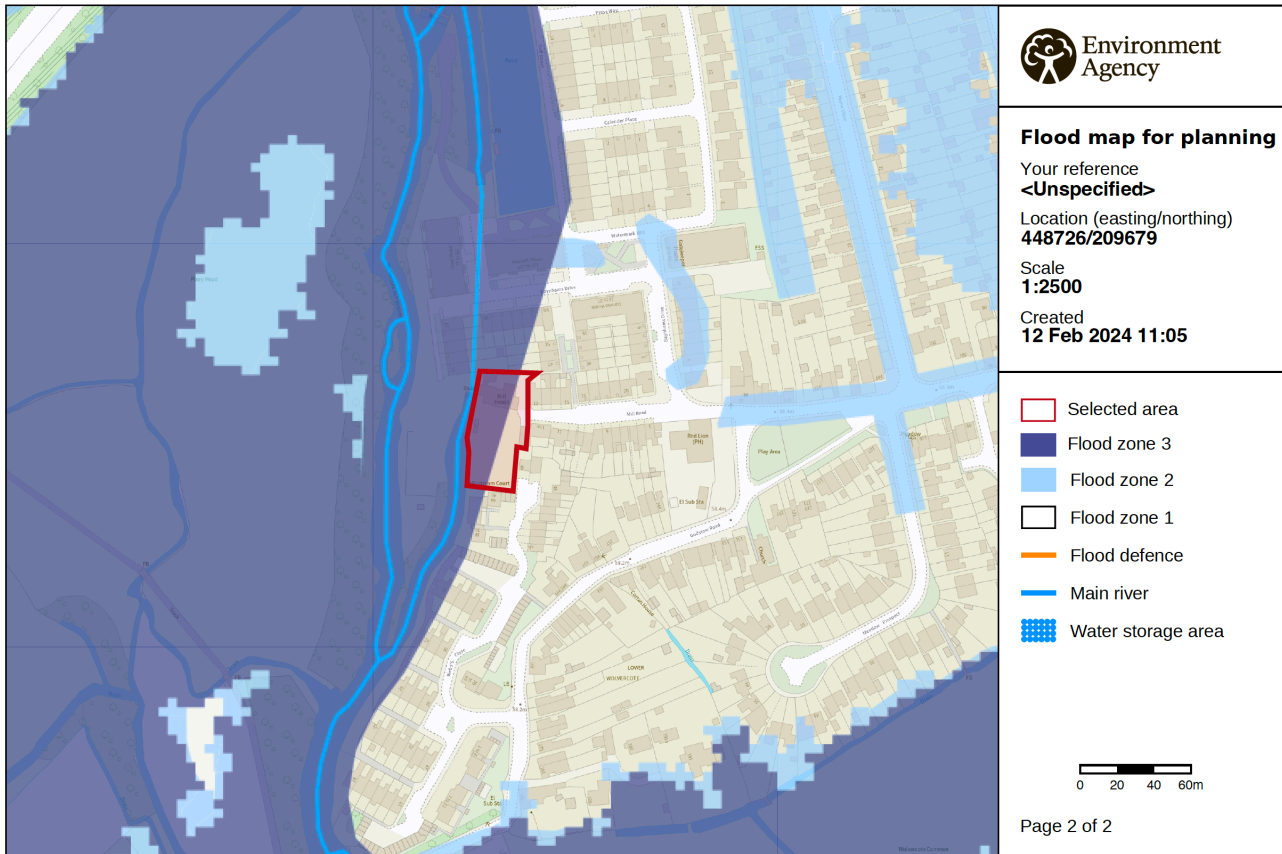


MILL HOUSE, WOLVERCOTE, OX2 8PR

Flood Risk Assessment for a single storey rear infill extension.

The Environment Agency flood map indicates that this property lies with a Zone 3 Flood Risk Area



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The specific floor risks as per the Environment Agency Floor risk summary are as follows:

Rivers and the Sea - high risk

High risk means that each year this area has a chance of flooding greater than 3.3%

Surface Water - very low risk

Very low risk means that each year this area has a chance of flooding of less than 0.1%

Reservoirs - extremely unlikely unless coupled with failure of a dam or reservoir.

t. 01865 556043

e. enquiries@perioliman.com w. www.perioliman.com

Ground Water - flooding from ground water is unlikely in this area.

In accordance with Environment Agency guidance for householder and other minor extensions in Flood Zones 2 & 3 the extension is designed so that the floor level will be no lower than the existing ground floor levels which are more than 200mm above ground level. At construction, the following following flood resilience and resistance techniques recommended by the Department for Communities and Local Government in its guidance document "Improving the Flood Performance of New Dwellings" from May 2007 will be incorporated:

- Use of low permeability Class A engineering bricks below ground and up to DPC level to reduce water penetration into the external wall cavity.
- Use of a ground supported in - situ cast concrete ground floor slab, incorporating a minimum 1200g damp proof membrane.
- Use of partial fill closed cell foam cavity wall insulation.
- Use of plasterboard dry lining to external walls at ground floor level.
- All ground floor electrical sockets & cabling to be kept 500mm above floor level.
- Surface water to be routed to a new soakaway located min 5m away from any buildings.

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e. enquiries@perioliman.com w. www.perioliman.com

Perioli Man Ltd - Registered in England 6345417
Registered Office: 27 Home Close, Oxford OX2 8PS
VAT Reg. 916 9003 28