FLOOD RISK ASSESSMENT

PROJECT: NEW EXTENSIONS TO EXISTING HOUSE

66 Stanley View, Dudbridge, Stroud, GLOS. GL5 3NJ

For & on behalf of:

Adam Savage

Prepared by

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1.0 Development Proposals

The property is currently a domestic residential property.

The proposals are for the construction of a single storey rear extension and a two-storey side extension.

2.0 Site Specific Floor Risk

The property is located in a Zone 3 area as indicated by the Environment Agency. There is no history of the building having flooded.

We believe that here is nothing in the proposed works which will increase the current or future flooding risk to either the building or its surroundings.

3.0 Surface Water Management

There are proposals to change/add to the existing surface water management system (refer to item 3 of section 6.0 below).

4.0 Occupants and Users of the Development

The proposal is to retain the building as a single residential unit, therefore not significantly increasing the impact on the flood risk.

5.0 Exception Test

As the property is an existing building and the proposed works do not change the current flood risk, the application of an Exception Test is not considered to be required.

6.0 Residual Risk & Mitigation

The proposed flood resistance techniques stated below have been compiled with reference to the following sources:

- Preparing for Floods, Interim guidance for improving the flood resistance of domestic and small business properties (ODPM October 2003);
- Standing Advise Development and Flood Risk. (Environment Agency March 2007-05-18);
- Planning Policy Statement 25: Development and Flood Risk (December 2006) Flood Resistance Techniques.

The proposed works do not have any significant impact on the existing Residual Risks, however the following actions are proposed to mitigate some of the residual risks:

1. Consideration to be given to the selection of materials so that there is no reduction to the existing resilience of the building.

2. The floor construction will be in-situ cast concrete slab with a screed over the floor at the same level as the existing. This type of construction will reduce the effect of any flood water penetration.

3. A French drain (or similar, acting as a land drain) will be laid around the two exposed sides of the extension and will reduce the effect of any flood.

4. Wall accessories, such as wall ties and screws, will be specified as stainless steel (at the very least at low level) in order to reduce corrosion.

5. Insulation to the external walls will be specified as rigid board insulation, which is resistant to the passage of water vapour and double the thermal resistance of the cavity.

6. Internal plasterboard wall linings will be designed with horizontally laid boards, as this will reduce the amount linings that would need to be replaced in the event of a flood.

7. Internal walls will be painted and not papered.

8. Any electrical consumer units required (new or relocated existing) will be fitted at high level.

9. Electrical sockets will be designed at 450mm above FFL in accordance with Part M of the Building Regulations.

10. Information will be provided to enable occupants to sign up for flood warnings.