FLOOD RISK ASSESSMENT FOR PROPOSED EXTENSION AT 7 FISHERTON ISLAND, SALISBURY

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Introduction

It is proposed to erect a two-storey extension on the south west (rear) elevation and a first floor extension above the existing ground floor on the north east (front) elevation of 7 Fisherton Island, Salisbury. The house is situated with the River Nadder to the north (front) & south (rear) with part of the garden in Flood Zone 2. It would appear from the Environment Agency (EA) maps that the house itself (which is elevated above the garden is within Flood Zone 1). If so, then there should be no need for flood resilience measures.

However, because the EA maps suggest the garden is within Flood Zone 2 (which is why the LPA has requested a FRA), in line with EA advice with respect to household and other minor extensions it is proposed that floor levels within the proposed development will be at the same as the existing floor level. If the level of the proposed extension falls within Flood Zone 2, flood proofing of the proposed works will be incorporated where appropriate.

Details of existing levels and flood resilience and resistance techniques to be included as part of the proposal (if within Flood Zone 2) are outlined below.

Levels

Drawing 22079-1A detailed Topographical Survey of the site & 22079-2A Plans sections & elevations as existing, show the existing ground floor level is at 46.607. The level taken at the top of the bank (steps) to the south is 45.756 some 0.851m below the existing ground floor level.

The floor level of the proposed extension is to be set at the same level as existing floor level which it is understood is within Flood Zone 1 and where there are no recorded incidents of flooding.

Flood Resilience and Resistance Techniques to be included if proposed floor level is within Flood Zone 2.

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Subject to compliance with the relevant Building Regulations, the proposal will incorporate the following measures to reduce flood damage:

- External doors to be fitted with protection barriers.
- Cavity wall construction with appropriate external treatment – the exterior is to be rendered.
- Internal plaster finish to be water-resistant render or similar
- Stainless steel wall ties
- Insulation to be water resistant
- Internal walls to be solid masonry or treated timber studwork
- Floors to suspended with damp proof membrane
- Effective connection to be formed between damp proof membrane and any existing damp proof course
- Doors and skirtings to be solid timber
- Walls to have paint finishes
- Electrics – sockets to be set well above floor level
- Drainage – non-return valves fitted to any new drains.

Conclusion

Although the present occupiers have only recently purchased the property, they are not aware of any flooding of the premises since it was constructed. It would also appear that the proposed floor level for the extension is the same as Flood Zone 1. Full consideration will be given to incorporating the above measures within the design of the two-storey extension subject to Building Regulations approval should this level (46.607) fall within Flood Zone 2.

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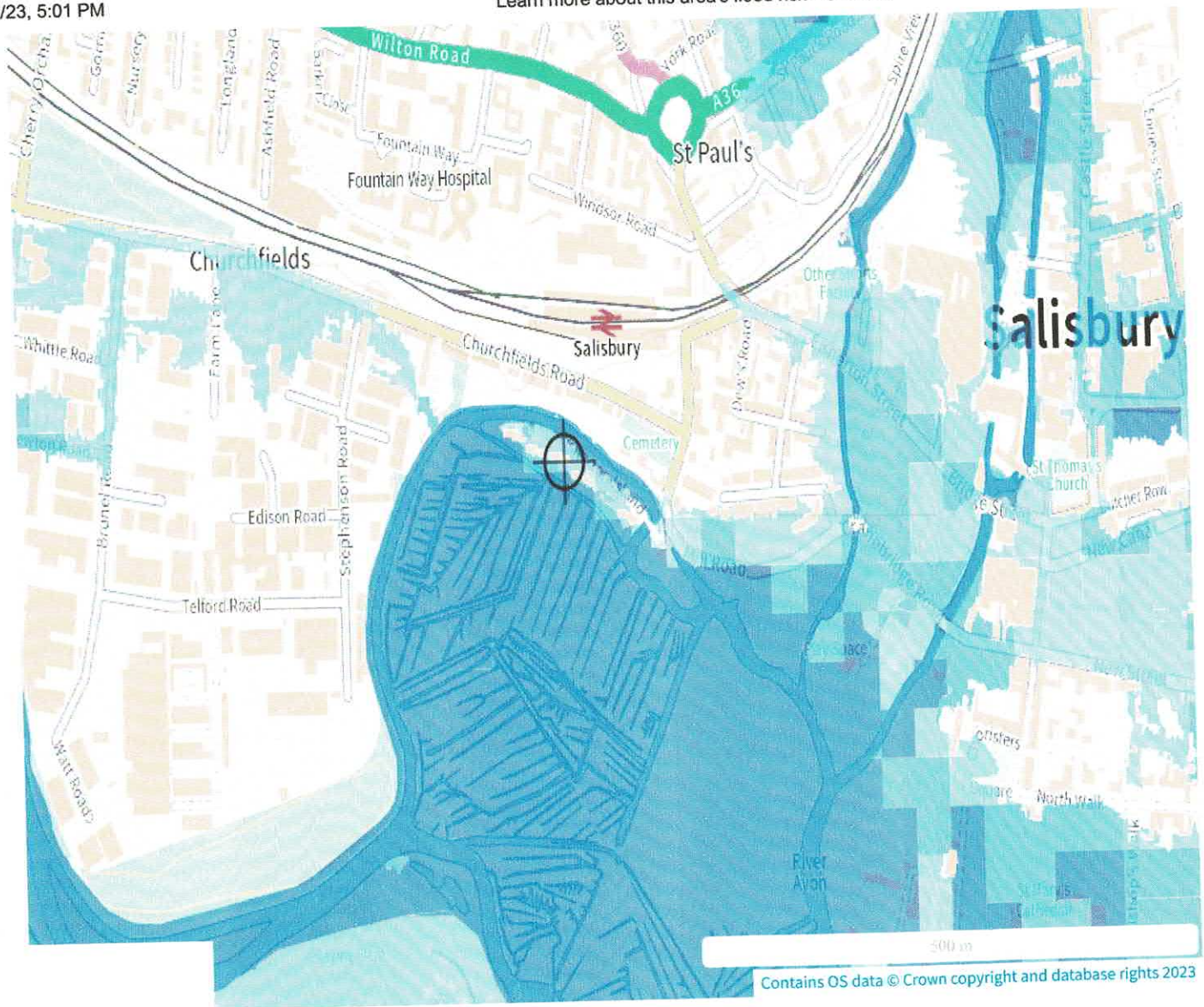

Extent of flooding from rivers or the sea

- High
- Medium
- Low
- Very low

Location you selected

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