

18 Southwell Green, Darlington

FLOOD RISK ASSESMENT

Property Type

The dwelling is a two storey dwelling with a detached garage

Proposal

It is proposed to construct a two storey extension to the rear of the existing property to provide additional living accommodation and also erect a prefabricated wooden summer house

Flood Risk

From viewing the Environment Agency Flood Map it can be seen that the dwelling is within an identified flood zone and therefore a flood risk assessment is required as part of any planning application.

Mitigating Measures

The existing dwelling is to be extended and therefore it is proposed to incorporate several of the recommendations of the EA's guidance published on their website and in particular the document "Improving the flood performance of new dwellings" CLG 2007

The proposed floor level will be the same as the existing.

No part of the extension will be closer to the source of flooding than the existing dwelling.

Any new electrical outlets will be set 1500mm above the floor level.

Any new drainage pipes will be fitted with non-return valves

New floors will be sealed (tanked) to prevent water rising through the ground.

The new patio doors to the proposed extension will be synthetic and flood proof by specialist manufacturer.

Air bricks will be fitted with flood covers.

Floors to extension will be tiles rather than carpets.

Proposed kitchen. Appliances will be on raised plinths, kitchen units will be stainless steel, plastic or solid wood rather than chipboard.

Construction materials used will be quick drying. A standard masonry construction wall will be used (brick, block and a partial fill closed cell insulation in the cavity). The plasterboard will be fixed to horizontal battens so that it can easily be removed up to a height of 1.2m in the event of flood damage.

The proposed extension does not increase the risk of flooding elsewhere.

