

FLOOD RISK ASSESSMENT

SITE ADDRESS: 27 BROADWAY, FLEETWOOD. FY7 7DQ

FLOOD RISK: THE SITE IS IN A LOW FLOOD RISK AREA. THE AREA BENEFITS FROM FLOOD DEFENCES AS INDICATED ON ENVIRONMENT AGENCY FLOOD RISK MAP.

PROPOSAL: THE PROPOSAL INVOLVES THE DEMOLITION OF A SINGLE STOREY KITCHEN BUILDING AND ITS REPLACEMENT WITH A LARGER SINGLE STOREY REAR AND SIDE EXTENSION.

FLOOD RISK RESISTANCE AND RESILIENCE MEASURES:

Proposed drainage will be connections into the existing drainage system. Where appropriate the following will be considered:

Sewerage Bung

Inflatable device to insert in U bend of toilet to prevent sewage backflow.

Toilet Pan Seal

Seal to prevent sewage backflow.

Non-return valves 12mm overflow pipe

Valve prevents backflow via overflow pipe.

Non-return valves 110mm soil waste pipe

Prevents backflow via soil waste pipe

Non-return valves 40mm utility waste pipe

Valve prevents backflow via waste pipe.

Other measures to be considered:

Silicone gel around openings for cables etc.

Prevents flooding via openings for cables to access properties.

Water resistant repair mortar

Water resistant mortar used to repair walls and improve future resistance.

New floor construction

Existing floor construction to be retained. New extension to have solid concrete floor at a level no lower than the level of the extension to be demolished to make way for the proposed extension.

Dense screed

Where appropriate consider dense water resistant screed to replace sand-cement screed in the construction of the new extension floor. Floor finishes to new extension to be non water absorbing or of low absorbance.

Water resistant insulation

Replacement of wall insulation/ new dry lining with water resistant insulation.

Water resistant plaster

Replace existing plaster/ new plaster skim to dry lining to water resistant material in property.

Consider fitting plastic bathroom units to minimise water damage.

Applicable as a resilience measure for any new ground floor bathrooms.

Move electrics well above likely flood level

Re-wiring of electrics (such as socket points) above flood level to 450mm above finished floor level with all feeds brought from above..

Mount boilers on wall

Raise boiler/ relocated boilers above flood level.

Move service meters above likely flood level

Raise service meters above flood level.

Install/ improve damp proof course to resist groundwater flooding.

New extension to include DPC at 150mm above outside ground level. Existing DPC to be assessed and if deficient look to improve/ upgrade.

CONSIDERATION OF SOFT LANDSCAPING:

Lindsay F Oram BA(Hons), BArch, ARB, RIBA

Chartered Architect

FYCreatives, Unit 7, 154-158 Church Street, Blackpool. FY1 3PS
T: 07479 194983
E: oramarchitect@gmail.com

ALL SOFT LANDSCAPING INCLUDING GRASSED AREAS AND BORDERS TO BE RETAINED AROUND THE PROPOSAL SO ANY INCREASED SURFACE WATER RUN OFF WILL BE DIRECTED TO SOFT LANDSCAPED AREAS FOR EVENTUAL DRAINAGE USING THE EXISTING SYSTEM AS FOR THE REST OF THE PROPERTY.

Owner of property would be signed up to the Environment Agency flood line warning service.