

Flood Risk Assessment

This FRA is prepared in support of the planning application at “9 Mill Avenue, London UB8 2QL”.

The proposal is to extend the property via a single storey side/rear extension, as shown on the submitted planning drawings.

The likelihood of flooding has been checked using the Environment Agency online portal, the property is found to be within **Flood zone 2**, which is an area of medium probability of flooding, please refer to attached flood map.

The proposal is considered to be a minor development.

Hence measures to mitigate flood risk are as follows:

- Proposed floor levels will not be lower than existing floor levels.
- The construction of the extension floor will be a solid concrete floor, including an impermeable polythene membrane DPM of 1200 gauge with overlaps of min 300mm and taped with mastic tape (50mm min overlap).

All external walls will have a DPC at 300mm above ground level and will be finished with water resistant brickwork up to that level.

Any concrete blocks used in the foundation design will be sealed with an impermeable material to prevent water movement from the ground to the wall structure.

Structural calculation on the ground floor slab will include for any expected uplift forces from water pressure.

Insulation used will be of a closed-cell type.

Suitable floor finishes will be used.

Engineering bricks will be used below DPC level.

Internally, cement render, with a good bond, will be used to line walls.

With regards to the impact from the proposal on surface water drainage, this can be mitigated via utilising a soakaway that can be located within the back garden 5m away from all nearby structures, this should eliminate any risk of increased surface water discharge onto the existing drainage, thus the proposal will not cause any additional risk in terms of surface water flooding.

Flood map for planning

Your reference
9 Mill Avenue

Location (easting/northing)
505127/183301

Created
23 Nov 2020 16:01

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

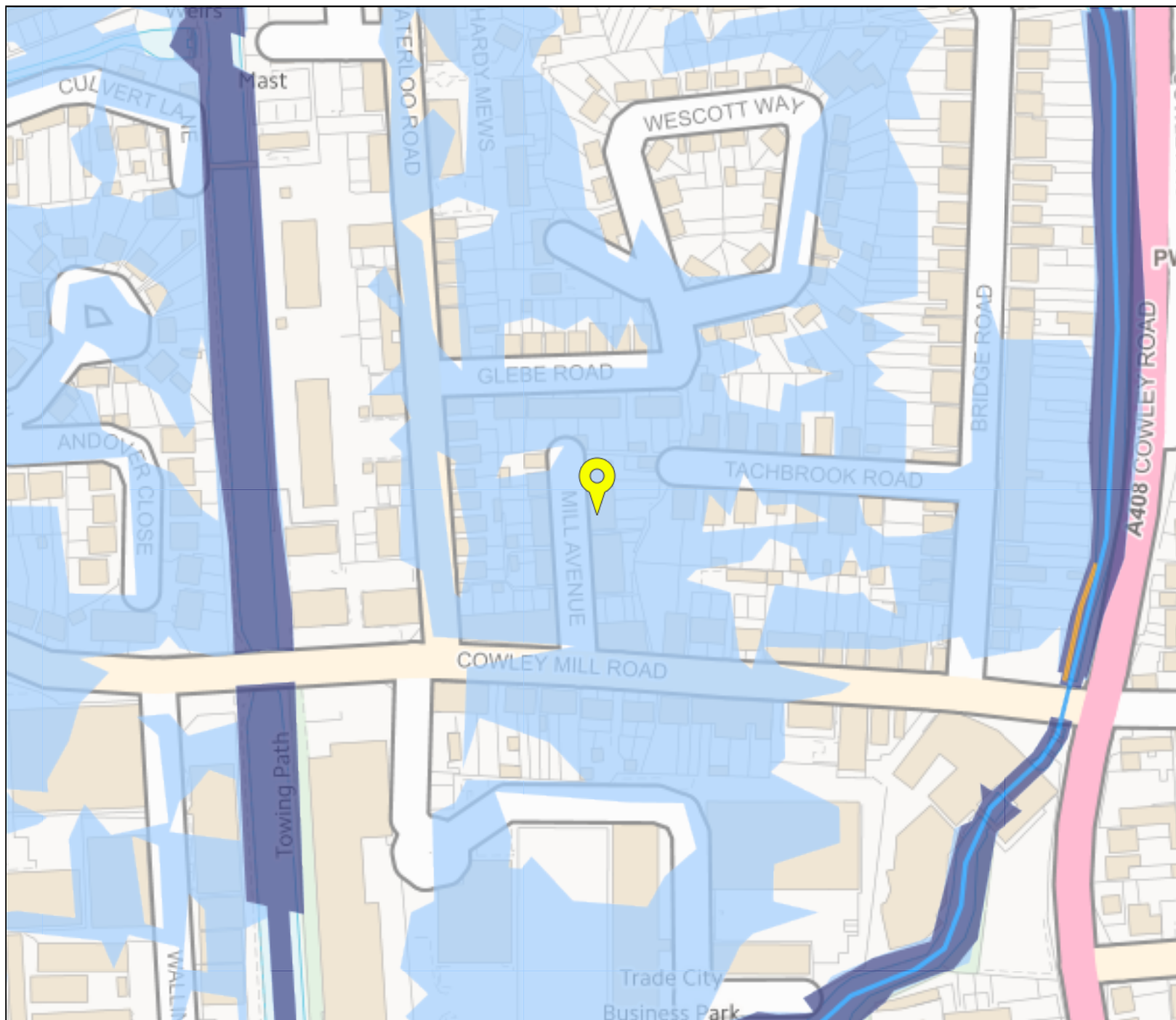
- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>











Flood map for planning

Your reference
9 Mill Avenue

Location (easting/northing)
505127/183301

Scale
1:2500

Created
23 Nov 2020 16:01

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

0 20 40 60m