

Flood RISK Assessment (FRA) – September 2021

- FRA

Floor levels within the proposed outbuilding will be set no lower than existing levels and flood proofing of the newly proposed outbuilding has been incorporated where appropriate.

The outbuilding will be built upon a raised concrete slab, at least 150mm in thickness. Hardcore and blinding: good compaction to be carried out to reduce risk of settlement and consequential cracking.

A damp-proof membrane (DPM) to the floor will be included to minimise the passage of water through the floor. The impermeable polyethylene membrane will be at least 1200 gauge to prevent ripping. The joints of the membrane (where required) will be overlapped at least 300mm and taped with a further minimum 50mm overlap. Proposed floor insulation will be closed cell, minimising impact of flood water. Suitable floor finishes will be selected, cement-based adhesives, bedding compounds and water-resistant grouts to be used where appropriate.

The threshold from the outbuilding to the finish ground level will be set no lower than existing and is proposed to align with the existing rear house entry doors. The main outbuilding bi fold entry doors will be made to ensure a good fit and seal to their frames with a step up on entry.

Flood resistant materials will be used where appropriate throughout the build and electrical sockets will be raised. All spaces throughout the outbuilding are easily accessed to ensure drying and cleaning.
