ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/ 1173/14
DATE VALID	26 AUG 2014

42 Kings Walk
Shoreham by sea
WEST SUSSEX

PROPOSED EXTENSION

FLOOD RISK ASSESMENT

Based on document "Development and Flood risk"

1. LOCATION;

North side of Kings Walk, Shoreham by Sea

2. Zone:

The property is designated to be in Flood risk area Zone 2/3.

3. Development.

The property is a two storey dwelling of 38.64m2 "footprint" habitable space 106.48 and storage and garage space of 18.29m2

4. Proposal.

To extend the property mainly on the first floor, so these area are unaffected by 18.49m2

The garage will be rebuilt to accommodate this incorporating the externally accessible cupboard. the rear section of the garage will be built as habitable space and a the porch extended forward; this amounting to new habitable floor space of 7.0m2 and "converted" space of 13.05 m2

5. Flood Defence Mitigation and Structural Resilience

NOTE: To be in accordance with "*improving the flood performance of New Buildings*"

Floor levels will be set no lower than those existing

NOTE: AS this is an extension to an existing dwelling, it is not practical to raise the existing height of the ground floor or door thresholds

The existing rear doors would be replaced with new, and an internal door retained from the garage/ store to hallway, the current front door level would remain unaltered.

5.1: Structure.

A) Floor;

Floors to be of solid concrete construction, laid on Poly membrane D.P.M and rigid board (Celotex) insulation UNDER slab (No services within).

Liquid applied damp proof membrane/ sealant applied over slab and 1.2 m up wall s providing seal to wall / floor juncture. Solid 80mm Cement/sand screed is to be applied directly onto the base slab.

Floor finish

NOTE: Clients to consider ceramic tiling through out with water resistant grout/ cement

B) Walls

External walls to be Cavity walls with rigid board insulation (Celotex with 50mm retained cavity, walls finished internally with cement sand render and lime skim coat plaster finish

Internal partitions to be constructed in dense aggregate concrete block, plastered as above

Skirting boards to be of solid timber (not MDF) and to be glued in position to avoid penetrating DPM
Wall to be finished with Lime based or emulsion paints only

C) Drains

New drain to have new Inspection chamber installed between main sewer and connecting chamber fitted with non return valve.

All pipe work to be sealed where applicable where passing through walls.
Use of stub stacks to connect fitting to drains to minimise penetration of walls for wastes

5.2 Services

Any new meter boxes to be placed externally to be at high level (above flood level (4.5 above O.D)

Client's to consider moving existing boxes to high level, if appropriate.

No services, pipework etc to be placed under floor, all central heating pipes and wiring (Including telephone) to drop down from ceiling.

Boiler to be wall hung above flood level

Electric points to be placed above flood level

Meter box to be placed internally at high level

Other measures

1) External Doors,

Note: Solid timber or PVCu doors less susceptible to flood damage

Removable plywood boards to be considered to be at hand to close off for external doorways, to flood height, with mastic sealant to be used to seal boards in place.

Permanent slots provided to reveals to accommodate boards

2.) Windows,

Any windows at risk should be provided with boards as above.

3.) Fittings.

Note: Client to consider use of non MDF/ Chip board/ ply units
Use of Water resistant UPVC units recommended.

If MDF/ Chip board/ ply units, used these to be raised on plastic legs 100 to 150mm above floor level to allow for shallow flooding events

Note; Clients to consider Use of separate built in appliances

Client's to refer to original document for further advice

PJC. August 2014