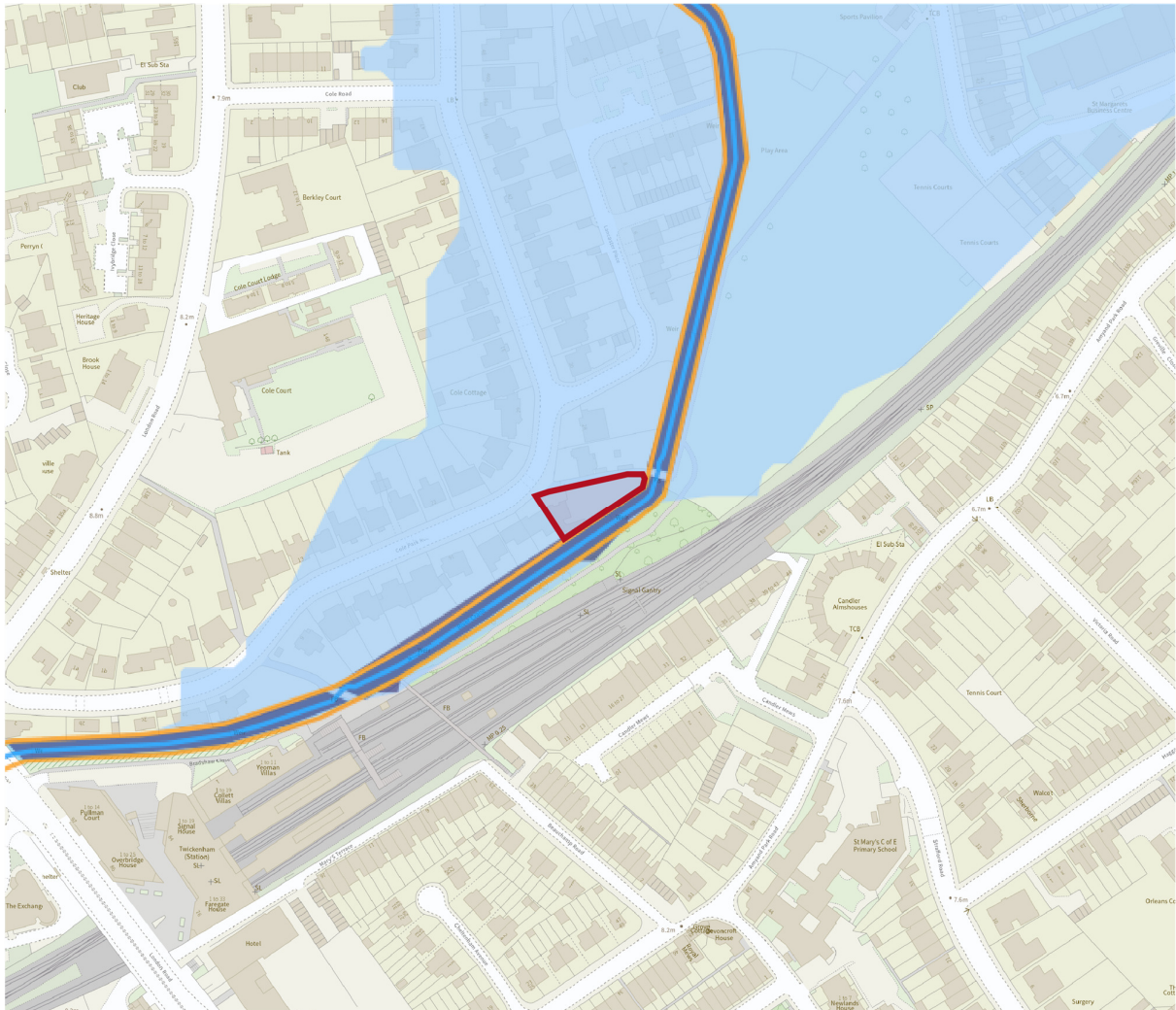


Flood Risk Assessment - 24 Cole Park Road



Environment Agency Location (easting/northing) **516308/173839** Scale **1:2500**

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

- The property is in flood zone 2 (at risk of flooding from river crane).
- The existing floor levels of main dwelling will not be altered.
- The works do not involve the addition of a basement.
- Reduction in area of building footprint due to consolidation of existing east side extension with existing rear extension improves flood resilience.

Avoidance and Resistance of Flood Risk

- The proposed extension will be in line with the existing external ground level.
- Generally: Construction should allow easy access for cleaning and drainage
- Construction materials: should retain their integrity and properties when subjected to flood water or those that can be easily replaced
- Electrics to be installed top-down where feasible
- Wall sockets will be raised to as high as is feasible and practicable in order to minimise damage if flood waters inundate the property
- Plasterboards will be installed in horizontal sheets on ground & basement rather than conventional vertical installation methods to minimise the amount of plasterboard that could be damaged in a flood event
- Foundations: The foundations are to be designed to suit site conditions, and the choice of foundation type will be dictated by ground conditions, rather than resilience considerations.
- Hardcore and blinding: good compaction should be achieved to reduce the risk of settlement and consequential cracking.
- New Ground supported floors: non reinforced concrete slabs to be at least 150mm thickness. Reinforced slabs to be at least 100mm.
- Damp proof membranes: Impermeable polythene membranes should be at least 1200 gauge to minimize ripping. Membrane sections to be joined by taping with an overlap of 50mm.
- Insulation materials: Floor insulation should be of the closed-cell type to minimise the impact of floodwater. Insulation to be located above the floor slab, to minimise the effect of floodwater on the insulation properties.
- Implement following flood recommendations - Subscribe to Flood Warning Alert Service, Emergency flood kit.