

ADDITIONAL FLOOD RISK INFORMATION

In accordance with the Communities and Local Government document *"Improving the flood performance of new buildings"*, the following mitigation measures can also be proposed:

- Any concrete blocks used in foundations should be sealed with an impermeable material or be encased in concrete to prevent water movement from the ground to wall construction
- The ground floor should be constructed with a concrete slab of at least 150mm thick. Good compaction is necessary to reduce the risk of settlement and consequential cracking.
- A Damp Proof Membrane should be included to minimise the passage of water through the ground floor. The DPM should be at least 1200 gauge to minimise ripping. Sections of DPM should have overlaps of at least 300mm and should be taped.
- Floor insulation should be of the closed-cell type to minimise the impact of flood water. Insulation should be placed above the floor slab to minimise the effect of flood water on the insulation properties.
- The ground floor will be finished with a sand / cement screed.
- Under floor services are to be avoided.
- Mortar joints in the brickwork are to be thoroughly filled to reduce the risk of water penetration.
- Where possible, engineering bricks will be used up to a maximum of 600mm above floor level.
- Cavity insulation will incorporate rigid closed cell materials.
- It is recommended that the inner side of the external walls are lined with cement renders to reduce flood water leakage and to assist rapid drying of the internal surface of the wall.
- Sealed PVC external framed doors and windows are to be used.
- Periscopic air vents are to be used where necessary.
- All service entries should be sealed with closed cell material.
- Closed cell insulation should be used for pipework.
- Non-return valves are recommended in the drainage system to prevent back-flow.
- Electric ring mains should be installed at first floor level with drops to ground floor sockets and switches.
- Underfloor heating is not to be provided.
- Communications wiring should be protected by suitable insulation.