

FLOOD RISK ASSESSMENT - 43 Links Road, 3 Links Road, Knott End-on-Sea, FY6 0DF - 21/000471/FUL

‘Front and rear dormers, and single storey rear extension with access onto the flat roof of extension to form a first floor balcony/terrace’

General

Safe access and egress

Access to the site will be from Links Road. The site is in an area benefitting from the

Environment Agency’s flood warning service and the occupiers are to be registered to receive

free flood warnings when flooding is expected to enable the evacuation of people for a range of

flooding events up to and including the extreme event.

Future proofing against flooding

1. From the Environment Agency’s Flood Map it can be seen that the application site lies within Flood risk zone 2/3;

2. The site would have a high probability of flooding without the benefit of local flood defences. These protect the area against a river flood with a 1% chance of happening each year, or a flood from the sea with a 0,5% chance of happening each year;

3. Registration with the Environment Agency’s Early Flood Warning system is possible in this area and subscription to that service would be recommended to the applicant phone, text, and email al serious flooding the evacuation of people will be possible via the network of adjacent roads.

Construction

Flood resilient construction measures must be understood prior to works commencing on site as it could affect how the building is constructed.The proposed structure of the extension will be as follows in order to avoid or limit water entry into the building in the first instance, and once water has entered to be dispersed causing the least amount of damage possible to the structure allowing limited repairs to be undertaken.

Brickwork – Band Course

. Dense and high strength engineering bricks (Class B ) have been used up to DPC to limit absorption and damage from said absorption.

Blockwork –

7N high strength Concrete blocks have been incorporated within the construction as a “water entry

strategy” is aimed at allowing water to pass through the property. An Air-Crete block which would

absorb the water and allow less leakage would not promote flow of water through the build and

therefore has not been considered.

Insulation –

low permeability insulation with closed cells have been incorporated into the cavity in order to allow

water to pass through and dry quickly once water has passed.

Internal linings –

standard British gypsum plasterboard and skim have been incorporated as they have a low cost or

replacement if damaged and can be sectioned off to just allow replacement of damaged areas as

oppose to full height of room replacements.

Electrics –

All electrical sockets are fitted with RCD breakers which will immediately trip the full power one in

contact with water. The distribution board has been set at the highest possible level in order to

achieve regs and avoid any contact with passing water.

Doors & Windows –

PVC windows and doors have been incorporated into the design in the style imposed by planners

What can be confirmed is that all doors and windows have been both internally and externally

sealed in order to limit water entry into joints, therefore negating the risk of any structural damage

around opening. All cavities have been closed off with PVC cavity closers and sealed with mastic for

the same reasons as detailed above.



