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JEYH

Just Extend Your House Ltd

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FRA as Supporting Document for Infill Extension at 44 Second Avenue, Mortlake, SW14 8QE

Introduction

This Flood Risk Assessment is to support our planning application at 44 Second Avenue, Mortlake SW14 8QE

The land and proposed structure lies within flood zone 1 with a small probability of flooding.

Construction

All constructed elements to be in accordance with current Building Regulations and all structural calculations to be provided by Structural Engineer and submitted to Building Control Department.

Foundation

Proposed foundation to be 0.6x1.1m or level of drain which is even greater.

Floor:

Proposed floor to not be lower than existing floor level. Solid concrete ground floor slab to be min 100mm thick laid under 75mm Celotex GA4000 insulation board (U-value 0.22W/m²K). Insulation to be covered with a building paper, on the top 75mm thick reinforced sand/cement with wire mesh (to Eng. Spec.)

Under the concrete slab DPM 1000 g (250µm) to be used and lapped over DPC by at least 100mm. DPM to be positioned above max 25mm thick sand blinding which covers compacted fill. Min thickness of compacted fill 150mm. A min. 25mm of thermal insulation vertically (full depth of the screed) will be placed around the perimeter of the room to minimize thermal bridging.

Level of new ground floor to be adjusted to the floor level of the existing kitchen room. Ventilation in the existing floor to be maintained. Existing airbricks at the new floor level to be removed and ducting to be placed. Ducting to be extended to the proposed external wall for ventilation. Min diameter of ducting to be 100mm. Use channels and elbow bends if necessary.