

Flood Risk Assessment Statement

Householder Extension and Loft Conversion
For

75 Ninesprings Way, Hitchin, Herts, SG4 9NU

The proposed development comprises of a single storey side extension and loft conversion.

The finished floor levels of the proposed extension will be set no lower than the existing dwelling floor level.

The development does not include a basement and does not create any additional dwelling.

The proposal will not increase flood risk elsewhere and will not alter existing site levels.

Flood Resistance Measures.

1. Solid concrete ground floor construction.
2. Damp proof membrane linked to the existing dwelling
3. Seal entry points with silicon sealant to gaps around pipework, cable etc
4. Ensure gutters, downpipes and drain gullies are clear and functioning
5. Instal non-return valves on toilets and drainpipes to prevent sewer water backing up into the house.

Flood Resilience Measures

1. Raised electrical sockets above predicted flood levels.
2. Avoid carpets to the ground floor use hard flooring like ceramic or stone flooring
3. Use water- resistant wall plaster or lime render rather than gypsum.
4. Where appropriate use Upvc doors and windows or waterproof materials