

121 HARLINGTON ROAD HAYES UB8 3UU

FLOOD RISK ASSESSMENT

This Flood risk assessment is submitted in support of a planning application for Proposed Loft Conversion , Front Porch and Alteration to New two storey house which was approved under Planning Ref: 25701/APP/2021/705 and currently under construction.

The subject property is located on the eastern side of Harlington Road. The property is under construction with two floors. The street scene is set by majority of detached properties of varied designs on either side of the road.

The aim of the FRA is to identify and assess the risk of the building becoming flooded and also the risk of the development work affecting and increasing the risk of flooding to other properties. The FRA will also demonstrate how any flood risk will be mitigated. This assessment is based upon the Environment Agency guidance - Formal consultation with the Environment Agency has not taken place

Assessment of Flood Risk

The site is identified as sitting within the Council's Strategic Flood Risk Assessment (SFRA) Critical Drainage Area and in accordance with NPPF is identified as being within Flood Zone 1.

Flood risk from surface water

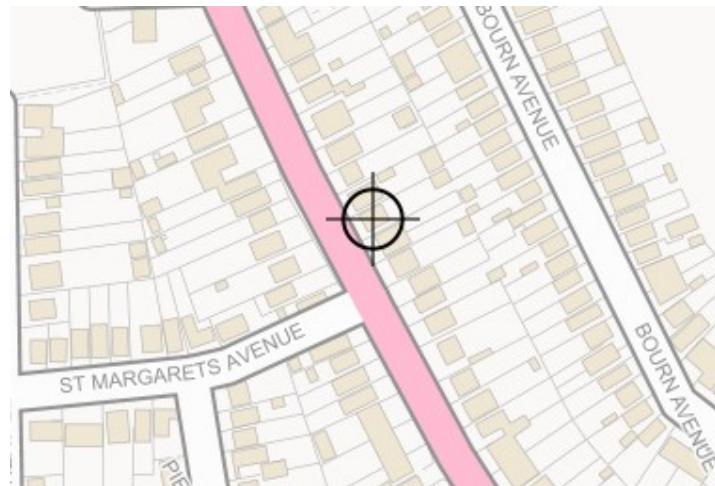
The Environment Agency online surface water map shows the site is within an area with low risk of surface water flooding during an extreme storm event in any given year. Flooding from surface water is difficult to predict, as rainfall location and volume are difficult to forecast.



In accordance with the SFRA there have been no noted records of historic flooding in the locality.

Flood risk from rivers and sea

The site falls within Flood Zone 1 and the risk of flooding from rivers and sea is classified as very low. Very low risk means that this site is deemed to have less than a 0.1% (1 in 1000 year event) annual chance of flooding from rivers and sea.



Risk from groundwater flooding

The site is identified within the Council's SFRA as being in an area of having no risk of being susceptible from ground water flooding, and no potential for elevated groundwater.

Assessment

The site is located within flood risk zone 1, as identified by the Environment Agency.

The new loft and porch will not increase the threat of flood or alter any surface water flows across the site. The loft and porch does not degrade or cause detrimental harm to the resilience against flood risk of the proposed house. The new porch will not increase non permeable site areas,

Flood Risk Resilience Design Measures:

The Built Fabric to be chosen with resilient material's as part of the design to improve recoverable nature of the new house in case of flood.

The surface water to be managed to a higher standard than normal to ensure the new development will contribute to a reduction in flooding risks in line with NPPF. These higher standards are determined by the Environment Agency.

Other measures includes External brickwork, Solid glazing, medium density internal block work, Rigid cell PIR water resistant cavity insulation, Solid concrete beam and block flooring, sand cement floor screed. Additional measures proposed ; All new electrical / data outlets located min 450mm above FFL. Any plasterboard to internal studworks walls fitted horizontally of ease of replacement along with removable mineral wool insulation.

Conclusion:

The proposed development falls entirely within Flood Zone 1. In accordance with the National Planning Framework this is the lowest probability flood risk. The site is identified as within a Critical Drainage area with low risk of flooding from surface water. The development gives an increase in building footprint while reducing overall impermeable areas on the site, thus mitigating any increased flood risk. Where there are identifiable risks of water penetration or increases in rainwater run off engineering design solutions have been proposed to mitigate against any flood risk to the site and surroundings. This report concludes that the proposed development can be constructed without increasing the risk to the site itself or other sites in the vicinity, inline with the Councils' National Planning Policy Framework.