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49 QUEENS ROAD, SPALDING – FLOOD RESILIENCE MEAUSURES



The site of, 49 Queens Road, Spalding falls within flood zone 3 and therefore it is suggested that guidance from the document 'Improving the flood performance of new dwellings' CLG (2007) be implemented, ensuring that certain levels of flood resilience are incorporated from foundation up.

These measures have been incorporated into the design and can be summarised by the following sub-categories:

Foundation Design - Concrete blockwork below DPC that form any part of the foundation will be sealed using an impermeable material, either a prefabricated sheet membrane system or a fluid-applied membrane system, or encased in concrete.

Floor Design – The floor will be of concrete block and beam construction, over a layer of well compacted hardcore and blinding. A DPM of minimum 1200 gauge will be installed in strict accordance with the manufacturer's details and a suitable closed cell insulation board will be used to ensure no loss of thermal performance.

Wall Design - Engineering bricks will be used up to DPC/floor level and facing brickwork above this will be installed with best practices in mind. The bricks will be installed frog up and all mortar joints will be fully filled to avoid water penetration. Aircrete blocks will be used to the inner leaf as these perform better in stopping water ingress.

Windows and Doors – All windows and doors will be manufactured from UPVC, and external doors of a composite material, and will be sealed to aid with preventing water ingress. These will also be sealed against the structure of the building to a satisfactory manner for the same reason.

Drainage Design – Non return valves will be installed to all new drainage to prevent the back-flow of diluted sewage into the drainage system within the building and site.

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