

Flood Risk Statements for 43A Cowbit Road.

I acknowledge that my property is in a zone 3 area. (I have attached the Householders FRA Form you sent me and have ticked the first box in relation to flood mitigation)

This is my statement in relation to that;

My property is a bungalow built in 1975, it is of brick and block construction. Please note it has never flooded in living memory and has not even been close, as we are well aware Cowbit Wash is used as the overflow. Hence we can still all insure our houses in Spalding for flood damage.

The room I intend to build is going to be a utility room with a small garage extension. We do not sleep anywhere near this proposed extension within the building. The floor level will be 300mm from the ground so it matches the height of the rest of my bungalow (see image attached).

Please see the mitigating factors I am including to reduce any flood damage.

1. Floor height 300mm
2. Concrete block build with cement render.
3. Internal silk paint to reduce damage.
4. Planting (shrubs) to the East side of the extension.
5. Plug sockets to be 300mm above the height of the floor (600mm from the ground level)
6. Raised door threshold to 400mm above ground with a good quality sealed UPVC door installed.
7. Any external plumbing pipe work to be 600mm above ground.
8. The floor will be LVT which is effectively waterproof.