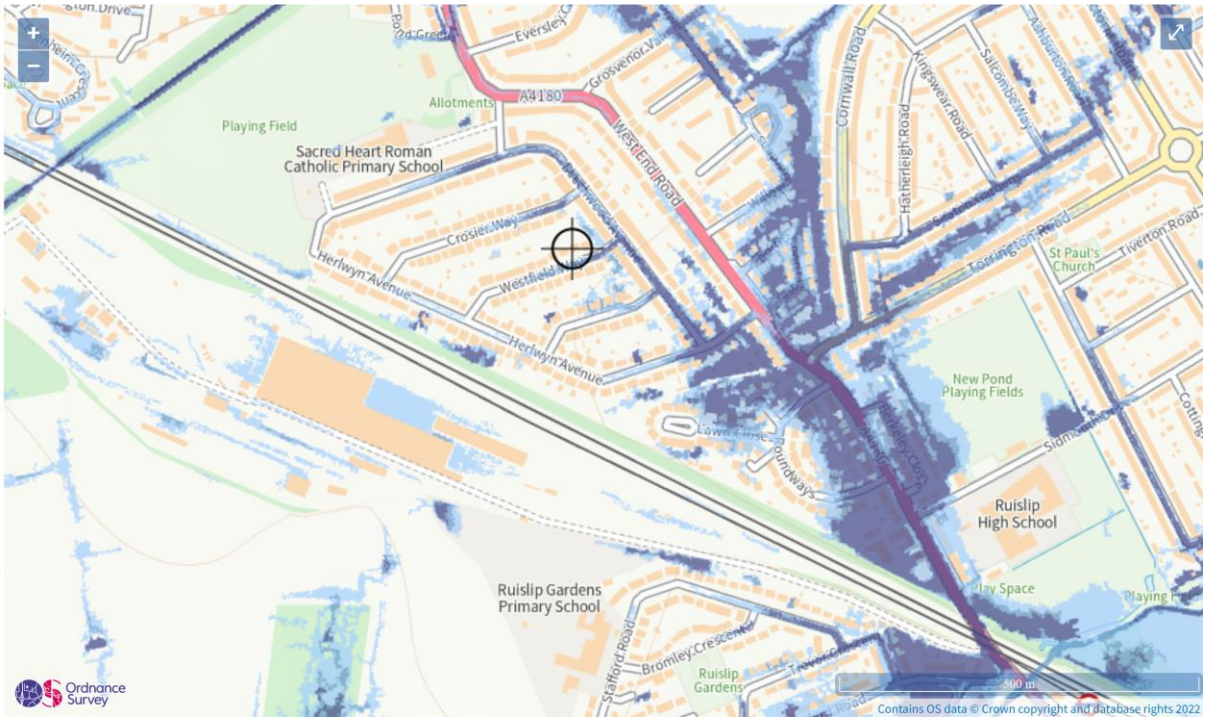
8 WESTFIELD WAY, RUISLIP, HA6 6HN

PLANNING APPLICATION FOR SINGLE STOREY REAR EXTENSION

FLOOD RISK ASSESSMENT

The site is in fluvial Flood Zone 1 on Environment Agency mapping and is identified by Hillingdon as being with Critical Drainage Area 018. As such, there is a requirement to submit a Flood Risk Assessment to review the risk of flooding to the property, as well as considering the impact of the development on the risk of flooding elsewhere.

