Brookmead, Britford, Salisbury, Wiltshire.

Flood Risk Assessment – Aug 2023

In accordance with the guidance matrix set out in the Environment Agency's guidance information the following Flood Risk Assessment has been compiled in accordance with the information required and based on a domestic extension within Flood Zone area of category 1, 2 & 3.

The existing property is on predominantly level ground with an even gradient fall down to the stream, the owners have recently purchased the property but the previous owners of the dwelling never experienced any incidents of flooding.

The proposed works relate to the ground floor of the property, the proposed ground floor extension is to create additional accommodation.

Due to soft ground in this area we propose to from the building using concrete piles with a cast concrete ring beam topped off with concrete beam and block flooring. The new floor will be set at a height to match the existing floor level of the main house, the existing external surrounding ground levels will be retained and maintained upon completion.

The new floors shall not incorporate any low-level sub floor ventilation nor will cavity walls incorporate any low-level air-bricks as background ventilation. Where practical all electrical services will be routed down from ceiling level and set at levels in the fabric higher than standard.

With the above precautions and building methods taken into account to prevent flooding and following the recommendations of the Environmental Agency we trust the above FRA is satisfactory.