

FLOOD RISK ASSESSMENT

PROPOSED CONVERSION OF EXISTING DETACHED GARAGE TO PROVIDE ADDITIONAL HABITABLE ACCOMMODATION ANCILLARY TO THE MAIN HOUSE,

25 THRUXTON ROAD, HAVANT, PO9 4DG.

FOR MRS. L KING.

The property, constructed in the late 1950's-early 1960's, lies within a quiet residential area in the centre of Leigh Park and is an end of terrace 2-storey property sitting on a medium sized corner plot.

From information available, the building and surrounding area sit inside Flood Zone 3, with a potentially high risk of flooding.

Historically, the current owner is not aware of any previous flooding problems to the property.

The proposal is to convert the small detached garage in the rear garden into additional habitable accommodation ancillary to the main house and for use by an elderly, dependant member of the family.

A completed Environment Agency form (version 3.1 – April 2012) is attached.

In accordance with EA requirements and CLG guidance 'Improving the flood performance of new buildings', the following flood resilience and mitigation measures are intended to be incorporated into the proposed scheme:

- 1 – the existing 100mm thick concrete ground-bearing floor slab will incorporate a suitable liquid-applied damp proof membrane, lapped with the existing wall damp proof course;
- 2 – the internal floor finish will, where possible, incorporate ceramic tiles;
- 3 – perimeter skirting will, where possible, incorporate upstand ceramic tiles;
- 4 – good quality brickwork and blockwork has previously been incorporated in the external cavity walling, with high quality workmanship;
- 5 – all electrical switches and sockets will be placed a minimum of 450mm above the finished floor level;
- 6 – any electrical appliances provided will be positioned as high as practicable above the finished floor level.

SRM/23 /05/2013

