Development and flood Risk Assessments

Major Development Within Flood Zone 1

(FRA 1)

Site Address
Station House
Lidgett Lane
Thurnscoe
S63 0BX
Date :- 11/03/2014

Even though this unit is not in flood zone 2 or 3 it would still be prudent to follow the recommendations below.

1) Existing watercourse identified River Don which is 8.5miles away

2) Precautionary measures should be taken to prevent water seepage into the house, the following measures should be adopted

a) The outside face of external walls should be treated with a water resistant solution such as Thomson water seal upto a height of 500mm above the max expected level of flooding.
b) Internal walls should be plastered with a water resistant render and lime based plaster finish.
c) Stainless steel wall ties should be used if only for the ground floor.
d) If the house has suspended floors then periscope air ventilators should be used to achieve a higher position of the outside airbrick.
e) Hollow timber doors should be avoided as these will be susceptible to flood damage, use solid timber doors instead.
f) The location of the fuse box should be positioned high up with all sockets fitted higher up the wall to 500mm from the floor, in addition on new extns and homes the downstairs ring main could be fed round the first floor and dropped down to the sockets.
g) To prevent drains and sewers back flowing sewage into the property installing anti-flooding devices(non return valves) on sewer pipes into the house will prevent this from happening.
h) Removable temporary flood barriers for doors should be made available in the event of flood to reduce seepage into the house.

3) Local knowledge of this area is that no flooding has taken place for at least the last 60 years to their recollection.