

Flood Risk Assessment for 57 Et Wick Road, Eton Wick, Berks SL4 6LX

Introduction

This document has been prepared in relation to a proposed single storey side extension.

Site Analysis

Location

The property is situated on the northern side of Eton Wick Road. The site is located in Flood Zone 2

Site Characteristics

The site is currently occupied by a 4-bedroom semi-detached house built in a combination of brickwork and render with a plain tiled pitched roof.

Flooding

The Environment Agency flood map shows that the site is situated in Flood Zone 2 with a medium chance of flooding.

Site Topography

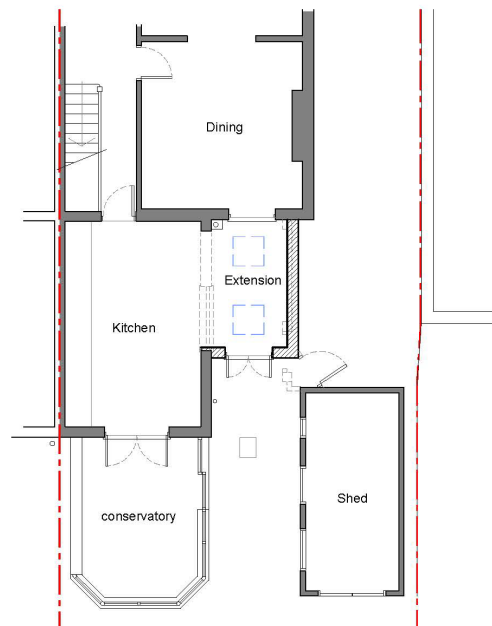
The site is mainly rectangular in shape with a max length of 48m x 8m wide.

Design Proposals

Design

The proposal is to extend the property to the side and rear of the property at ground floor level to increase the size of the kitchen linking through to the dining room.

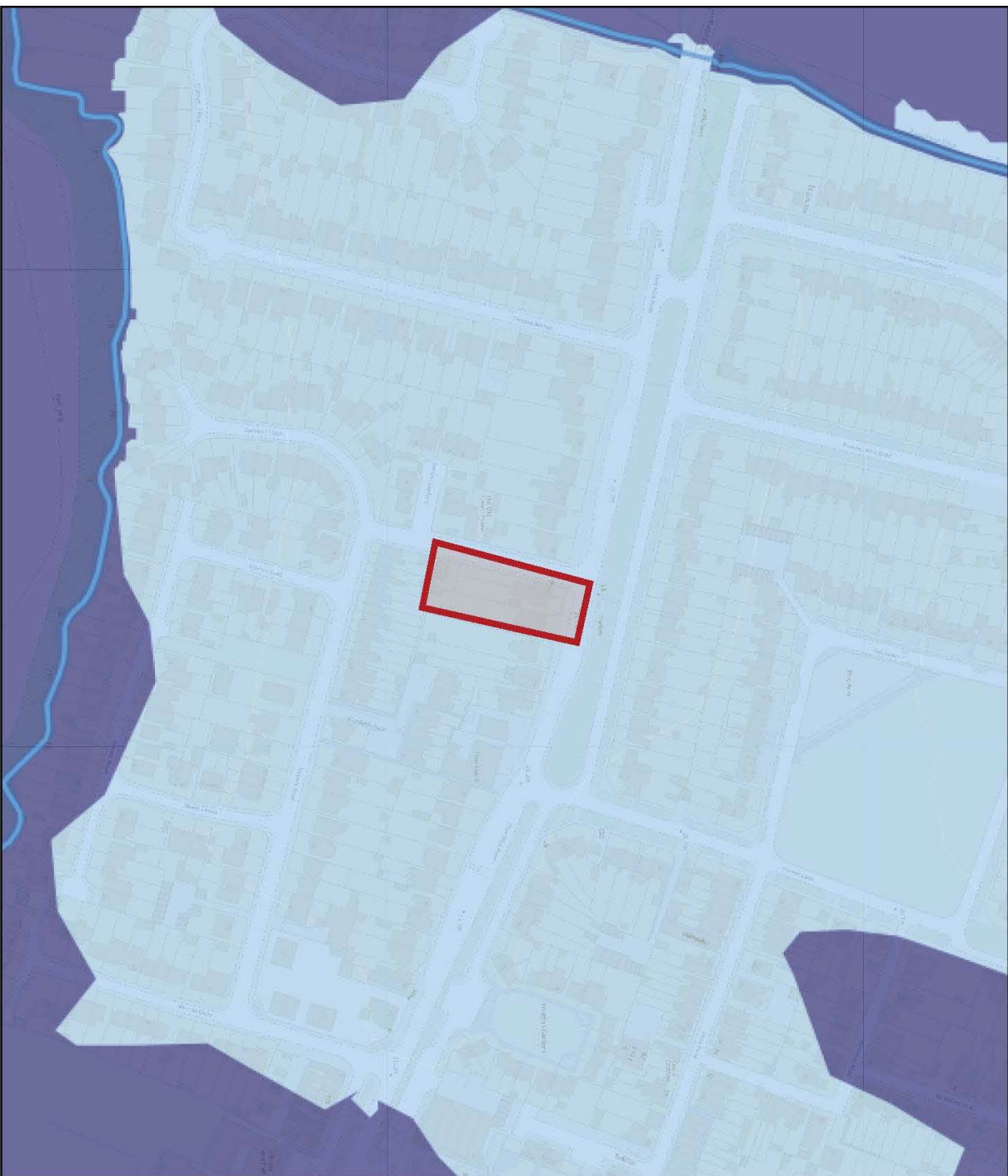
The extension will add 6.3 square metres in floor area.



Good Design Principles

Whilst the flood risk is minimal the following design principles will be adopted

- Floor levels will match existing being no lower than the existing house.
- Low permeable bricks to be used matching the existing property.
- Engineering bricks are to be used up to dpc level.
- Concrete blocks used are to be below ground to foundation sealed with an impermeable material.
- Mortars below dpc to be 1:3 cement sand.
- Ground floor slab to be ground bearing 150mm thick with no air vents on well compacted sand blinded hardcore and 1200-gauge Damp Proof Membrane with 300mm overlaps and linked to the dpc.
- Floor insulation to be closed cell type.
- Electrical sockets set 500mm above finished floor level.
- All wires and fittings are to be run from the first floor down the walls.
- Underfloor heating will be installed.
- Windows and doors to be upvc sealed with waterproof mastic.
- Non return valves installed to drainage to prevent back flow.



**Environment
Agency**








Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
494523/178554

Scale
1:2500

Created
18 Oct 2023 9:36

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



Page 2 of 2