

FLOOD RISK ASSESSMENT

Proposed single storey side and rear extension at 73 Thornhill Road, Ickenham, UB10 8SH

The property falls within Flood Zone 3 on the attached Environment Agency Map.

MEASURES AND PRINCIPLES TO BE FOLLOWED.

- 1) The finished floor level is to match the existing house, approx. 300mm above external ground level
- 2) Engineering brickwork to be used from top of trench fill concrete C25 foundation to underside of damp proof course.
- 3) Outer skin of cavity walls to be in brickwork of low permeability, but matching existing house as closely as possible.
- 4) Inner skin of Thermalite Aircrete blockwork.
- 5) Mortar mixes to be 1:3 (cement:sand) below DPC level and 1:6 above DPC.
- 6) Site to be stripped of all topsoil ready for a bed of clean crushed concrete hardcore , well compacted and sand blinded.
- 7) Floor slab to be minm. 150mm and ground bearing, not suspended.
- 8) A damp proof membrane of 1200 gauge polythene to be used, with overlaps of min. 300mm and taped. Ensure a good lap achieved at junction of DPM to DPC.
- 9) Floor insulation and cavity wall insulation to be of closed cell type.
- 10) All new doors and windows to be sealed PVC type with easy closers.
- 11) Waterproof mastic to be used around all door and window openings.
- 12) All electrical services to be installed above floor level and plug sockets a min. of 750mm above floor level.
- 13) Communication wiring to be suitably insulated.
- 14) Non return valves to be fitted to drainage services to prevent back flow.