FLOOD RISK ASSESSMENT AND RECOMMENDATIONS ON LIMITING FLOOD DAMAGE TO BUILDING

The application site lies within Flood Zone 3 defined by the Environment Agency Flood Map as having a high probability of flooding, however the site is protected by flood defences and the hazard mapping contained within South Hollands Strategic Flood Risk Assessment shows the site to be unaffected if a breach of the flood defence was to occur.
Therefore it is deem that a Flood Risk Assessment is unnecessary in this instance.
Recommended finished floor level of the development to be min. 300mm above ground level with future occupants advised to register with the Floodline Warnings Direct Service

The new building will be designed to incorporate flood resistant / resilient techniques to allow it to be refurbished should it be flooded to a depth of approximately 500mm as below :

Future residents to the new building to be made aware that there is a risk of flooding

All onsite surface water drainage will be discharged into soakaways designed to BRE Digest 363 and approved under Building Regulations

Walls : Construction to first floor level should be carried out with good quality brickwork. Specification for blockwork should be checked and only blockwork that does not absorb water should be used, if possible brickwork should be used instead of blockwork. Construction below DPC should be carried out with engineering brickwork

Ground Floor : Either precast concrete beams with concrete infill, or concrete above made up ground should be used. Dense concrete screeds should be used

Doors : Doors should be solid construction, or plastic should be considered. Butt hinges should be fitted to allow doors to be removed and placed in a dry area prior to flooding

Kitchens : Install plastic base feet and if possible other plastic items to reduce damage from low level flooding. Raised fitted ovens as high as possible

Electrical / Heating Services : Consideration should be given to the electrical wiring / heating pipework being distributed at ceiling level rather than floor level

14th December 2020