

FLOOD RISK ASSESSMENT

SUBMISSION TO LONDON BOROUGH HILLINGDON

PROPOSAL: SINGLE STOREY REAR EXTENSION

SITE: 15 Lynhurst Crescent UB10 9EF.

USE: USE OF PROPOSED DEVELOPMENT IS AS RESIDENCE BY THE SAME FAMILY WHO OWN THE PROPERTY AND THE PROPOSED DEVELOPMENT OF SITE IS NOT INCREASING THE FLOOD RISK.

PROPOSED WORK LOCATION COMES UNDER FLOOD ZONE 1 WHERE THE AREA IS AT LOW RISKS OF FLOODING.

FLOOD ZONE IS EXPLAINED AS FOLLOWS:

London Borough of Hillingdon Council - Strategic Flood Risk Assessment Volume I – Planning & Policy Report

5. STRATEGIC ASSESSMENT OF FLOOD RISK

5.1. Defining Hillingdon's Flood Zones

Flood zones indicate the probability or likelihood an area has of flooding from rivers and the sea without flood defenses and other man-made structures in place. For the purposes of this study, the quantitative limits of the flood risk categories used will correspond with the zones defined in PPS25 (as outlined in **Table 1** in Section 2.1). PPS25 defines three basic flood zones:

- ☐ ☐ **Flood Zone 1** – Low Probability Zone;
- ☐ ☐ **Flood Zone 2** – Medium Probability Zone; and
- ☐ ☐ **Flood Zone 3** – High Probability Zone.

Flood Zone 3 is sub-divided into two categories:

- ☐ ☐ **Flood Zone 3a** – the High Probability Zone, which is the area at high risk of flooding, yet outside the functional floodplain (defined below); and
- ☐ ☐ **Flood Zone 3b** – the Functional Floodplain, which comprises land that act as a pathway for flood water, or where water is stored, at times of flood.

These flood zones are detailed in the following sections.

5.1.1. Flood Zone 1- Low Probability

5.1.1.1. What is Flood Zone 1

Flood Zone 1 is to be at low risk of flooding. The annual probability of flooding within this zone is between an undefended 0.1%.

London Borough of Hillingdon Council - Strategic Flood Risk Assessment Volume I – Planning & Policy Report

5.1.2.2. What General Development Requirements Apply to Zone 1?

Flood Zone 1 is considered suitable for most development.

All development proposals in this zone should be accompanied by a FRA.

London Borough of Hillingdon Council – Level 1 Strategic Flood Risk Assessment Technical Report

Flood Zone 1 – Low Probability

In Flood Zone 1, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development, and

the appropriate application of sustainable drainage techniques.

All development proposals within this zone should be accompanied by that addresses of the following issues:

☐ details of the existing site levels, proposed site levels and proposed ground floor levels (must be 300mm above the 1% annual probability or 1 in 100 chance in any year plus an allowance for climate change);

☐ vulnerability of the development to flooding from other sources (e.g. groundwater, sewer and surface water drainage), as well as if river flooding. This would involve discussion with the Environment Agency, Thames Water and Local Planning Authority to confirm whether a risk of flooding exists at the proposed site;

☐ vulnerability of the development to flooding over the lifetime of the development.

CONCLUSION:

PROPOSAL:

SINGLE STOREY REAR EXTENSION AND FRONT PORCH

MAINT ENTRANCE TO THE HOUSE IS HAVING NEW PORCH WITH THE SAME LEVEL AS NOW; 150mm ABOVE THE DRIVE WAY AND THE REAR OF THE HOUSE EXTENSION IS ALSO 150mm ABOVE THE GARDEN LEVEL.

SO THE PROPOSED SITE LEVEL IS REMAIN SAME AS THE EXISTING SITE LEVEL AND BY HAVING NEW CLOAK ROOM DOWN STAIRS IS JUST MAKE A CONVENIENT USE OF EXISTING FAMILY MEMBERS WHERE THE CHANCES OF INCREASING THE FLOOD RISK IS ZERO PERCENT.