FLOOD RISK MEASURES_40 OLD SHOREHAM ROAD
(Revised 07.09.18)

The proposed self contained annex will be build to resist internal flooding for external levels up to 0.6m. Wall and floor construction and services are to be built to document 'In accordance with improving the flood performance of new buildings' CLG(2007). Please revised planning drawing 01E (section) which demonstrates that the internal finished floor level will be 600mm from the natural ground level of the site.

Ground floor construction to consist of suspended 150mm pre cast concrete block and beams (DPM) that is continued up the walls and lapped with wall damp proof course (DPC). Insulation will be installed above the slab and floor screened to take either ceramic tiles on water resistant grout for ease of cleaning/drying out after flooding or sacrificial timber/carpeting finish, depending on room size.

Walls below DPC to be built from engineering bricks to prevent water leaking into the cavity from ground level. Mortar joints to be thoroughly filled. Added protection may be afforded from installing a continuous DPC across the cavity to protect against Radon if required. Internal finish to be plaster rather than dry lining. Upvc skirting ect to be used internally and double glazed external doors.

Electric circuits to be installed at first floor level with drops down to socket at 450mm minimum above floor level. All service entries into building to be sealed.

This is project is considered a minor development and therefore is anticipated that the project would not have an adverse effect on a watercourse, floodplain or its flood defences, would not impede access to flood defence and management facilities and would not have a significant effect on local flood storage capacity or flood flows.

It is considered that the proposal does comply with the requirements set out in paragraph Section 9 & 10 of the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.