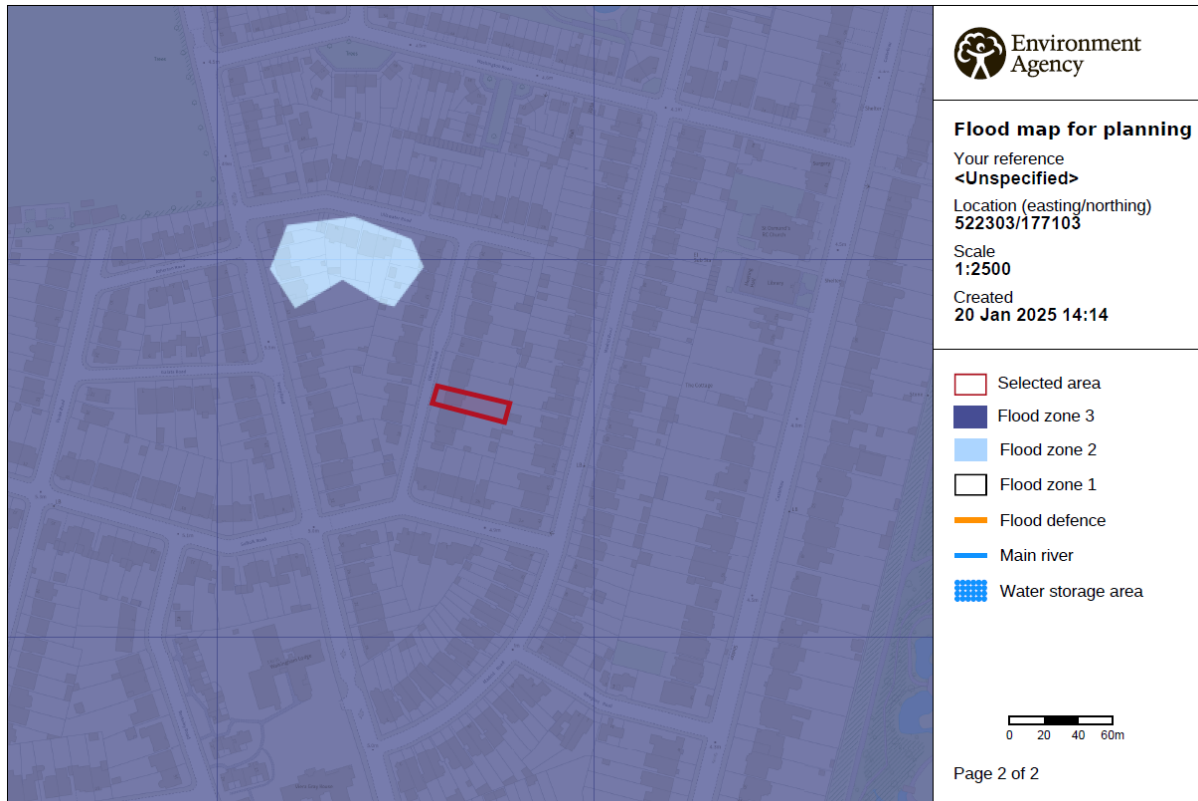


FLOOD RISK ASSESMENT

Project No: 223
Project Address: 6 Ullswater Road
Date: 20th January 2025

1.0 Flood Risk Context

6 Ullswater Road is located in Flood Zone 3 - an area with a high probability of flooding.



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2.0 Proposed Flood Mitigation Strategies

- Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.
- A new concrete slab, insulation and screed is proposed to the ground floor extension, with DPM and DPC at perimeter and thresholds. This construction build would reduce the impact of flood water damage.
- All electrical sockets will be fitted at 450mm above FFL in accordance with Part M of the Building Regulations.
- Electrical consumer units will be fitted at high level. This would also minimise the impact of any flooding below this level.
- Internal walls will be painted and not papered.
- All new guttering and downpipes will connect to the drainage system to allow both normal and unusual increases in water to drain away from the property.