

FLOOD RISK ASSESSMENT
2 Chalcot Square

The proposed flood resistance techniques stated below have been complied with reference to the following sources

Preparing for Floods, Interim guidance for improving the flood resistance of domestic and small business properties (ODPM October 2003)

Standing Advice Development and Flood Risk. (Environment Agency March 2007-05-18)

Planning Policy Statement 25: Development and Flood Risk (December 2006)

Flood Resistance Techniques
BASEMENT

1. The excavation will be below street level.
2. The floor and wall construction will be in situ cast concrete slab with a screed over the floor. This type of construction will reduce the effect of any flood water penetration.
3. All external walls and the floor will be fitted with a waterproof Delta membrane. These membranes are designed specifically for below ground construction and have an 'egg crate' surface to allow surface and ground water to escape away from the building.
4. The concrete sub floor will be laid to falls to drains or gullies which will remove any build up of ground water to a sump pump where it will be pumped into the mains sewer.
5. This pump will be fitted with a non return valve to prevent water backing up into the property should the mains sewer become full.
6. Wall accessories such as wall ties and screws will be specified as stainless steel in order to reduce corrosion.
7. Insulation to the external walls will be specified as rigid board which has impermeable foil facings that are resistant to the passage of water vapour and double the thermal resistance of the cavity
8. Internal plasterboard wall linings will be designed with horizontally laid boards which will reduce the amount linings that are replaced in the event of a flood
9. Internal walls will be painted and not papered
10. Electrical consumer units will be fitted at high level
11. Electrical sockets will be designed at 450mm above FFL in accordance with Part M of the Building Regulations