

20 SEPTEMBER 2020

FLOOD RISK ASSESSMENT

25 CHURCH CLOSE, UXBRIDGE, LONDON UB8 2XG

THE SITE

The Proposal.

Flood risk assessment report in support of the ground floor single storey rear extension Householder Planning application.

The site is located in a Flood Risk Zone 2 as image below.



Image 1- The Site.



Flood map for planning

Your reference
UB8 2XG

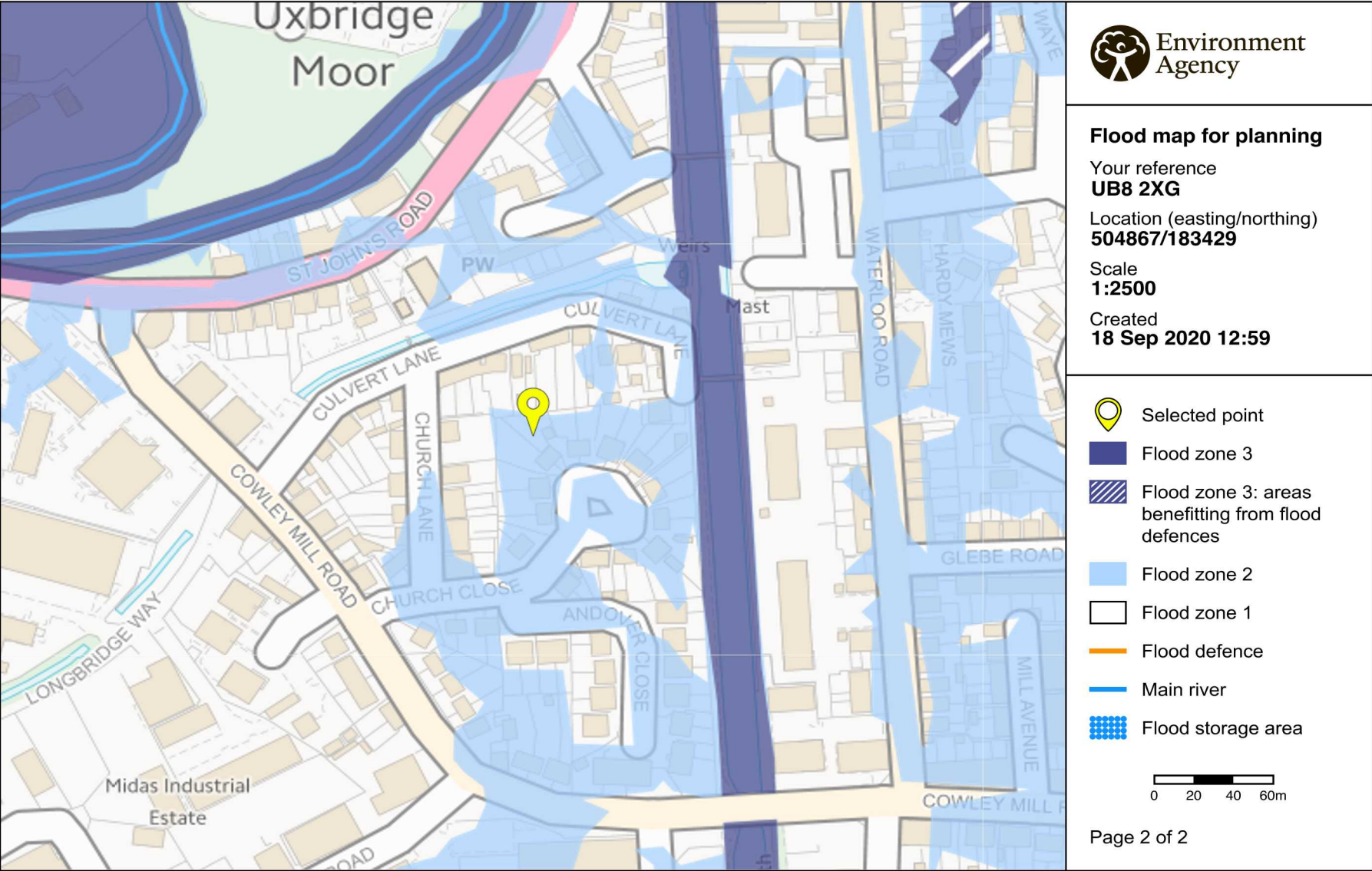
Location (easting/northing)
504867/183429

Created
18 Sep 2020 12:59

Your selected location is in flood zone 2, an area with a medium probability of flooding.



Image 2- Location Plan - Google maps.



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Flood Prevention

The proposed works will not increase the flood risk for the buildings and area surrounding 25 Church Close.

Floor levels within the proposed development are to be as existing levels and water proofing of the proposed development is to be incorporated where appropriate.

Structural.

Generally all joints in brickwork will be inspected and all joints and cracks will be re-pointed. All joins between walls and frames of doors will be suitably sealed and all gaps around pipes will be suitable sealed.

The new floor slab will be solid concrete on top of a 2000 gauge DPM.

The DPM is to be lapped with the DPC in the wall where relevant.

All ground floor walls will be brick/blockwork not timber. Underground, These will be of solid brickwork and engineering brickwork construction to minimise water absorption. Stainless steel wall ties will be used.

Surface water will be discharged to a crate system manhole.

All above listed items will help in the unlikely event of flooding.

Access.

Exterior door threshold levels are to be raised 150/200mm above external ground levels. gaps between the door frame and wall will be sealed.

Electrical.

All wiring in the new extension will drop from ceiling.

Electrical sockets will be raised to counter-top level where possible.

Plumbing.

Non-return valves will be installed to all new plumbing with the valves preventing backflow in the case of flooding.

Conclusion.

The property will not be at any greater risk of flooding, as the floor level on the ground floor is not being altered.

At ground floor level the construction of the new floor will be sufficiently damp proofed.

Masonry will be constructed in line with building regulations and a damp proof course installed.

This will provide a water resistance to flood water to at least 150/200mm above ground level.

Subscription to the Environment Agency Flood Warning Service.

There will be minimal impact on the existing drainage properties of the site. Therefore we believe that the proposed extension to the dwelling should be granted planning approval for the reasons set out above.