



Wargrave Design Consultancy
The Old Pump House - Wargrave - Berkshire - RG10 8DJ
0118 940 1678 - info@wargravedesign.com
www.wargravedesign.com

23 TACHBROOK ROAD, UXBRIDGE. UB8 2QS.

PROPOSED GROUND FLOOR EXTENSION.

FLOOD RISK ASSESSMENT.

LOCATION.

- The site lies within the Environment Agency classified Flood Zone 2, based on fluvial / river / reservoir flooding, and therefore has a medium risk of flooding.
- The anticipated geology of the site comprises of a variable thickness of Aluvium (clay, silt, sands and gravel.)

FLOOD PREVENTION MEASURES.

The proposed works at number 23 are classed as minor development.

Floor levels within the proposed development are set no lower than existing levels. In accordance with the Environment Agency advice with regards to extensions under 250m².

Flood proofing of the proposed development will be incorporated as appropriate as shown below.

- Where new doors are installed or where existing joinery items are being retained, all joints between walls and frames will be sealed.
- The floor construction to the extension will be solid ground-bearing / precast concrete beam & block incorporating DPM and insulation, compliant with the current building regulations. Walls will incorporate a DPC lapped with the DPM to prevent any moisture ingress.
- Existing walls will have joints and cracks in brickwork & render filled and sealed.
- All new electrical sockets and switches will be set to a minimum of 450mm above the new floor level.
- All service pipes and cables that enter / exit the building will have waterproof seals.

Cont'd.

- All drains to have flow / return stop valves to prevent backflow, Inspection chambers to have screw down, double seal type covers.

Wargrave Design Consultancy Limited,
The Old Pump House,
Wargrave,
Berkshire.
RG10 8DJ.

3rd May 2023