



FLOOD MITIGATION

Ancillary Granny Annexe

67 Lime Walk
Long Sutton
Spalding
PE12 9HQ

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info@annexepanning.co.uk | www.annexepanning.co.uk | tel: 01452 909063

Registered office: 20 Dancers Hill, Gloucester, GL45TY | Registered in England and Wales No.10825807

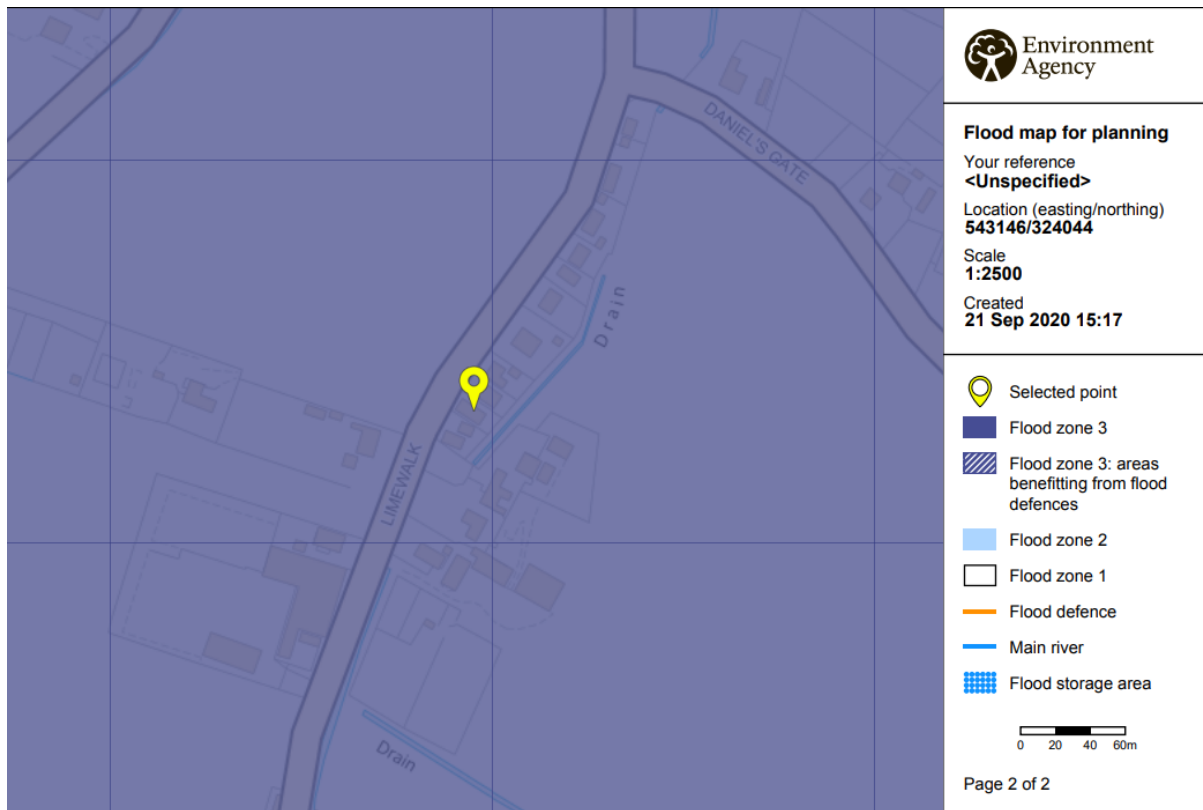
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INTRODUCTION

The site is within flood zone 3 which has a high probability of flooding, see map below.

Environment Agency Flood Risk Dataset



FLOOD MITIGATION

The finished floor level will be at least 300mm above the ground level.

The proposal will include extra flood resistance and resilience measures, this includes;

- Any water, electricity and gas meters will be located above predicted flood level.
- Non-return valves will be used in the drainage system to prevent back-flow of diluted sewage in situations where there is an identified risk of the foul sewer surcharging.
- All service entries will be sealed (e.g. with expanding foam or similar closed cell material).
- Closed cell insulation will be used for pipes which are below the predicted flood level.
- Boiler units and ancillary devices will be installed above predicted flood level.
- Wiring for telephone, TV, Internet and other services will be protected by suitable insulation to minimise damage.
- Building materials that are suitable for a 'water entry strategy' will be used which include: facing bricks, concrete blocks, sacrificial or easily removable external finishes or internal linings.
- All electrical sockets will be at least 700mm above maximum flood level.

The occupants are advised to utilise the Environment Agency's Flood Warnings Direct which is a free flood warning service called Floodline Warnings Direct (FWD). This service generally gives an advance notice of when flooding is likely to happen and time to prepare for a flood event.