

FLOOD RISK ASSESSMENT

House Address: 32 Duncan Road, Richmond TW9 2JD

General construction details

The property is in an area with a moderate risk of flooding. (See map included)

The floor levels within the proposed development will be set no lower than the existing levels, and flood proofing of the proposed development will be incorporated where appropriate.

The proposed new solid concrete floor level will be set at the same level as the existing ground floor level within the house, this is required because the new floor will form part of the same living space.

There is no cellar, or any intention to construct any basement or cellar below ground level. External walls, outer leaf brick with partially filled cavity. There will be ceramic tiles for the kitchen floor.

Where the existing garden level immediately to the rear of the proposed extension is higher than the existing dpc level that ground will be excavated so that its finished level is 150mm below the dpc level.

Any new plug sockets installed to new walls will be set 200mm minimum above new floor level.