

FLOOD RISK ASSESSMENT

IN CONNECTION WITH

254/256 WEST END ROAD
RUISLIP
HA4 6DX

23/301
MARCH 2023

This Flood Risk Assessment has been compiled to support the Full Planning Application for a rear first floor extensions to 254 and 256 West End Road, Ruislip HA4 6DX

Planning policy and guiding Government planning guidance states that an FRA is required for sites which are:

- Flood Zone 2 or 3 including minor development and change of use,

This site is located within Flood Zone 2, therefore a Flood Risk Assessment is required in accordance with the NPPF. The objective of this FRA is to demonstrate that the proposals are acceptable in terms of flood risk.

254 and 256 West End Road are a pair of adjoining semi-detached houses in an area predominantly residential character.

The proposed development is for a total of 30 square metres first floor rear extensions.

A flood zone map detailed by Environment Agency indicates that 254 and 256 West End Road are within a flood zone 2 area. (The map indicates the property has a "Medium" risk of flooding.) and a 1 in 100-year risk.

The following mitigation measures will be addressed and incorporated to reduce any flood risk. As with the building form, the design of this rear extension is a simple design constructed from rendered blockwork walls externally with pitched roofs.

Rigid rockwool insulation batts are to be used, non-corrosive stainless-steel ties and plastered internal wall finish.

As the development is for first floor extensions the existing ground floor remains as existing.