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Proposed site area

Flood Proof Measures

Dryproofing - Preventing the water from entering the building.

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

- There are several propriety barriers available, however, these can be expensive. If desirable, it might be more appropriate to ensure that the walls of the utility / day room building are able to act as 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 building are sealed;
- Providing temporary covers to any low air vents. These covers should be removed once the risk of flooding is over. Alternatively, the air vents can be installed at a high level;
- Erecting a temporary barrier in front of any external doors or installing flood protection doors to the utility / day room;
- Installing a valve allowing the sewer system to be shut preventing any back flow.

By limiting the development to the land above the Q1000 year event flood line the risk of flooding will be low and installing additional dryproofing measures may be excessive. However, it is possible to limit the damage that the water can cause once in the dayroom building (wetproof). Where appropriate the following could be considered:

- Move valuable items to a higher level;
- Have solid concrete floors. Suspended floors are more difficult to clean and dry underneath;
- Use water resistant render for walls;
- Use non water absorbing insulation;
- Use corrosion resistant fittings such as galvanised or stainless steel;
- Ensure that the ground floor electrics is on a separate circuit to the rest of the building and that the electric cables are fed from above with the sockets kept high;
- Use an appropriate damp proof course;
- Consider freestanding movable equipment;
- Install equipment with motors high up from the floor;
- Install solid internal and external doors effectively sealed;
- Avoid storage heaters;
- Ensure boilers are off the ground.

A flood response plan should be prepared for the site and regularly maintained. All future occupiers should be made aware of the flood risk and what actions are to be undertaken during an event. It is important to also have as much warning as possible to allow the flood response plan to be followed safely. This can be achieved by registering on the flood warning scheme provided by NRW.



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**Relocate Access together with Two Pitches for Static Caravans with Semi Detached Dayroom and Parking Area
Land Adjacent to Crynant Villa, Crynant, Neath SA10 8PT**

Designed by

Checked by	
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File name	AVH 657
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Date	16.11.2020
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Scale
A3 @1:2500

Client	Mr Tom Wall and Mr Jeremiah Connors
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Drawing Title

Expanded Location

Dwg No.

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