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Flood Mitigation



Ref
1363 PS022

Date
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Project
Change of use of existing outbuilding to ancillary living accommodation

Hides Farm, The Common, Crowland, Peterborough, PE6 0HL

1. **Introduction**

This statement should be read in conjunction with the completed Environment Agency form '*Householder and minor extensions in Flood Zones 2 and 3'.*

The development meets the criteria as -

i. Hides Farm is a domestic property within Flood Zone 3a.
ii. The change of use of the outbuilding to living accommodation, will not create a separate additional dwelling.
iii. The floor area is 39 sq.m. (less than 250 sq.m)

2. **Flood Mitigation Measures**

2.1 The floor level within the proposed development is set at 1.890m ODN. This is no lower that the floor level in the main dwelling, which is also 1.890m ODN.

2.2 Flood proofing of the outbuilding has been incorporated as detailed in section 3 below.

3. **Details of flood proofing, resilience and resistance techniques**

3.1 Ground Floor - Constructed of concrete and incorporates a continuous and sealed Damp Proof Membrane, 300µm thickness polythene. Insulation is formed by closed cell PIR (Polyisocyanurate) boards.

3.2 Walls - Constructed of brick and concrete block cavity walls. All joints are fully filled with bricks laid 'frog up' to ensure fully filled mortar beds. Cavity insulation is formed by closed cell PIR (Polyisocyanurate) boards.

3.3 Windows and Doors - All are sealed against the structural opening to aid prevention of water ingress, particularly at cill level.

3.4 Trims at ground level - All skirtings and architraves are treated and sealed.

3.5 Services – All electrical circuits routed from first floor where possible. Outlets and switches positioned at a minimum 0.5m above ground floor level.