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Flood Risk Assessment

Proposed Alterations To Existing Garage And

Proposed Single Storey Rear Extension

At 478 Huddersfield Road Dewsbury WF13 3EP

INTRODUCTION

The site currently occupies two storey semi detached building comprising of a Partial D1 Use at ground floor with owners living accommodation at ground floor with bedrooms and bathroom at first floor.

Externally the premises are set back from Huddersfield Road with a large paved forecourt. To the rear is a large private yard and garden.

The proposals are for the alterations to existing garage and proposed rear extension to the D1 use and the owners living accommodation to provide a lounge, wc, study and utility room to the rear. The D1 use will provide a reception area to front and meeting room to the rear.

No changes to the first floor flat are proposed.

Access to the D1 use and living accommodation will be provided from Huddersfield Road.

FLOOD RISK AND FLOOD MITIGATION MEASURES

The existing premises are within Flood Risk Zone 2 and 3. The proposals do not affect the ground floor existing building structure or floor levels in any way.

New ground floor front and rear extension internal floor levels will be level with existing ground floor level.

We are informed by the applicant that he has been in occupation of the building for a number of years. In the time the applicant has been in occupation of the building he has not encountered any flooding in any part of the building.

The construction of the new rear extension will generally reflect the design of the existing building and will generally comprise:

New Floor

The ground floor will comprise of suspended concrete floor with a sloped sub floor with adequate access point for the discharge of any water. The sub base of hardcore will well compacted to reduce settlement and any consequential cracking.

Floor insulation will be closed cell insulation to prevent water absorption.

External Walls.

Will be constructed of solid masonry walls with closed cell insulation to prevent water absorption. All mortar joints will be thoroughly filled to prevent water ingress. Internally water proof plater will be applied. All wall ties will be stainless steel. No air bricks will be incorporated within the external walls

Doors and Windows

Doors will be solid construction with good seal to the entire perimeter. Door and window sills will be adequately sealed with waterproof mastic.

MEANS OF ESCAPE.

The existing and proposed will have 2 means of escape i.e. the main entrance fronting Huddersfield Road and alternative fire exit on the rear into open rear yard/garden. The current arrangement will not be affected by the proposals.

EXISTING AND PROPOSED ELECTRICAL INSTALLATIONS

All existing power sockets and switches are surface mounted with surface fixed conduits located at high level.

Any new installations will also be surface mounted and fixed at high level.