

Flood resilience measures for: - (Read in conjunction with FRA and Land Section drawing)  
48 Delamere Road Hayes UB4 0NN – Single Storey Side and Rear Extension.

General Notes:-

Yeading brook is approximately 40m away from the proposed extension and there is a natural earth bund already existing at a height of 2m

*Recommendation FRA page 7 point 1. Floor levels within the proposed development will be set no lower than existing levels.*

The existing floor level is 250mm above ground level and so new floor will match this.

*Recommendation in FRA page 7 point 2. As Flood proofing of the proposed development has been considered by the applicant and incorporated where appropriate.*

*Also from FRA:-*

*Any underground piping should not be composed of metal.*

*Flood Resilience should be carried out to a height of 400mm on the inside and outside of the development and electric sockets should be sited at the same level.*

The following flood proofing measures will be adopted for this extension.

Floor Construction:

Hardcore 100mm thick of well compacted inert material, blinded with fine inert material.

Damp proof membrane of impermeable polythene at least 1200 gauge. Joining membrane sections overlaps of 300mm, and or taping (mastic tape with an overlap of 50mm minimum).

Concrete slab 150mm thick.

Insulation of rigid closed-cell material.

Ceramic tiles or stone floor finishes and skirting boards.

Existing under floor ventilation maintained by UPVC telescopic vents fitted above 400mm to external face of the extension.

Wall Cavity Construction:

External face engineering bricks up to DPC level 250mm above ground level, above that in pressed facing bricks to match the existing house.

Part filled cavity insulation of rigid closed-cell material

Internal face consisting of aircrete blocks finished with cement based render (1:6:1)

Stainless steel wall ties are to be used.

Underground Drainage:

Fouls and Surface water drainage to be of UPVC or clay pipework and to have non-return valves fitted within inspection chambers.

Doors:

To be properly sealed around all edges and openings. Fit UPVC manual flood gate across all door openings to a height above 400mm to the external face of the extension.

Note: All external openings for pipes or vents below 400mm to be sealed around pipe or vent with expanding foam and mastic.