

SA DESIGN & MANAGEMENT LTD

65 Hunters Grove, HAYES, UB3 3JE

tel 07930880404
email saudahmad67@gmail.com

FLOOD RISK ASSESSMENT (FRA)

Site Address : 45 The Greenway, Uxbridge, UB8 2PJ.

Conservation Area : The Greenway, Uxbridge

Ward : Uxbridge

Application : Erection of part single part double storey side & single storey rear, L-shaped extension within a Flood Risk 2 Area

Statement;

This Flood Risk Assessment Statement has been constructed in accordance with the guidelines provided by the Environment Agency in support of "Extensions of an existing building used for domestic purposes where the floor space 'footprint' created by the development does not exceed 250 square metres"

The following scope of works, including details of flood resilience and resistance techniques, are to be adopted as/where required by the new works in accordance with the Environment Agency document 'Preparing For Floods' (ODPM 2003)

1. We would confirm that the new floor level within the proposed extension will be set no lower than the existing internal ground floor level of the adjacent house and that flood proofing will be incorporated where appropriate.
2. Flood Proofing Measures; These measures are to be adopted so as to minimise risk to people and property in the event of a flood;
 - a.) Gaps around pipes, cables and other service penetrations entering the building will be sealed with a waterproof mastic sealant.
 - b.) Non-return valves or bungs will be fitted to any new drainage systems as/where required.
 - c.) The new floor will be constructed to include a damp proof membrane.
 - d.) The applicant will make themselves an emergency flood plan as advised on the Environment Agency website and will sign up for their Flood Alerts.
3. Internal Access; Access will be improved for occupants to access the existing higher floor levels in the event of a flood.
4. Flood Warning Direct Service; The applicant will sign up for this service.

Mr S Ahmad

Director -

For, and on behalf of;
SA Design & Management Limited