopes from North to South.

3.4 The Environment Agency flood map shows that the site is within the 1% annual probability fluvial floodplain (1 in 200 year). See indicative flood plain map within Appendix C.

3.5 The Environment Agency has stated that the predicted 1 in 200 year flood level is 3.6m AOD for the site. This equates to 6.34m above chart datum.

3.6 The site is immediately adjacent to a tidal river, which has a maximum recorded High Tide Level of 5.33m above chart datum.

4.0 Proposed Site Levels and Drainage

4.1 As outlined in Section 3.2, the levels on the site range from 4.63m ACD (Above Chart Datum) at the South West corner to 6.24m ACD around the Chandlery Building.

4.2 The existing chandlery building is shown on drawing no. F15666/101 in Appendix B.

4.3 The existing levels in the location of the chandlery building range between around 5.20m ACD and 6.24m ACD. The FFL of the Chandlery Building is 6.32 ACD.

4.4 Due to the low lying level of the site, there is no suitable means of escape from the site. Although with adequate warning measures in place and staff training, the risk can be managed and staff will not be on site during a flood event.

4.5 The proposed drainage from the roof to the river will be retained as all works will be undertaken to the internal envelope of the building.

4.6 Attenuation would not be required as there are no proposals to increase any areas of hardstanding.

5.0 SUMMARY/RECOMMENDATIONS

6.1 The 1 in 200 year predicted 2070 flood level is reported by the Environment Agency to be at a level of 6.34m ACD.

6.2 The existing Chandlery ground floor will be retained at a level of 6.32m ACD. This is 20mm below the predicted 1 in 200 year but 990mm above the highest recorded High Tidal level on site of 5.33m ACD.

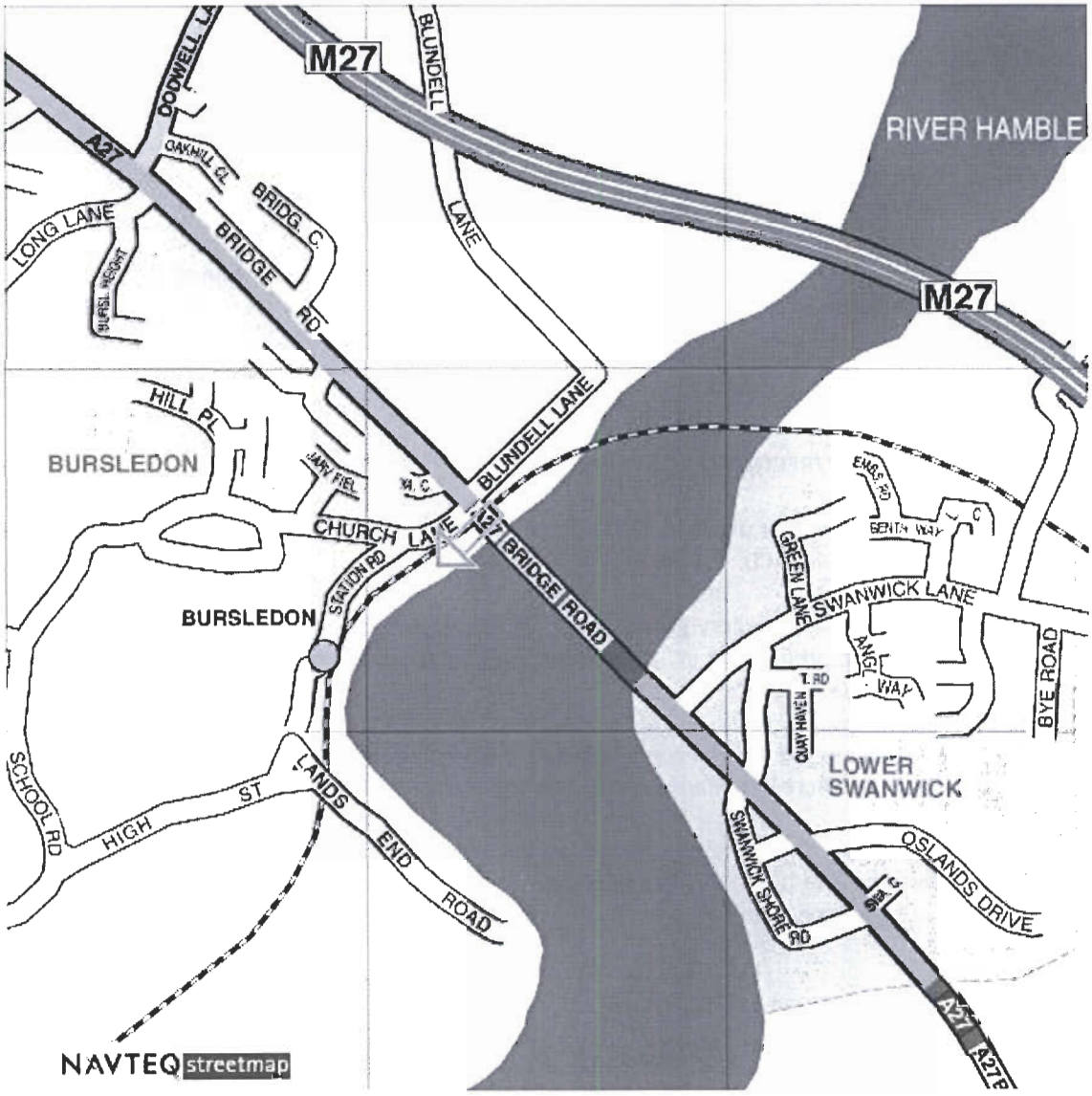
6.3 The building will also be connected to the Environment Agency 'flood line', so that in the event of a flood there is an early warning system in place.