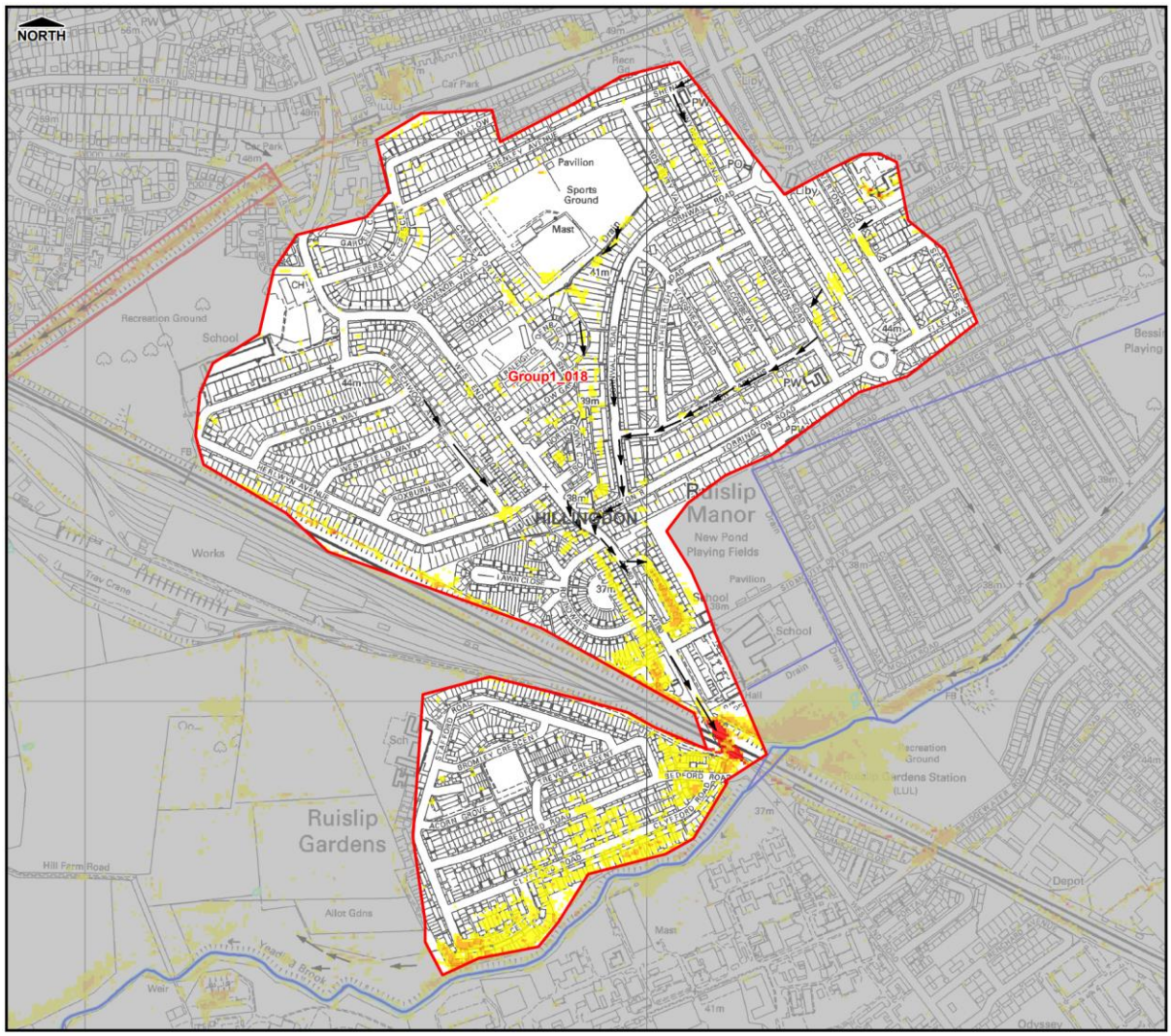


The environment agency map for surface water flooding at 8 Westfield Way, accessed via the government website.

Description of Critical Drainage Area 018

Location: Clyfford Road/West End Road (A4180)/Berkley Close/Lea Crescent, Ruislip (left) Description: Overland flow travels to the catchment low point which is near the A1480 underpass and the Clyfford Road area. The surface water is predicted to back up behind the railway embankment and drains towards the underpass. The model also predicts that the Yeading Brook could back up behind the culverts (located under the railway embankment), and overtop the banks and open space area which could create an overland flow path that flows into the A1480 underpass. These flows appear to pond within the underpass which then creates and overland flow path which could flood properties north of the Yeading Brook. The hazard is predicted to be generally low, however in areas near the flooded properties and within the flow paths, this risk rises to moderate due to the depth of water and is significant in small isolated areas, due to both the depth and velocity of the flood water (in particular within the A4180). Validation: The extents produced by the hydraulic model generally correlate with the EA AStSWF mapping however the modelled results indicate greater areas of flooding near

Clyfford Road. Anecdotal evidence from Hillingdon Council indicates that the Clyfford Gardens area has historically flooded.



The map for Critical Drainage Area 18 from Hillingdon's Surface Water Management Plan.

1. This site sits within flood zone 1 (as defined by the Environmental Agency's Flood Map and a Critical Drainage Area.
2. Flood level is not known, although the location is defined at low flood risk potential.
3. This site does not benefit directly from flood defences.
4. This site's existing ground level currently sits approximately 40.5m Above Ordnance Datum (AOD).
5. The proposed finished floor level of the extension element of this development will match the existing AOD. External ground and road levels will be altered to achieve minimum 150mm between ffl and ground level.
6. New rainwater discharge points will be introduced for new extension roof and will link to a rainwater butt within the garden. It is believed that currently rainwater is discharged to the mains sewer. It would not be practical to create a soakaway for rainwater discharge as the soil in this area is predominantly clay and would not therefore be effective.
7. Flood protection will be provided to the new extension area by the use of flood resistant construction methods for the first metre above floor level.

8. The extension is 28m2 and around 10m2 of the new area to be extended is currently covered by a conservatory. All new hardstanding is to be permeable patio where practical to do so.
9. The proposed location of the extension is in an area at low risk of flooding and well away from the lowest areas within CDA 18 that are at highest risk of flooding.