FLOOD RISK ASSESSMENT
FOR
28, WESTCOTE RISE,
RUISLIP, HA4 7LP.

Proposal:

- It is proposed to extend single storey side extension with loft conversion following demolition of existing extension on side.

Relative floor levels:

- The floor level of the proposed extension will be set no lower than existing levels (see Drg. No. 02 & No.03).

FLOOD RESILIENCE TECHNIQUES PROPOSED:

Floor:

- Solid floor concrete construction with an effective 1200 gauge polythene damp proof membrane linked to new damp proof course will be used.

- Insulation used will be rigid board type with low water absorption properties.

Walls:

- Existing house walls are cavity walls rendered finish in good condition. Any small cracks or damaged pointing are to be filled & repainted.

- New extension walls are of cavity construction with external skin of blockwork and internal skin of blockwork with rigid board insulation batts in the cavity.

- Internal wall finishes to be water resistant render with lime based plaster finish.

- Furthermore ceramic tile finishes are proposed to kitchen area with water-resistant grout over the lime bases plaster finish.

- Stainless steel wall tiles are to be used in the cavity wall construction.

- If walls are to be painted, water resistant paint to be used to prevent floodwater soaking into external face of the wall. This should be applied to 500mm above maximum expected level of flooding,

- Any measures to be compatible with existing wall materials and allow adequate water vapour transmission to avoid trapping moisture within the wall.

Pipe work:

- Ensure gaps around service and waste pipes penetrating walls are fully sealed.

Surface water:

- Surface water will be dealt with by using sustainable drainage by discharging to soakaways.