6.4 It is accepted that the site could flood under extreme events and will restrict means of escape from the site however, with adequate warning measures in place and staff training, the risk can be managed and staff are unlikely to be on site during a flood event.

- End of Report -

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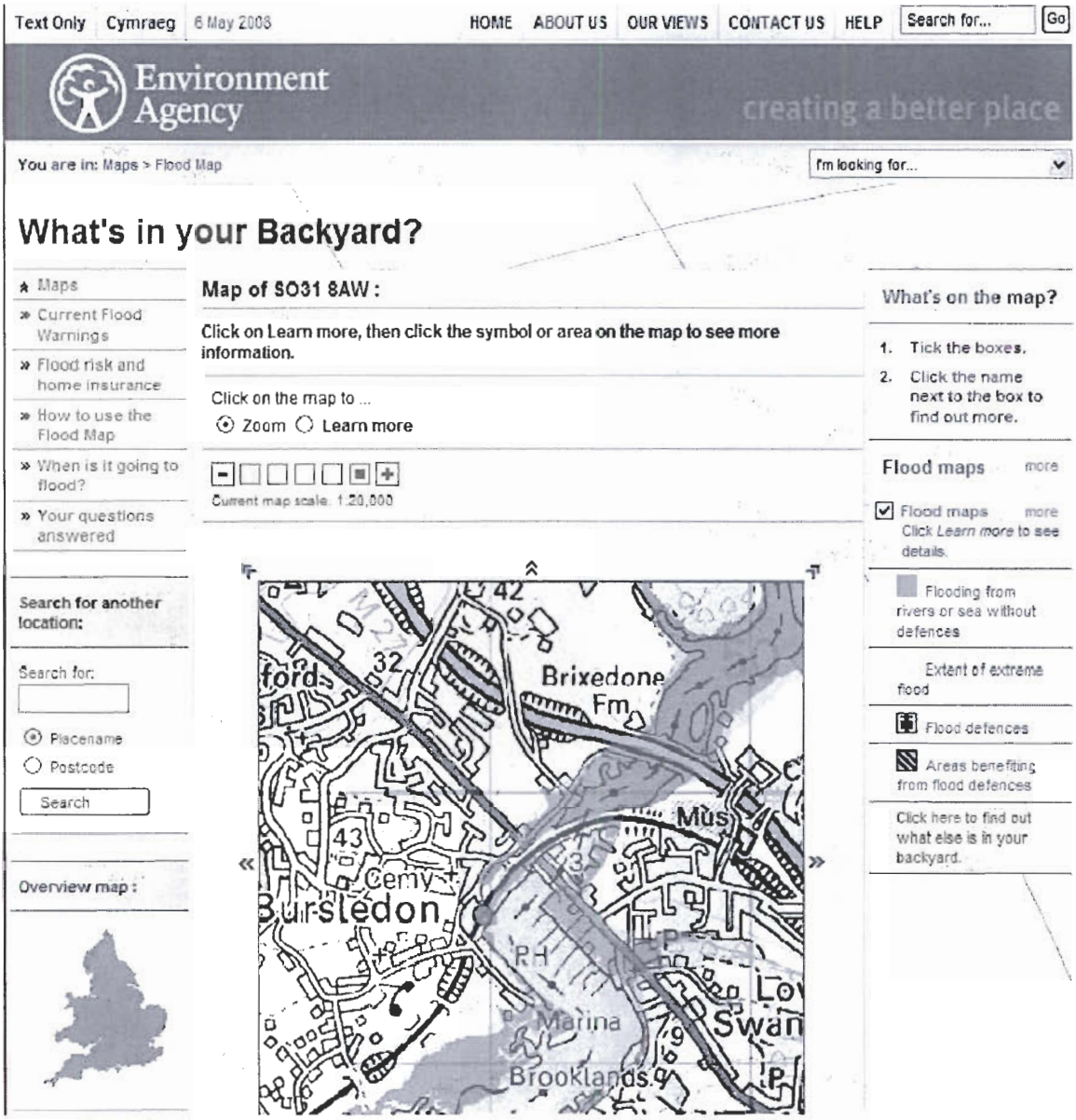
APPENDIX A: Site location plan



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APPENDIX B: Site Survey and Development Proposals - Drg F15666/P101

APPENDIX C: Environment Agency Flood Map



APPENDIX D: Aerial Photograph



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BRIDGE ROAD A27

Existing Chandlery Building.
Alterations to be internal

Existing storage sheds

Note
All Levels relate to Chart Datum

PREFIXES TO DRAWING NUMBERS SHALL SIGNIFY THE FOLLOWING :-

