

Flood Risk Assessment (Householder Application)

Revision 04/25

Proposed Single Storey Side Extension 78 Hall Lane, Kirkby, L33 4YT

1. Introduction

The following statement is to accompany a Householder planning application for a single storey side extension to a domestic property. The property falls within a Flood Risk Zone 3. The proposals do not exceed 250m² of additional floor space.

Resistance and resilience measures

EXTERNAL WORKS

- Be constructed using low permeability materials to a level equivalent to the proposed ground floor level plus at least 600mm,
- Install non-return valves in all sewer pipes,
- Avoid using timber frame and cavity walls with water absorbing fillers,
- Raise airbricks as high as practical and consider installing airbrick covers

INTERNAL WALLS

- Avoid the use of permeable materials gypsum, plaster and plaster boards etc. and use more flood resistant linings (e.g. hydraulic lime, ceramic tiles, etc.) throughout the ground floor,
- Avoid the use of chipboard throughout the ground floor,
- Where plasterboard cannot be avoided, it should be installed horizontally so that it can be replaced cost effectively if it is damaged,
- Consider avoiding the use of stud partition walls throughout the ground floor,
- The ground floor is constructed from a solid concrete floor with an integrated and continuous damp proof membrane and damp proof course,
- Solid water-resistant insulation materials are used throughout the ground floor.

FIXTURES & FITTINGS

- All units and appliances used throughout the ground floor should be elevated as high as practical,
- All internal electrical sockets are raised as high as practical and least 300mm above the internal Finished Floor Level,
- Where possible all electrical sockets should be wired down from the ceiling rather than up from the ground

Surface water management

Surface water drainage will be designed and constructed to comply with AD Part H (H3)

Principally, rainwater from roofs and paved areas will be carried away from the surface within the existing drainage system.

The flow of rainwater from the roof to an outfall (existing combined sewer) and an ACO drain installed at the front perimeter of the building envelope (to discharge to existing combined sewer)

Paved flags to the front driveway will be of permeable specification to suitably distribute rainwater soaking into the ground to avoid damage of any foundations, construction of existing & new building works.

Floor levels

Floor levels within the proposed extension will be set no lower than existing internal floor levels and flood proofing of the proposed development has been incorporated where appropriate.

The proposed FFL of the proposed extension is to be set a minimum of 300mm above the general ground level of the site.

Access and evacuation

There is an existing upper floor for occupants to go upstairs during a floor event.