

From: [Graham Sinclair](#)
To: [Becci Brisland](#); [Colin Baker](#)
Subject: Bampton House, Chandlers Ford - Flood Resilience/Resistance Measures
Date: 19 September 2023 09:04:01
Attachments: [image001.png](#)

Hi Becci, Colin,

Further to my telephone conversation with colin last week please see below a summary of the proposed flood management regime for Bampton House, as requested.

The Flood Risk Assessment submitted in support of the planning application included the following recommendations with regards to mitigating the fluvial flood risk posed on site:

- *All residents and the management of the building should subscribe to the EA flood warning service*
- *A strategy of prior escape will be implemented, as detailed in Section 9.0, to avoid occupants being trapped within the building. Should evacuation not occur however or if a rapid onset of flood water is encountered the upper floors of the building do however act as a safe dry refuge above the flood waters in the event that it cannot be safely evacuated in advance of flooding.*
- *A Flood warning alarm will also be installed to warn of rising flood levels (associated with level monitoring on Monk's Brook) to provide a secondary warning mechanism for escape. This will be formed of a water level probe attached to the side of the building (within a suitable enclosure) adjacent to Monk's Brook which will be triggered essentially when water starts to rise against the building, therefore acting as a final line of defence as above.*
- *Flood resistance measures will be installed on all access points to the building, including doorways, air bricks and any other openings where water could ingress. These will include flood barriers which will be installed to the industry standard of 600 mm, self-closing air bricks and suitable coverings for any other openings. Flood barriers will be installed as required by building management and will be regularly tested in line with manufacturer guidance.*
- *The scheme will also include the following flood resilience measures:*
 1. *Electrical wiring feeding low level points and switches should drop from the ceiling rather than be fed from floor level. Switches and points should be raised as high as reasonably practicable and within Building Regulations standards;*
 2. *Use of concrete or hard surfaced floors rather than timber or soft coverings. Or use of waterproof floor coverings with appropriate sealing such as Aquastep;*
 3. *PVC windows and external finishes should be used if any windows etc. are to be replaced;*
 4. *Use of plastic or metal alternatives to chipboard or MDF, where possible;*
 5. *Underfloor services using ferrous metals will be avoided where practicable;*
 6. *Inclusion of liquid DPMs over floor screeds; and,*
 7. *Use of full cell insulation in all new walls and floors instead of fibre.*
 8. *Water resistant coatings for external walls*
 9. *Partition walls should be constructed such that replacement is not required following a flood event*

Based on the above recommendations the detailed design of the scheme has taken as many of these into account as possible and a summary of the final measures for inclusion is as follows:

- A flood level alarm system, which triggers both alarms (audible and visual) within the building and an external notification system, has been installed. The installed flood

monitoring/warning apparatus is digitally linked to Eastleigh Borough Council's nominated Management Company. Eastleigh Borough Council will instruct potential residents of their Flood response Strategy and so this system covers items 1-3 above. The system to be installed is a Bulk Dielectric Transducer set up with no moving parts and little required maintenance (period cleaning).

- Natuilius 600 flood barriers will be installed on all openings whilst we understand there are no other openings into the building within the potential depth of flooding. Eastleigh Borough Council's nominated Management Company will manage the operation and ongoing maintenance of the Flood Barrier System and Warning Apparatus
- The following flood resilience measures will also be included:
 - All power serving Switches and Power Sockets feed from ceiling level and distributed within the MF Ceilings. All Power Sockets are set at a higher than standard level.
 - All Ground Floor Finished Floors are raised by 200 mm and supported by water resistant supports.
 - All windows have been replaced with UPVC framed windows.
 - Plastic Skirting has been installed, where practical.
 - There are no under floor services other than Mains Water & Electricity both of which run under the existing 200 mm thick reinforced concrete oversite slab in UPVC ducts.
 - Liquid DPMs are not applicable here.
 - Full cell insulation has been used where practicable.
 - Water resistant coatings have been used externally where practicable.
 - Internal partitions are built from suspended floor party walls founded on 100 mm dense concrete blocks

I trust the above provides a suitable run down of the measures included.

Many thanks,

Graham.

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