

Flood Risk Mitigation Construction Statement

**117-119 Slack Road
Manchester, M9 8AZ**

Date issued: 01/07/22

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Flood Risk Mitigation Construction Statement

Summary

In accordance with the FRA report conducted by **BaseEnergy** Flood Risk Addendum Rev1 Dated 23/11/21.

Assessment and inline with the environment Agency “Improving the Flood Performance of New Buildings”, we hereby confirm our flood risk mitigation measures:

1. Finished floor levels will be set at a minimum 51.37AOD.
2. Rainwater harvesting with use of rainwater butts to be used for garden/washing vehicles.
 - Storage Butts
 - Ground Storage
 - Pump storage to use in toilet/washing machine/car washing.
4. Attenuation storage with a controlled outlet into the combined sewer.
5. Flood resilient building materials & fittings are in line with the a design water depth above 0.6m to include:
 - Service entries above 900mm from ground level.
 - Double rebate external doors for airtightness and water resistance.
 - Insulated concrete forms for durability and water resistance.
 - Solid concrete ground floor
 - Damp proof membrane min 1200 gauge with weltd joints.
 - Shallow trench and screw pile foundation.
 - Closed cell solid insulation.
 - Finished ground floor of concrete floor tiles.
 - Finished ground floor walls of sacrificial plasterboard & skim plaster.
 - Low air leakage windows and doors with special care taken to ensure adequate sealing.

Figures 1.1 & 1.2 below are the technical drawings that give an illustrative example of both ground floor structure and ground floor wall design.

Figure 1.1 - Ground floor structure

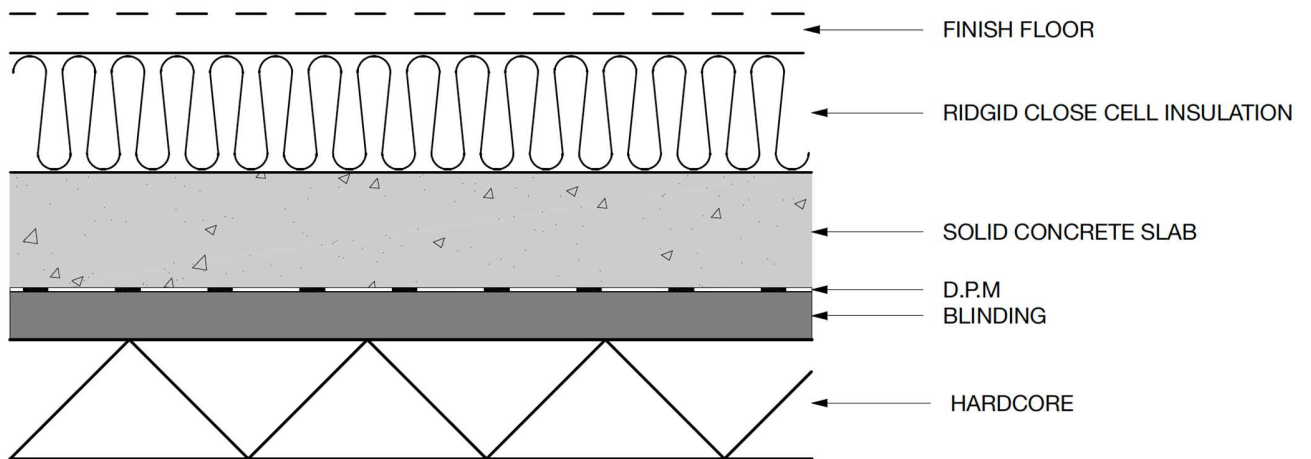


Figure 1.2 - Ground floor wall structure

