

FRA – Proposed workshop, store and gazebo, 36 Havant Road, Hayling Island

The outbuilding will be constructed off an existing concrete base having a current level of 3.73 – 3.81m AOD, the garage FFL would be approximately 3.9m and the gazebo decking 4.7m AOD. The building is intended to be used as an ancillary outbuilding and will not be used as habitable accommodation.

The building construction will comply with the advice for minor extensions under CLG (2007) guidance 'Improving the flood resistance of new dwellings' and will be flood resilient by:

- using flood resistant materials that have low permeability to at least 600mm above the estimated flood level
- making sure any doors, windows or other openings are flood resistant to at least 600mm above the estimated flood level
- using flood resilient materials to at least 600mm above the estimated flood level
- by raising all sensitive electrical equipment, wiring and sockets to at least 600mm above the estimated flood level
- making it easy for water to drain away after flooding including a ramped floor and raised decking
- making sure there is access to all spaces to enable drying and cleaning