

Flood Risk Assessment

84 Swakeleys Road, Ickenham UB10 8BB

Single storey glass room on the rear elevation of the property.

DESIGN MEASURES

Introduction

- The proposal is for a minor extension (household extension less than 250 square metres footprint) in flood zones 3 an area with a high probability of flooding and follows the Environment Agency's standing advice.
- The proposal is for single storey glass room to the rear elevation of the property. The proposed glass room will provide a sheltered area within the garden and does not generate any additional living space.
- The new extension will not increase the threat of flood or alter any surface water flows across the site. The extension does not degrade or cause detrimental harm to the resilience against flood risk of the existing house.
- The new extension will not greatly increase non permeable site areas.
- New extension floor levels are set at no lower than the existing house ground floor level.
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Flood Risk Resilience Design Measures.

The Built Fabric has been chosen with resilient material's as part of the design to improve recoverable nature of the proposed extension in case of flood.

Such as:

- Solid concrete flooring with sand cement floor screed.
- Internal cement render plaster finish to block work.
- All new electrical / data outlets located min 450mm above FFL.
- Any plasterboard to internal studworks walls fitted horizontally of ease of replacement along with removable mineral wool insulation.
- "Non return valves" fitted to any waste water pipework.
- Both the inside and outside of the extension works should be coated with flood resilient material to a height 400mm above the ground level.

Sustainable Drainage

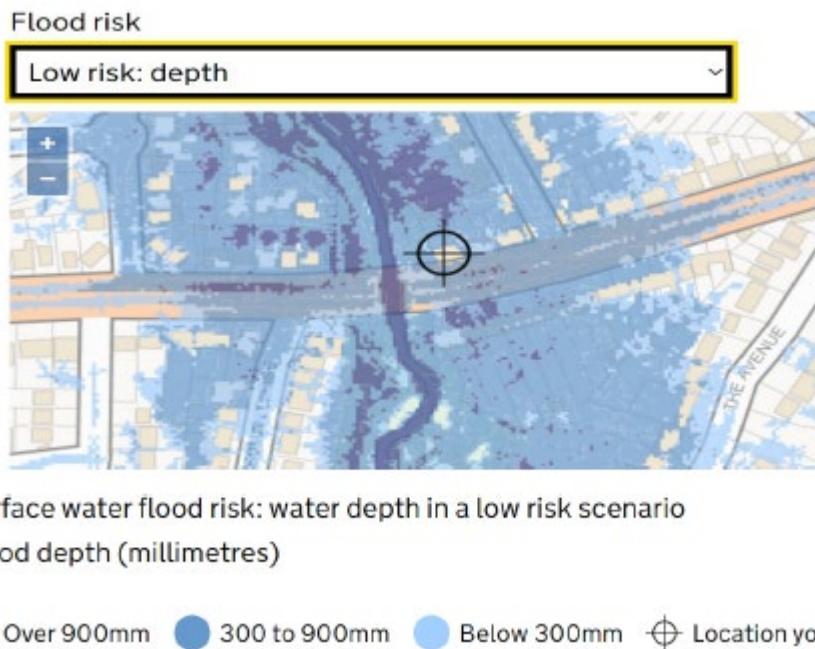
Surface water will be disposed of by:

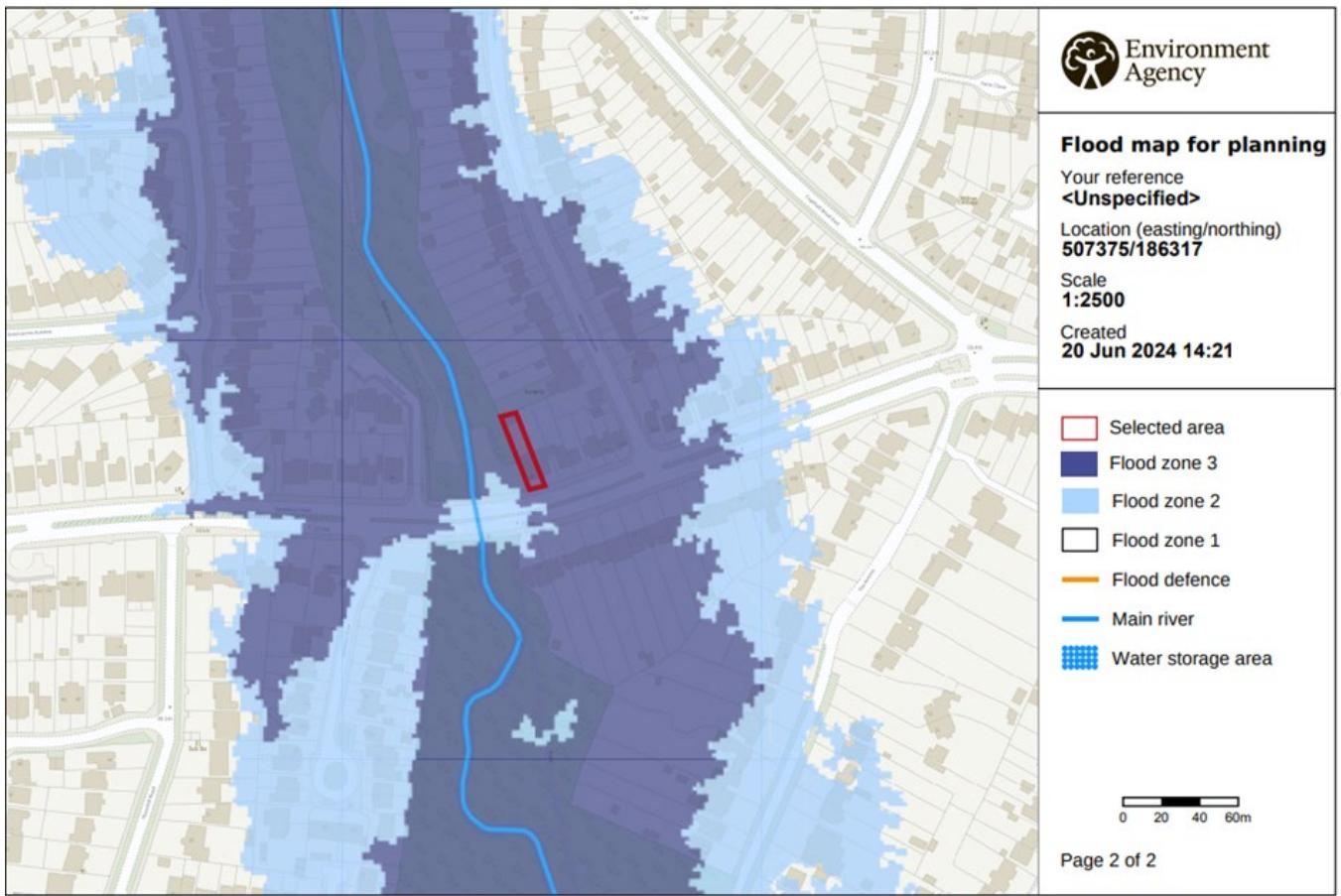
- Existing soakaway
- Water Butts
- French drain to run to lawn area for attenuation

Flood Evacuation

It is recommended the proposed development should be a subscriber to the EA Floodline initiative which gives a three phase warning system. 1. Be aware of a possible flood threat. 2. Prepare to evacuate. 3. Get out.

The footprint of the proposed extension is so minimal that it would not have a significant effect on local flood storage capacity or flood flows.





SITE IN FLOOD ZONE 3