

The Planning Studio, Hayston Bridge
Johnston, Haverfordwest
Pembrokeshire SA62 3HJ
01437 891 817
07515 851 704
andrew@haystonplanning.co.uk
www.planningpembrokeshire.co.uk

Location Plan Scale:1:2500 NP 16 5 9 4

RECOMMENDED FLOOD MEASURES (Based on Flood Consequence Assessment Report)

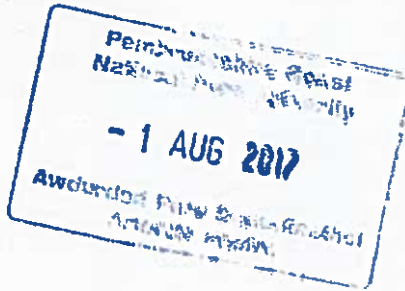
- the proposed house should have finished floor level of at least 5.41m AOD;
- consideration is given to the inclusion of flood proofing measures;
- a cut off valve is placed on the foul drainage system;
- an emergency evacuation plan is prepared, maintained and effectively disseminated to all future occupiers of the house;
- a flood warning scheme, as provided by NRW, is joined;
- a sustainable drainage system is considered.

- Have solid concrete floors. Suspended floors are more difficult to clean and dry underneath.
- Have tiled floors or removable rugs in place of fitted carpets on the ground floor.
- Use water resistant render and lime based plaster for walls.
- Ceramic tiles can be used for wall coverings especially in the kitchens and ground floor bathrooms.
- Avoid timber frame partition walls. These are expensive to repair and dry.
- Use non water absorbing insulation.
- Use corrosion resistant fittings such as galvanised or stainless steel in place of mild steel.

Dryproofing - Preventing the water from entering the house.

In the first instance it is possible to take measures to prevent the ingress of water (dryproof) which include the following.

- There are a number of expensive proprietary barriers available, however, it would be more appropriate to ensure that the walls of the building are capable of acting as a barrier themselves. Care should be taken to ensure that the pointing and any external plastering are kept in good order and that all cracks and gaps around cables and ducts entering the house are sealed.
- Temporary covers could be provided to any air vents. These covers should be removed once the risk of flooding is over.
- A temporary barrier could be erected in front of any external doors.
- A valve could be installed allowing the sewer system to be shut preventing any back flow during an event.



Drawing: BLOCK + LOCATION PLAN				
Client: THE DALE CASTLE ESTATE.				
Project: PROPOSED CONVERSION OF TRADITIONAL AGRICULTURAL BUILDINGS TO A DWELLING & B1 SEPARATE BUSINESS USE AND BAT MITIGATION ROOST, WHICH ALSO DIRECTLY ENABLES DEVELOPMENT OF A DERELICT PERIOD COTTAGE WITHIN THE 'CURTLAGE LISTED' FOR DALE CASTLE				
Designed: JD	Date: Jun 2017	Paper size: A3	Scale: 1:500/ 1:2500	Job Nr: 2014
Revision Notes:				Drawing Nr: Rev: 001 F