

FLOOD RISK ASSESSMENT

11, FAIRVIEW AVENUE

RUISLIP

HA4 7PG

The property subject of this application 10972/APP/2020/2462 seeking planning approval for a single storey rear extension of 17.05sq.m. ground coverage, has been highlighted as lying with Flood Zone 2, as defined by the Environment Agency Flood Map.

The flood level to this area is not known.

The existing ground level is stated as being 41.25 Above Ordnance Datum(AOD), and it is proposed that the finished floor level will be set a minimum of 300mm above this level at 41.55 AOD.

New rainwater discharge from the proposed extension roof will be to rainwater butts as provided with the collected rainwater for recycling usage within the garden environment. The current rainwater discharge from main house is believed to be via existing mains sewer.

The use/creation of a soakaway construction for rainwater discharge purposes in this instant is considered impractical due to the area being predominantly London Clay thus proving ineffective.

It should also be noted that it is proposed to utilise a ventilated suspended floor construction thus minimising actual ground coverage impact.

Also attached is an extract of the Ordnance Datum Plan which will verify levels started/referred to.