

FLOOD RISK ASSESSMENT.

LOCATION: **247 – West End Road – Ruislip HA4 6QR**

PROPOSAL: **ERECTION OF TWO STOREY END OF TERRACE RESIDENTIAL
DWELLING WITH ASSOCIATED PARKING AND AMENITY SPACES.**

The site:

The site is defined as an existing end of terrace house with large side open space amenity with a large front amenity areas and double drop curb access from highway. The site is position along a row of terraced residential houses which identical scheme was approved for other-side end of terrace house to create new unit at 251-A West End Road RUISLIP HA4 under planning permission ref 71218/APP/2015/3390 and therefore the proposal for new dwelling to replicate the existing developed scheme deem in keeping with policies and street views.

The site is located within proximately of main Ruislip Highway road with close and easy access to public transport and shops. The proposal will include works to create the amenity of premises to suit resident accommodation with suitable cycle storage for each unit.

Proposal for altering internal areas to meet planning policies for residential conversion as set out in Council Policies by creating a residential unit with private garden to meet core policies. The overall existing area is calculated at site gross areas are 371m-sq and current 3-storey residential end of terrace house areas is confirmed as 148m-sq (over Ground & First & Loft levels). The proposal is for carrying new development along the side amenity areas to replicate the approved and already constructed site at 251A West End Road which was granted permission under ref 71218/APP/2015/3390. All the new residential unit will have minimum 2.5m clear headroom to meet planning design strategies set out by London Plan.

The proposal to create residential end of terrace unit as required under Hillingdon Policies BH1 (Part One - Strategic Policies (2012), Policies DMH 6, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D3 of the London Plan (2021) and the National Planning Policy Framework (2023)).

The proposal with associated amenity and landscaping meet Policies DMHB 11 and DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D3 of the London Plan (2021) and Paragraph 135f) of the National Planning Policy Framework (2023).

The internal living arrangements and unit size meeting London Plan unit size (proposal for 2-storey 2-bedroom with study unit to be 110m-sq which is greater than minimum London Plan unit size requirement of 79m-sq for 2-bedroom unit and 93m-sq for 3-bedroom unit standards).

The EXISTING areas of the premises as follows:

Residential unit: Net internal floor area of current house:

Ground floor area: 67M-SQ

First Floor area: 47M-SQ

Second Floor area: 34M-SQ

Total unit area: 148m-sq with overall site area noted as 371m-SQ

Proposed new self-contained end of terrace unit:

Net internal floor area:

The proposal for 2-storey residential dwelling for C3-usage as defined on proposed plans replicating current developed site at 251A West End Road will create a 2-bedroom plus study residential unit.

The ground floors gross areas of kitchen and living rooms provide 65m-sq and first floor bedrooms and study provide 45m-sq gross areas.

All works to site by creating new dwelling to form residential unit with soft landscaping and hardstanding to ensure the premises has suitable means of surface water. The proposed plans indicate the hardstanding areas to have permeable porous block paving to allow soakaway of any surface water. The proposal also demonstrate an Aco-drain channel to front of new unit to collect all surface water and as noted on proposed plans to dispense all new flat roof surface water and amenity surface water as result of collection into Aco-drain channel to discharge into front landscape soak-away trench in order to create water attenuation and recycling the surface water into soft landscaping areas.

The existing site is accessible from main front entrance via main road. The garden and associate landscape areas proposed to consist of hedges and new planting serving residential units. The area is predominately a residential usage. As shown in the attached map, I can confirm that the area of the site is located in Flood Zone 1 Environment Agency Department.

The proposed scheme is to carry redevelopment of the site to erect new residential unit. As part of the proposed scheme, the new ground floors' internal finish level will be at 300mm above external level at the external level to the rear garden. Therefore the new houses will be designed to overcome the flooding & local surface water drainage.

Based on Environment Agency Data, the site is located in the flood zone 1 as shown.

The Proposal:

It is proposed to carry new single dwelling end of terrace to link with current end of terraced residential building. The new units finish floor level to be at the same level as ambulant accessibility to compliance with Part-M. Therefore the ground floor family new unit's FFL will be at 300mm above the external level at the main amenity and garden area.

The flood levels within the proposed development will be set no lower than existing levels & flood proofing of the development has been incorporated where applicable. Details of the flood resilience & resistant techniques are given below & attached as sections & plans for the new scheme, in accordance with "Preparing for floods" (ODPM 2003). The given details & specifications are generated in compliance with Building Regulations & British Standards as well as Environment Agency Guidelines.

