FLOOD RISK ASSESSMENT

Client Details

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Project Details

File Ref: 6031-18

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REV. 1

For The

Extension to Provide Disabled Accommodation

At

98 Esk Avenue Whitehaven Cumbria CA28 8AL

Flood Risk Assessment

Introduction

This Flood Risk Assessment has been prepared by Day Cummins Ltd on behalf of our client, Ms Carly Cummings, in support of the Application for planning permission for the extension to their property, which sits within a conservation area. The works are to provide disabled accommodation for the occupant. The works are being done under a Disabled Facilities Grant from Cumberland Council.

Location

The site falls within a Flood Zone 2 and a Flood Risk Assessment is therefore required.

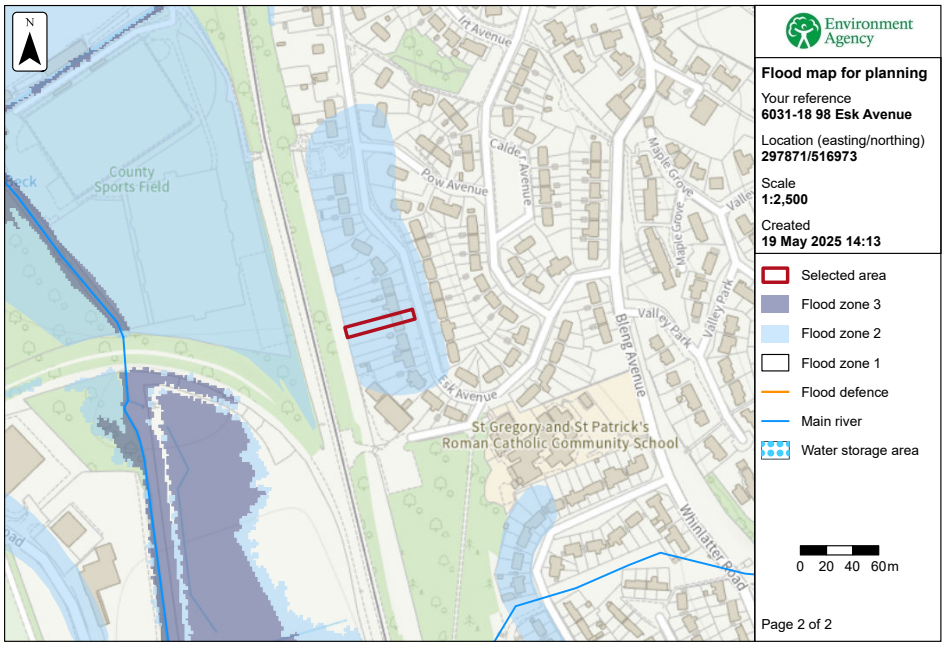


Image 001- Site Location Plan of 98 Esk Avenue with Flood Zones.

Proposal

The proposal is for an extension at the rear of an existing property.
This extension will adhere to the guidance given in 'Improving the flood performance of new buildings' CLG (2007), this will be done by following the recommended wall and floor build-up details and materials. The proposed floor level for the extension will be the same as the existing floor level within the property. The existing floor level is currently 550mm above the existing ground level at the rear of the property.

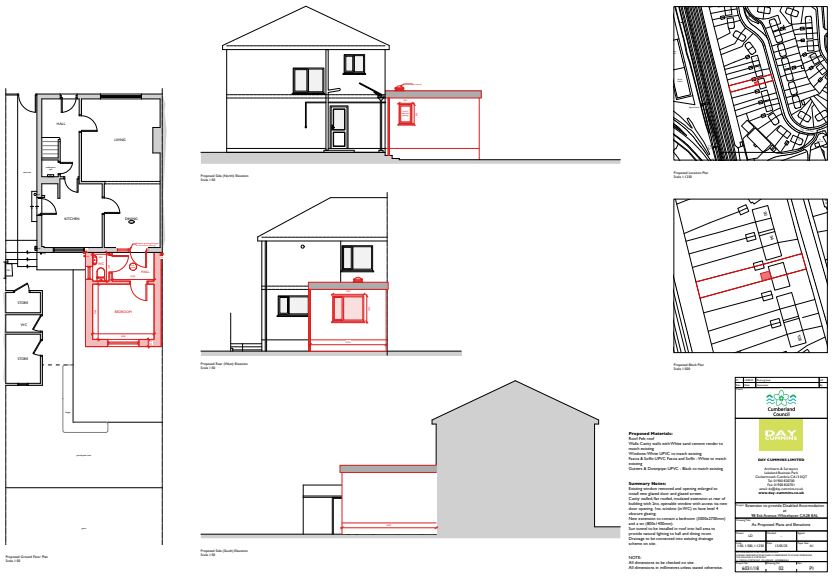
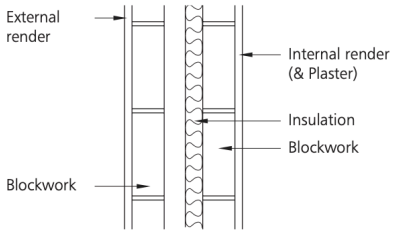


Image 002 - As Proposed Plans and Elevations for Extension at 98 Esk Avenue

Figure 6.9 Cavity External Walls – Part-filled cavity



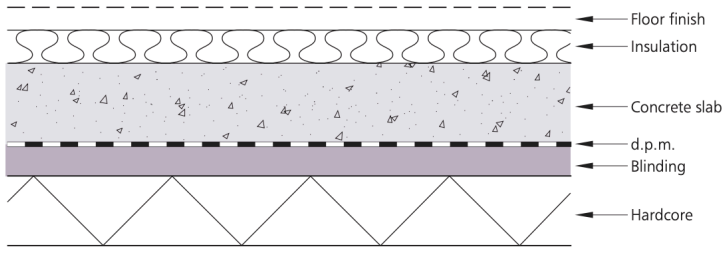
Option B

Part-filled cavity – Option B

- External cement based render, preferably with lime content. Composition depends on masonry; the following mixes are effective:
  - 1 cement : 4 sand: ½ lime on concrete blockwork
  - 1 cement : 6 sand: 1 lime on Aircrete.
- External face consisting of blocks.
- Rigid insulation.
- Internal face consisting of blocks.
- Internal cement based render, preferably with lime content. Composition depends on masonry; the following mix is effective for flood resilience:
  - 1 cement : 6 sand: 1 lime on Aircrete.
- Ensure stainless steel wall ties are used to minimise corrosion and consequent staining.

Image 003 - Figure 6.9 of 'Improving the flood performance of new buildings' CLG (2007). Showing the recommended Cavity Wall Build-up.

Figure 6.4 Ground-supported floor – Preferred option



- Hardcore bed at least 100mm thick of well compacted inert material, blinded with fine inert material to provide a smooth base
- Damp proof membrane of polythene at least 1200 gauge
- Concrete slab at least 150mm thick
- Insulation as rigid closed-cell material
- Ceramic tiles or stone floor finishes and skirting boards.

Image 004 - Figure 6.4 of 'Improving the flood performance of new buildings' CLG (2007). Showing the recommended Floor Build-up.

Conclusion
This application is for planning consent for the proposed rear extension of an existing property within a Flood Zone 2.

This proposal will have adequate flood mitigation measures and not have any detrimental impact on the surrounding area.