

Flood Risk Assessment (Householder Application)

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

2. Mitigation Measures

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

3. Details of any flood proofing / resilience and resistance techniques

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