- (i) The proposed floor levels will be as existing and above external level by minimum of 300mm. The floor level is more than 300mm above external level.
- (ii) Providing damp proof coarse at min. 150mm above external level & providing gullies at the corners of the building to discharge the surface water into front soakaway system set within front landscape and garden areas to form part of recycling surface water. The drainage scheme will be submitted to Thames Water as part of Build over Agreement & Approval prior to construction.
- (iii) Providing cavity wall construction with air bricks below DPC level & using Airbricks covers as given in EA documents. The external walls consist of facing bricks & cavity insulation with inner block wall & plastered. All brick works to have pointing & repair to the existing façade in order to minimize any seepage. Providing Lime based plaster over water resistant render such as sand/cement render.
- (iv) The proposed floor to level above new damp proof membrane and meet building regulations standards. The floor board to be WBP plywood which has better resistance to water.
- (v) All windows & openings to be adequately sealed at the edges & in compliance to British standards.

All workmanship & designs are carried out in accordance to British Standard & Building Regulation's approval.

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
510794/185058

Created
23 Aug 2024 18:59

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

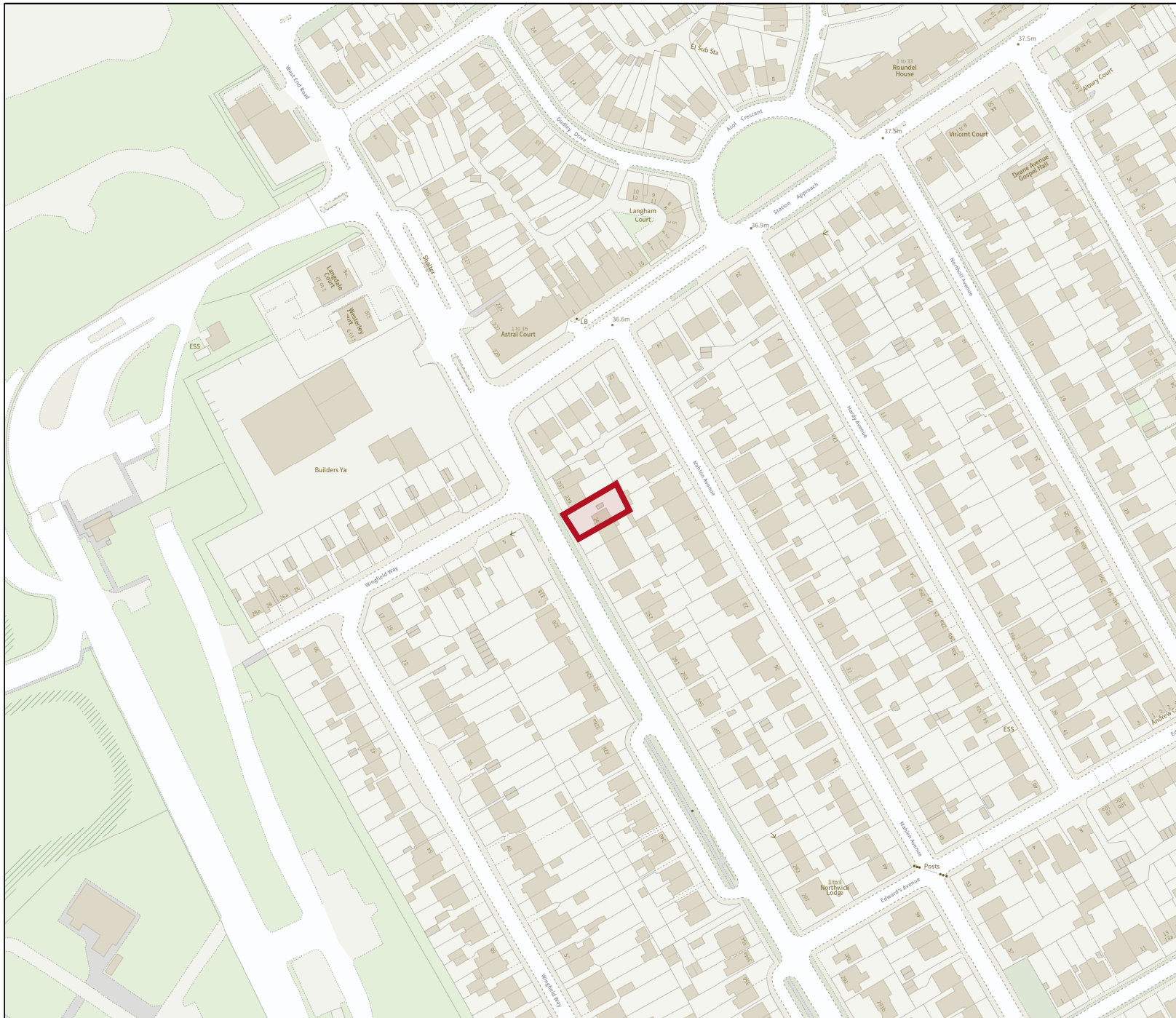
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
510794/185058

Scale
1:2500

Created
23 Aug 2024 18:59

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m

[Back](#)

This location is in flood zone 1

What flood zone 1 means

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.04 ha.

