M J B ARCHITECTURAL DESIGN

FLOOD RISK ASSESSMENT

FOR EXTENSIONS AT 54 ST. GEORGE'S ROAD, SALISBURY SP2 8LX

FLOOD ZONE

The site is in Flood Zone 2.

RESEARCH

This research has been obtained from the Environment Agency.

Long Term Flood Risk:

Rivers and Sea Risk- Very low risk means that this area has a chance of flooding of less than 0.1% each year.

Surface Water Risk- Very low risk means that this area has a chance of flooding of less than 0.1% each year.

Reservoir Risk- There is a risk of flooding from Fonthill Lake.

Groundwater Risk- Flooding is possible in the local area when groundwater levels are high.

The site is not within 20 metres of a river or other water course. It is not within 20m of a flood defence or flow control structure.

There is no evidence of any flooding of this site.

GROUND & FLOOR LEVELS

Benchmark Level, road (BM) = 47.400m
Site Ground Level = 47.500m
Existing Finished Floor Level (FFL) = 47.800m
Proposed Finished Floor Level (FFL) = 47.800m
All are above estimated flood level.
As shown on attached Proposed Block Plan.

FLOOD RISK ASSESSMENT, CONTINUED

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MITIGATION

Front and Rear Extensions to both have Finished Floor Levels (FFL) and damp-proof courses (dpc), no lower than the existing FFL and dpc.

Therefore, Finished Floor Level existing and proposed, is at least 300mm above highest of site ground level and access road level.

Proposed damp-proof membrane (dpm) combined with Radon membrane, forms a tank in conjunction with the dpc and cavity tray around the perimeter of the Proposed Front and Rear Extensions.

Proposed materials upto FFL & dpc level, are to be matching clay brickwork outer skin of the cavity wall, with dense aggregate concrete block inner skin.

Internally, all electrical equipment, sockets, switches and controls are to be a minimum of 450mm above Finished Floor Level.

There is no existing or proposed basement.

Surface water drainage is proposed to discharge to existing system, which is to be firstly checked for adequacy and replaced if necessary, or to new soakaway pits minimum 5,000mm from building, and subject to porosity test of sub-soil.

The majority of the parking area has an existing surface of self-draining gravel, akin to Sustainable Urban Drainage System (SUDS), which is to be retained.

Malcolm Brain October 2023

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