

Flood Risk Assessment for 3, West Front Road, Pagham.

The property is deemed to be in 'at risk' area.

The proposal for the Detached Outbuilding is to be positioned with floor level a minimum of 300mm above the natural ground level of West Front Road.

Flood proofing of the Outbuilding would be an added practical solution with 600mm high plastic OR aluminium floodboards in watertight channels fixed to door frames in event of possible flood warning.

Additional constructional measures:-

Floor:-

Provide 100mm solid concrete floor. Provide 250µ polythene barrier with fully taped joints between oversite fill and oversite slab with polythene lapped over internal skin of cavity wall below d.p.c.

Provide cement/flooring grit screed with added waterproofer on 3 coats of liquid d.p.m. solution.

External Walls:-

Provide polythene cavity tray with fully taped joints between both trays and polythene barrier below slab.

Provide protection to external skin of cavity wall with 500mm band of cement/washed sand render with added waterproofer.

Provide low absorbing insulation cavity wall batts within the 500mm band.

Provide stainless steel cavity wall ties.

Provide waterproofing sealant to internal face of internal blockwork to 500mm high band with cement/sand render with added waterproofer and set coat.

Doors:-

Provide 600mm high plastic OR aluminium floodboards in watertight channels fixed to door frames in event of possible flood warning.

General:-

Skirting boards to be fixed to internal walls with adhesive.