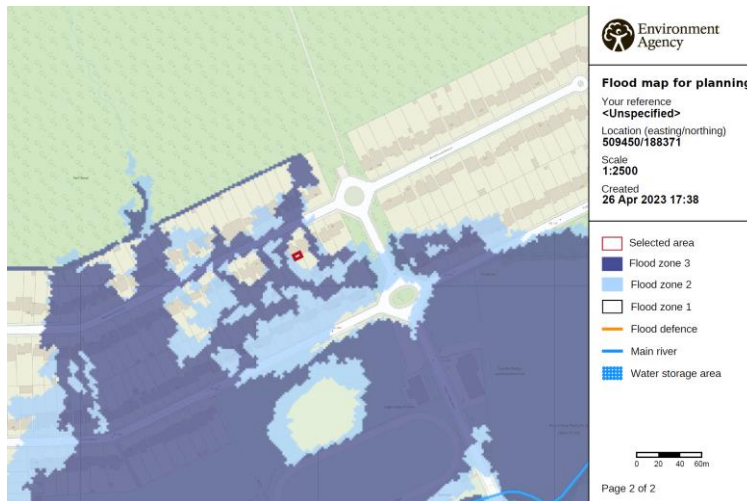


81 BROADWOOD AVENUE, RUISLIP, HA4 7XS

PLANNING APPLICATION FOR SINGLE STOREY REAR EXTENSION

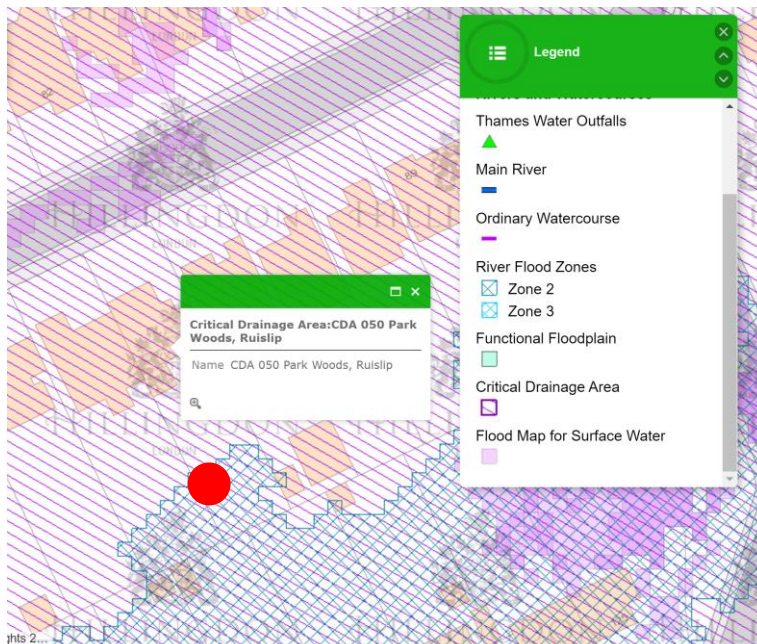
FLOOD RISK ASSESSMENT

According to the Environment Agency mapping tool, the subject site is within fluvial Flood Zone 2, resulting in a medium probability of flooding from nearby rivers.



The environment agency map for surface water flooding at 81 Broadwood Avenue, accessed via the government website.

The more accurate data provided by the Hillingdon Arc GIS mapping tool shows the site to be within River Flood Zone 2 and Hillingdon Critical Drainage Area 050.



The Hillingdon ARC GIS map showing River Flood Zone 2 and Critical Drainage Area 050 (Park Woods, Ruislip) at 81 Broadwood Avenue, accessed via Hillingdon Council website.

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. It should be noted that the proposed location of the extension and a large percentage of the rear garden is not within flood zone.

Description of Critical Drainage Area 050

Despite being listed on the ARC Gis software, no official records of Critical Drainage Area 050 are evident or available within the Hillingdon Surface Water Management Plan or their maps. Regardless, our proposal has been developed with the flood zone 2 risk in mind which should be adequate to negate any worsening of the surface water flooding probability.

Proposal Summary

1. This site sits within flood zone 2 (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 medium flood risk potential.
3. This site does not benefit directly from flood defences.
4. This site's existing ground level currently sits approximately 41.8m 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 26m² and the entire area proposed extension location is currently covered by a patio. 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 50 that are at highest risk of flooding.
10. The proposed extension location and garden area are not within flood zone 2.