TVR

BUILDING & LAND SURVEYORS

ARCHITECTURAL CONSULTANTS

PLANNING ADVISORY SERVICES

PLANNING DEPT.
PLAN No. AD/0159/10
DATE RECEIVED 18 MAY 2010

FLOOD RISK ASSESSMENT

for

REAR SINGLE STOREY EXTENSION

at

75 WEST WAY, LANCING

To be read in conjunction with TVR Designs drawings.

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Ref : 1709

May 2010

Introduction on the Design Assessment and Flood Evaluation of the Property

The proposed extension has been designed with the Local Authorities Flood Risk concerns incorporated into the scheme with flood mitigation elements as detailed in the Environment Agency publication ' Improving the Flood Performance of New Buildings ' 2007.

Use of property

This semi-detached bungalow is within an established residential area with mixed properties.

Flood Risk Assessment

Building Materials

Foundations : Strip and mass concrete trench-fill.

Foundations to d.p.c. : Engineering bricks to both skins of cavity wall up to d.p.c. with concrete infill to 225mm below for an water exclusion strategy.

Wall above d.p.c. : Cavity Engineering bricks to height of predicted flood level plus one course of bricks to provide freeboard. Above Tarmac ' Toplite ' lightweight blockwork with two coat sand/cement render finish externally and exterior paint finish.
(reference Chapter 6 - Figure 6.9)

Oversite : Approved and well compacted hardcore of min. thickness of 100mm finished with blinding to receive d.p.m.
D.p.m. Impermeable polythene membrane min. thickness 1200 gauge with sealed laps.
150mm thickness concrete slab.

Air vents : Periscope type air vents to be used to ventilate floor void.

Suspended timber floor : Floor joists preservative treated and supported by stainless steel hangers with insulation secured between and WBP Plywood flooring.
Insulation thickness as Building Regulations to be approved closed-cell type.
(reference Chapter 6 - Figure 6.6)

Conclusion

We hope that you agree with the above Flood Risk assessment that has been proposed as my client has considered all aspects of the design and believes this work makes the building better for the future.