

21 Findhorn Avenue Hayes UB4 0DG

Flood Risk Assessment

Environment Agency (EA) Advice

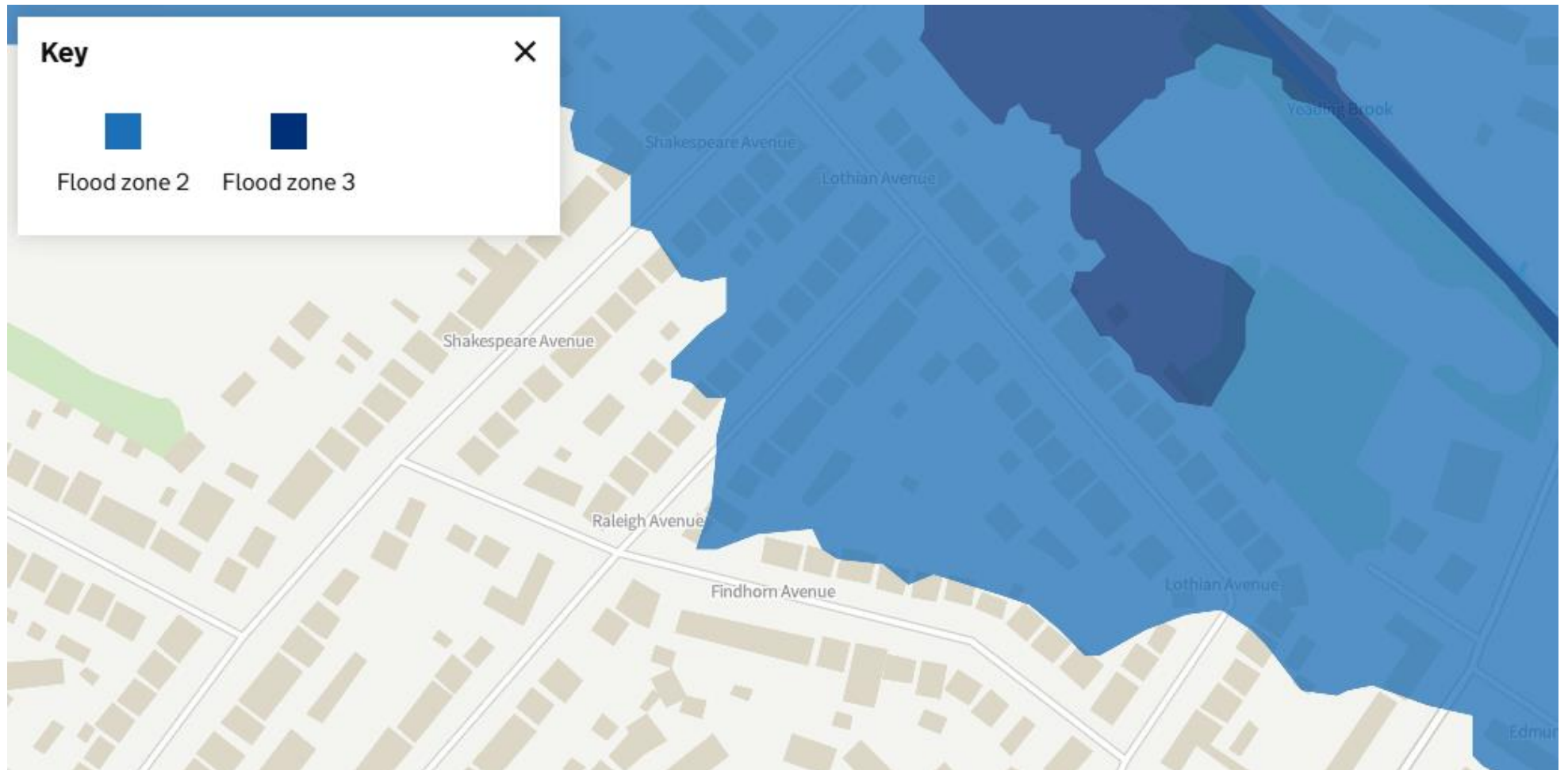
Our site lies in Flood Zone 2 & 3. This puts it at a medium risk of flooding.

A minor extension is a householder or non-domestic extension with a floor space of no more than 250 square metres.

Flood Resilience Measures

- Floor levels within the proposed development will be set no lower than existing levels.
- Both the inside and outside of the extension works should be coated with flood resilient material to a height 400mm above the ground floor level.
- The electrical wiring should drop from the ceiling to sockets 400mm above ground floor level.
- All drainage and waste pipes would be fitted with 'non-return valves' to prevent the ingress of contaminated water back into the building.
- No metal piping should be used under the extensions to avoid future corrosion.
- The mortar mix should include flood protective material including the foundations.
- The ground floor should be of concrete rather than wood.
- The electrics in the extension should be connected to the mains box so that this controls all electrics to the whole property.

River Flood Map from EA website



Surface Water Flood Map from EA website

