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Architectural Designs

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Flood Assessment

Location: 27 Bedale Avenue, York, YO10 3NG

Proposal: Change Of Use From Class C4 To Class Sui Generis.

With reference to the above scheme submitted, I write to confirm the site does not lie within the indicative flood plains however I wish to confirm that the following measures will take place as flood precautions.

- The ground floor substructure is and will remain solid in order to prevent any damage should flooding occur.
- All new electrics will be fed in at high level and lowered to the sockets. Sockets and switches will be positioned in accordance with Part M of the building regulations for disability use. Sockets will be a minimum 450mm above ground.
- All new windows and doors will be uPVC providing amicable seals to prevent water ingress. Dpc's will be stepped around these and vertical dpm's will be used.

It is hoped that the incorporation of these measures with any forwarded by the planning authority and environment agency will suffice the planning requirements as an assessment of flood prevention.