

Flood Risk Measures – 89 Gosbrook Road

Generally new build property design will include measures to reduce risk of flood into the property.

The existing property is approximately 80 years old and at that time flood measures were not considered. The property has a suspended timber ground floor with vents to allow air to circulate under the floor.

These vents will need to be extended through the new floor to maintain the ventilation.

Most of the houses in the area are of similar construction.

To reduce the chance of water damage the new extension will have:

- a ground bearing slab with no void below it.
- The block work inner cavity skin will be constructed from dense concrete block to reduce retaining water.
- The external brick work will match the existing house.
- The internal plaster will contain a water proofing agent. (if possible)
- Under floor heating will be avoided.
- Plug sockets will be at the maximum building regulation height.
- Structural engineer to advise on any structural requirements if the water rises to a level where extra force will be imposed on the cavity walls.
- Builder to refer to document: Improving the flood performance of new buildings
www.planningportal.gov.uk/uploads/br/flood_performance.pdf