

Proposed Alterations & Extensions
The Willows
Low Newbiggin
Aislaby
North Yorkshire

Flood Risk Assessment

August 2019

The proposal is for internal alterations, oak framed extension, detached cart shed garaging and oak framed granny annexe to The Willows, Low Newbiggin, Aislaby which is an existing converted stone barn. All as shown on the proposed drawing numbers 6029G.19.01A, 02, 03, 04, 06A, 07A, 08A, 09A, 10A, 11A, 12A, 13A & 14A included in the planning application.

Low Newbiggin is off the main road through Aislaby and the property is situated close to the River Esk and the railway line.

The proposed property is situated on the edge of flood zone 2.

Our Client is aware of the issues and the fact that their property is within the Environment Agency's flood plain. These are the efforts they will make to avoid damage to their property.

Prepare a Flood Plan, setting out immediate steps to take should a flood occur.

Regarding flood resilience, items such as external permeable surfaces and raised electrics, flood proofing entrance doors and water resistant construction materials would be discussed with Building Control, prior to any commencement of construction work. Electrical sockets to be positioned 1.0 metre off floor level, move the electric and gas meters above the expected flood levels. Incoming telephone lines and internal control boxes to be raised above the expected flood levels.

Non return valves fitted to ground floor sinks and toilets.

Flood barriers for doorways.

Water-resistant paints and coatings to external stonework and rendering.

Choice of dense blockwork and mortar to new construction.

Internal water-resistant sand/cement render, waterproof tanking to the new walls up to ceiling level, with lime-based skim coat.

Use of ceramic tiles to walls and floors.

Cont'd.

Fixings to be stainless steel including new cavity ties.

Use of Kingspan or other closed cell cavity wall insulation.

Glued on skirting which can be quickly removed.

Careful detailing at the junction of the damp proof membrane and the damp proof course. Damp proof membrane to be located above the concrete slab but below the rigid insulation board and screed.

The ground floor level of the extensions would be the same as the existing dwelling, which is 1060mm above the surrounding land and road level.

The floor construction would be beam and block in line with Building Regulations to meet any flood proofing requirement.

Surface water and foul water drainage would connect to the existing layout with all new pipe work, surface water soak away and inspection chambers in accordance with the Building Regulations.

Free standing kitchen units to be used, which are removable in the event of flooding. Separate hobs and built in ovens to be located a metre above floor level. Fridges freezers and washing machines to have their own lifting device so has to raise them off the floor.

Avoid the use of fitted carpets. Move ground floor ring main cables to first floor level with drop down cables to ground floor sockets.

Our Client is taking out these measures with the proposed new works and considering the other measures to the existing part of the house over a period of time.

Please accept this as my Client's flood risk assessment.