P = PRELIMINARY — SHALL NOT BE USED FOR CONTRACT OR CONSTRUCTION PURPOSES.

T = TENDER — SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

W = WORKING — THESE ARE THE ONLY DRAWINGS THAT SHALL BE USED FOR CONSTRUCTION PURPOSES.

AB = AS BUILT — RECORD OF ACTUAL COMPLETED WORK

REV	DATE	DESCRIPTION	BY

GYOURY SELF
partnership
CONSULTING ENGINEERS
STRUCTURAL · CIVIL · ENVIRONMENTAL

10 THE GARDENS, BROADCUT, FAREHAM,
HAMPSHIRE PO16 8SS
TELEPHONE 01329 822309 – FACSIMILE 01329 232258
E-MAIL: mail@gspfareham.co.uk
Also at Hove and St Albans

CLIENT: DEACONS BOATYARD

ARCHITECT: MARTIN MOYSE ESQ.

JOB TITLE: DEACONS BOATYARD
BURSLEDON, SOUTHAMPTON

DRAWING TITLE: ALTERATIONS TO EXISTING CHANDLERY BUILDING SURVEY & SITEPLAN

DRAWN: CS	CHECKED:
DATE: DEC 2010	ENGINEER: C SLADE
SCALE @ A3: 1:500	STATUS: P — DRAWING No.: 101
JOB No.: F15666	
REV.	