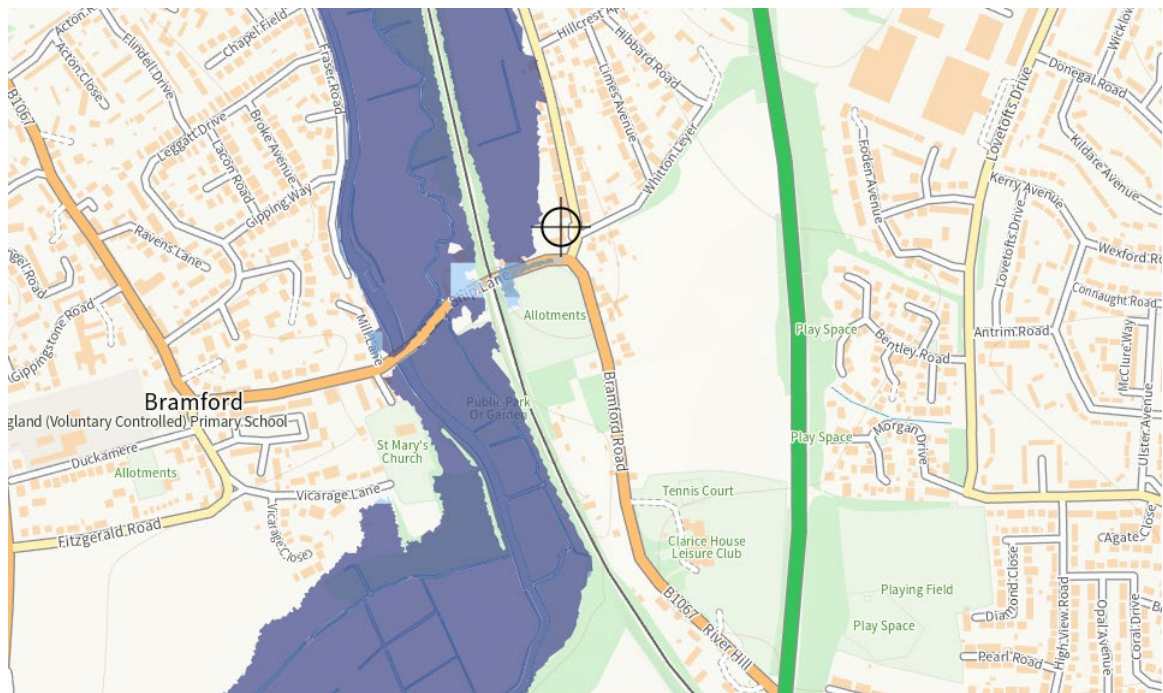


**Flood Risk Assessment / Statement
3 Paper Mill Lane
Prepared by Tim Moll Architecture**

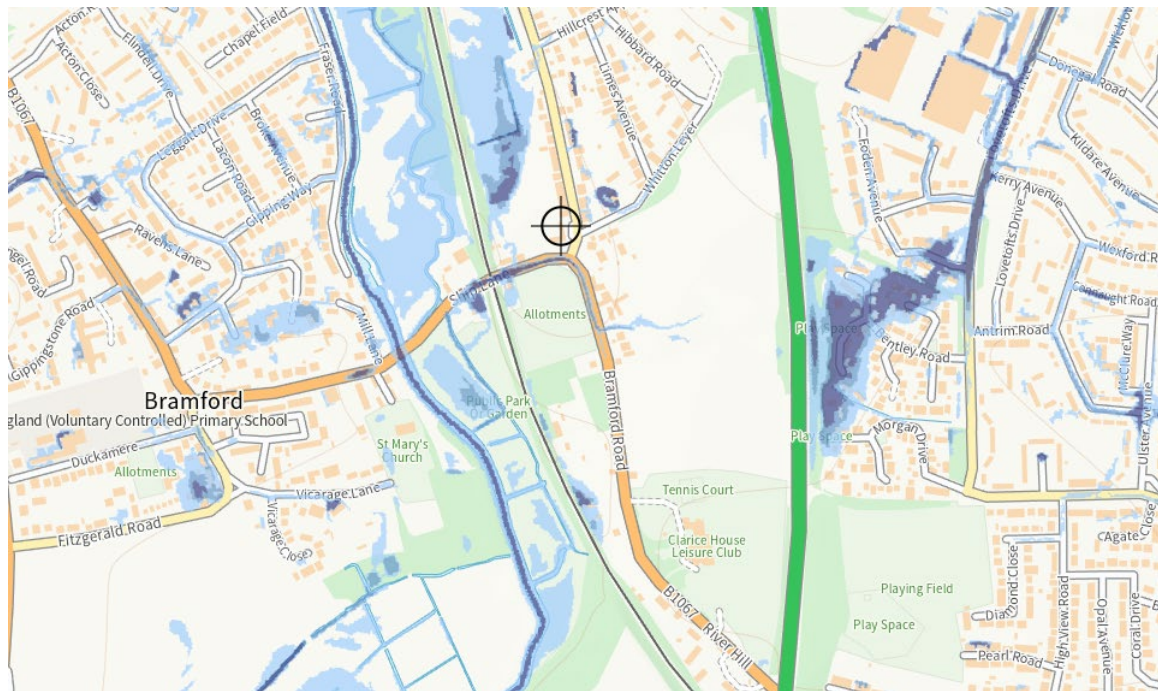
Introduction

This document has been produced in support of a planning application for extensions and alterations to a dwelling. It has been produced with particular reference to the guide 'Preparing for floods Interim guidance for improving the flood resistance of domestic and small business properties.

It appears that the site lies within a low risk area:



River flood risk plan



Surface water flood risk

It is known that the site itself has never been subjected to flooding in previous years.

Measures To Be Taken

1. Levels

The finished floor level of the development will be set no lower than the existing levels and, flood proofing of the proposed development has been incorporated where appropriate.

2. Flood resistant construction techniques

The ground floor construction will be a solid concrete floor. The reason for this is concrete floors generally suffer less damage than suspended floors and are less expensive and faster to restore following exposure to floodwater. The floor is to have the dpm between the surface screed and the concrete slab, allowing it to dry out more quickly than floors with the dpm below the concrete slab.

External walls are to be constructed from brick walls to a height above the risk. A water-resistant clear paint is to be applied to the outer face of the brickwork external walls to help prevent floodwater soaking into the external face of the wall, thus allowing the wall to dry out more quickly. Measures to improve water resistance are to be compatible with the wall materials and must allow adequate water vapour transmission to avoid trapping moisture within the wall.

Electricity sockets, telephone points and electric and gas meters are to be raised above likely flood levels.

All ground floor doors are to be painted, including the underside.