Flood Risk Assessment:
4 The Drive is located in 'Flood Zone 2' with a medium probability of flooding.
The risk of flooding is imposed by the Great River Ouse.

The proposed design follows the PLR and general advice for resilient construction.
This includes; the use of materials that retain their integrity and properties when subject to flood water and have an appropriate drying ability.
The proposed extension is to be located over what is currently a concrete slabbed area.

Existing flood risk reduction measures: -
The existing ground level to the existing concrete floor level is 150mm, which is at the same level of the existing DPC. The existing brickwork has been painted in black bitumen waterproof paint up to the existing DPC level to prevent water ingress.

FRA
FLOOD RISK ASSESSMENT FOR PLANNING APPLICATION

FOR MINOR EXTENSIONS

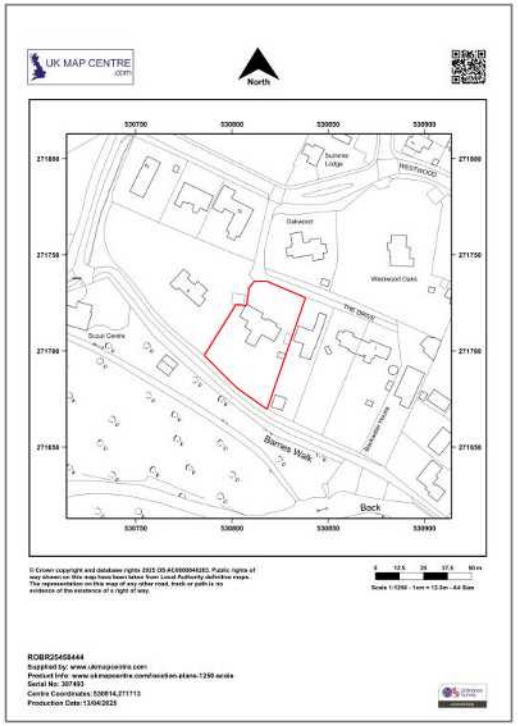


Flood mitigation works:
The recommendations below are split into the following categories;
1] Prevention of flooding, and 2] Reduction of flood damage.
1] Prevention: -
The new DPM (1200 gauge) layer will be lapped into the DPC which is to be sealed to the brickwork..
The new floor level in the proposed extension will be a continuation and at the same level as the existing floor level height in the existing kitchen area.
Bitumen paint will be applied to the exposed brickwork courses up to DPC level to prevent water ingress (to match the existing). The brickwork from the foundations up to DPC level will be constructed with engineering bricks.
Floor insulation will be of the closed-cell type placed above the floor slab, for ease of replacement if required.

2] Flood impact reduction:
-Proposed floor level to match existing floor level.
-New electrical circuitry to be installed at higher levels with power cables to be carried down the walls from ceiling height. No electrical connections below 800mm from DPC or below predicted flooding levels.
-Ensure 'non return valves' are fitted to prevent wastewater being forced up kitchen plugs.
-Landscaping will not impede current surface water drainage and to encourage drainage on the property via a soakaway.
-Ensure water, gas and electrical meters are located above the predicted flooding level.
-Ensure communication and internet wiring is protected.
-Check all service entry points are sealed with expanding foam or other closed cell materials.
-Consider using removable or easily replaceable materials that may be at risk of damage in the event of flooding. E.g. Vinyl flooring, ceramic tiles.
-Finishing Timber e.g skirting boarding and door frames to be decorated prior to fixing and to be fixed via screws or similar methods for easy removal for drying out or replacement.
The client is aware of the advice and flooding warning systems for the local area, available on the internet in the event of flooding.

HDC Flood Map showing location of property in Flood Zone 2





Location Plans of the property



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Client Details :
Mr & Mrs Martin,
4 the Drive,
St.Ives, PE27 6DL

Date: 14/05/2025

Project :
Proposed Rear Extension

All dimensions shown are provided in good faith for planning and building regulation purposes only.
For construction detail it is the responsibility of the building contractor to check the onsite dimensions.
The contractor is advised to set out any face brickwork to avoid unsightly cuts and closures. The planned dimensions may be adjusted in accordance with professional judgement.
If changes are made to the drawings or specifications, the advice of the building control officer should be sought.
Roof construction designed by an approved roof manufacturer.
Doors and windows to be checked by the builder.
Existing drains to be checked to see if they are in working order.

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