

21, Ray Lea Close, Maidenhead, Berks SL6 8QW

FLOOD RISK ASSESSMENT

As can be seen on the attached EA map, the property falls within Flood Zone 3.

It is proposed that the following general principles are adopted:-

1. Floor levels will match and be NO lower than the existing house.
2. Low permeated bricks to be used but they are to match the style of the existing brickwork.
3. Engineering bricks to be specified up to DPC level.
4. Ground floor inner skin to be Aircrete blocks.
5. Concrete locks used below ground to form foundation should be sealed with an impermeable material.
6. Mortars below DPC to be 1:3 (cement:sand).
7. Mortars above DPC to be 1:6 (cement:sand).
8. Ground supported concrete floor slabs to be specified. Min. 150mm thick and not suspended i.e. NO air vents.
9. Hardcore and blinding to be 100mm thick and 'well' compacted.
10. Damp proof membrane (DPM) to be impermeable polythene membrane of minimum 1200 gauge. Overlaps on min. 300 and taped and lapped to DPC in walls.
11. Floor insulation to be closed cell type.
12. Ceramic tiles or stone finishes to floors and skirting boards.
13. Windows and Doors to be sealed PVC external framed doors.
14. All openings to be adequately sealed to the fabric of the house i.e. waterproof mastic.
15. Non-return valves to drainage services to prevent backflow.
16. Electrical services to be installed above flood level.
17. Communication wiring to be suitably insulated.

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Environment
Agency

Flood map for planning

Your reference
21, RAY LEA C

Location (easting/northing)
489616/181796

Created
14 Mar 2024 20:09

Your selected location is in flood zone 3
– an area with a high probability of flooding.

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This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: enquiries@environment-agency.gov.uk)
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Flood map for plan

Your reference

21, RAY LEA C








Location (easting/northing),
489616/181796

Scale

1:2500

Created

14 Mar 2024 20:09

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



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