

Moorhouse, Church Lane, Wendlebury, OX25 2PN.

Extensions & alterations to existing house, including alterations to the external appearance.

FLOOD RISK ASSESSMENT.

The existing house is a single storey detached house, with part of the site within Flood Zones 2 & 3 of a flood-risk area.

Part of the proposals are two single storey side & rear extensions, one of which (to the rear and to the side of the existing house) lies within Flood Zones 2 & 3.

The additional footprint created by both extensions will be a total of 26.5 square metres & the one lying within Flood Zones 2 & 3 will be 18.8 square metres.

Guidance issued by the Environment Agency for Local Authorities applicable to domestic extensions where the additional footprint created by the development does not exceed 250 square metres asks applicants to choose a flood mitigation measure.

In this instance, the flood mitigation measure chosen is that the floor levels within the proposed extensions will be set no lower than the floor level of the existing house and that flood proofing of the proposed development will be incorporated where appropriate.

The flood proofing/resilience techniques that will be incorporated in the proposed extensions will be in accordance with those described in 'Improving the flood performance of new buildings' published by Communities & Local Government (2007).

The strategy adopted to achieve flood resistance will be that of a water exclusion strategy, where emphasis is placed on minimizing water entry whilst maintaining structural integrity and on using materials and construction techniques to facilitate drying and cleaning. This strategy is favoured when low water depths are involved (not more than 300 mm).

The following elements of construction are therefore proposed to be used to achieve the appropriate flood resistance:-

(1) Building materials.

External walls below ground level & up to 300 mm above finished floor level to be constructed in Class A engineering bricks.

Mortar for construction of walls to be 1:3 (cement:sand) mix below DPC level & 1:6 (cement:sand) mix above DPC level.

Foundations & ground bearing floor to be constructed in concrete.

(2) Foundations.

Trench fill concrete foundations, 600 mm wide, to be used, with the bottom of the foundations a minimum of 1000 mm below ground level.