

FLOOD RESILIENT CONSTRUCTION

Town & Country Planning Permission was acquired, under reference H11-1109-14, which stated at Condition 5, the following:-

5. Prior to commencement of development hereby permitted there shall be submitted to and approved in writing by the Local Planning Authority details of the following :-

- *Flood resistance and resilient measures to be incorporated into the dwellings*
- *A flood warning and evacuation plan.*

The development shall be carried out in accordance with the details so approved.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

This condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

The following measures are to be taken in an attempt to satisfy this condition as suggested in the Communities and Local Government document “Improving the Flood Performance of New Buildings” – May 2007.

- Any flood waters to be diverted around the building, where possible, to where the gardens are lower.
- Ground floors to be constructed with ground bearing type concrete slab (at least 100mm thick) on well consolidated hard-core, the DPM is to be sealed with the DPC, the insulation is to be Celotex, or similar approved, closed cell type and be positioned over the ground floor bearing slab with sand and cement render topping.
- All sub-structure walling to be constructed from red engineering bricks, up to DPC level, the remainder of the external facing bricks up to 300mm above DPC to be either red engineering or pressed, not handmade bricks. The cavity insulation up to 300mm above DPC is to be partial fill Celotex, or similar closed cell type insulation secured to the internal wall.
- Avoid the use of plasterboard and gypsum plaster to lower part of internal walls and use water resistant lime and cement render or painted blockwork.
- All external doors to be of a good quality not susceptible to moisture and have good seals for water tightness.
- Treated and sealed timber or UPVC skirting's and architraves.
- Ensure all kitchen areas, particularly behind units, to be sealed to prevent passage of water.
- Arrange for all service circuits to be routed at a first floor level if practical and sockets, boilers and cookers to be a minimum 300mm above floor level.
- Occupants of the property to register with the Environment Agency automated early warning system of potential floor events.

Note: - Safe routes in and out of the site will be determined and sufficient notice given by the Environment Agency automated early warning.