



Our Ref: J-14528-01-AG
15 July 2022

Mr. Chris Leek

RE: Proposed Conversion and Extension of Existing Garage and New Detached Garage at The Old Bakery, Water Lane, Somerford Keynes – Letter to address concrete slab

Introduction

Mr Leek is representing a client who is converting and extending the existing garage and construct a new detached garage at The Old Bakery, Water Lane, Somerford Keynes.

Nijhuis Industries previously undertook a Flood Risk Assessment in November 2021 which stated that the garage should utilise strip footings rather than a concrete slab as follows:

“The proposed garage is anticipated to be a lightweight construction whereby it is constructed using concrete strip footings rather than a whole slab. This will minimise the impermeable area introduced on the ground. The ground surface of the garage will be gravel to allow natural drainage to occur as it currently does.”

In contradiction to this, an above ground concrete slab has been built.

Nijhuis Industries Ltd. have been requested to comment on the suitability of the concrete slab, over the strip footings.

Assessment and conclusion

The concrete slab is to be above ground and therefore, will not alter or displace groundwater as there are no alterations to the impermeable area below ground.

It is anticipated that the effect will be negligible and there will be no adverse effect on the overall flood risk.

It is deemed that the installation of the above ground slab is entirely appropriate and is not of concern from a Flood Risk perspective.

Yours sincerely
For and on behalf of Nijhuis Industries Ltd

Abi Gallacher
Drainage Engineer

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