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FLOOD RISK ASSESSEMENT

Relating to

Proposed single storey rear extension and conversion of garage into a habitable room

At

62 Breakspear Road South

Ickenham

UB10 8HE

For

Mr and Mrs Kumari

Ref: 20_22_04 FRA

Consulted documents: The Environment Agency (EA)

Registered office : 167 Uxbridge Road, Hanwell, London, W7 3TH

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1. Flood Hazard

- 1.1 The site is in Flood Zone 2/3 falls with an area of high probability of flooding as designated by the Environment Agency.
- 1.2 The application site has no recent history of flooding
- 1.3 It should be noted that the use of the Environment Agency flood map as attached to the appendix is a guidance tool, and one should rely on local knowledge and evidence

2. Likelihood of Flooding

- 2.1 The EA has no record of recent flooding at the site, nor is there any local evidence for flooding on the application site.
- 2.2 It appears from the EA flood map that there are no flood defences however the EA acknowledges that their mapping is not to be relied upon for individual assessment.

3. Levels

- 3.1 The site for the proposal is situated West of River Pinn and is likely to be at a higher level than the river.
- 3.2 Floor levels within the proposed single storey front extension will be set no lower than the existing finished floor levels which are currently 485mm to the north-west and 410mm to the south east above the finished external ground levels.

4. Proposal

- 4.1 The proposal is as follows
 - 4.1.1 Erection of single storey rear extension
 - 4.1.2 Conversion of existing garage into a habitable room
- 4.2 The applicants wish to upgrade their single dwelling to provide better-planned family space.
- 4.3 The current building has been used for many years without any flooding.

5. Surface Water

- 5.1 Currently the surface water runs – off into the existing drainage system.
- 5.2 If the proposed scheme were constructed the surface water would connect to a Proposed Soakaway (subject to building control approval).

6. Compensation

- 6.1 The nature of the scheme does not propose a footprint beyond the planning guidance and therefore, we believe a compensation facility is not relevant.

7. Minor Risks

- 7.1 Subject to consent the applicant could subscribe to the EA Flood Watch initiative, which would provide advance warning of any flooding.
- 7.2 Hillingdon Council has a scrutiny task group to discuss problems with flooding; the council is the local lead flood authority.
- 7.3 Access will be retained as existing, and subject to planning consent the outlined measures are satisfactory based on the existing conditions.

8. Sewer Flooding

- 8.1 There is no record of any sewer flooding on the application site.

9. Flood resistance measures

- 9.1 Non-return valves to be installed on the drains and pipes.
- 9.2 Repointing cracks in brickwork and applying water resistant paints
- 9.3 All new doors and glazing to be watertight flood windows/doors. Provide demountable door and window barriers
- 9.4 Free-standing barriers, alternative sand bags, covers for airbricks, pet flaps and appliance vents.

10. Flood resilience measures

- 10.1 Proposed finished floor levels are to match that of the existing
- 10.2 Raised electrics and sockets
- 10.3 Water resistant materials to be used in kitchens and bathrooms
- 10.4 Valuable items kept upstairs or placed on higher shelves downstairs

11. Summary

- 11.1 The desktop study concludes that the proposal will have a minimal affect on the site when considered against the risk of flooding.
- 11.2 The risk of flooding is not increased with the proposal.
- 11.3 All necessary precautions will be taken during excavation works.
- 11.4 The excavations may require automatic sumps and pumps, with back up batteries to deal with any ground water or variations in the water table.
- 11.5 Excavation will be subject to a contractor method statement.
- 11.6 Although not yet known it is envisaged that any detail implementation will be subject to reserved matters, and any specified membranes and tanking systems will also be subject to the appropriate guarantees.
- 11.7 Any requirements for waterproof concrete mix will be in accordance with national norms
- 11.8 In view of the above the proposal is reasonable.

12. Appendix

Flood map from the EA, with the approximate position of the application site. Refer to EA website for guidance on colouring etc.