Find out more about [flood zones and what they mean \(/flood-zone-results-explained?zone=FZ1\)](#).

There is a risk of flooding from surface water at this site. You should check one of the following:

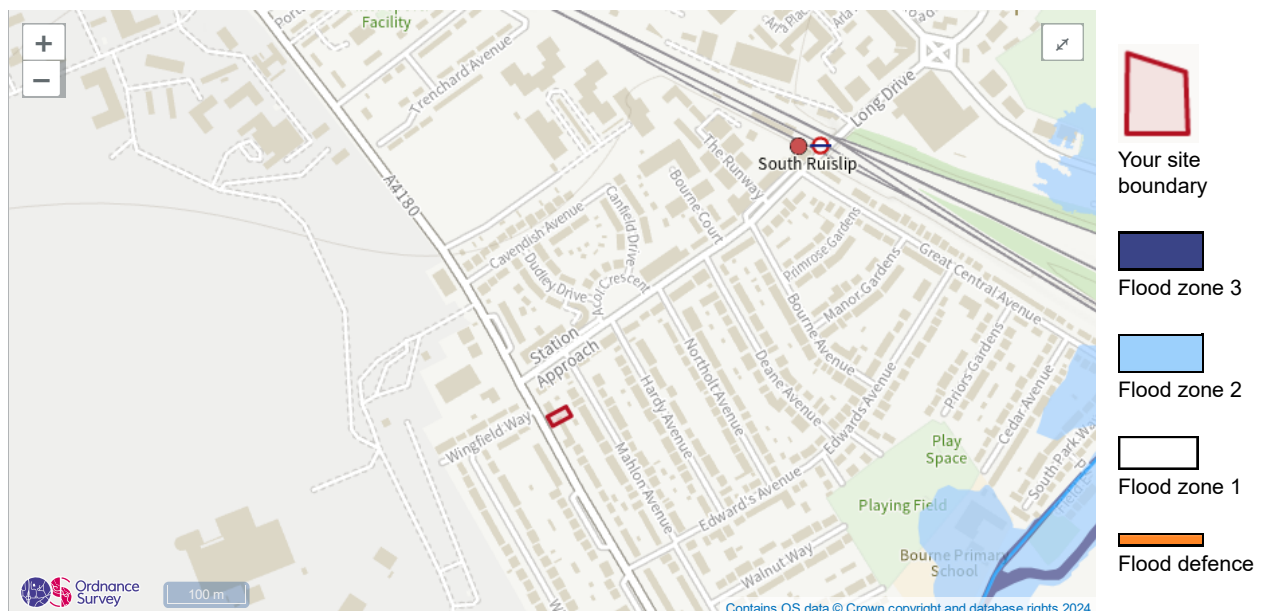
- [the surface water map on the check your long term flood risk service](https://check-long-term-flood-risk.service.gov.uk/map?eastings=510794&northings=185058&map=SurfaceWater) (<https://check-long-term-flood-risk.service.gov.uk/map?eastings=510794&northings=185058&map=SurfaceWater>)
- [the risk of flooding from surface water dataset on the data services platform](https://environment.data.gov.uk/dataset/51a5c4e7-10d3-4f34-bb0e-558835ab8c85) (<https://environment.data.gov.uk/dataset/51a5c4e7-10d3-4f34-bb0e-558835ab8c85>)

To find out about other factors that might affect the flood risk of this location, you should also check:

- [groundwater and reservoir flood risk](https://check-long-term-flood-risk.service.gov.uk) (<https://check-long-term-flood-risk.service.gov.uk>)
- Hillingdon planning authority's strategic flood risk assessment (SFRA), which includes future flood risk

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.





Main river



Water storage
area

► [What the flood map shows](#)

Download the flood map for this location

The flood map is suitable for a local planning authority to use when checking a planning application to see if a development is:

- in flood zone 1, 2 or 3
- within 20 metres of a main river or a flood defence
- a water storage area (also likely to be flood zone 3b in the SFRA)

► [Add a reference to the flood map and set the scale](#)

Download this flood map (PDF)

Decide what you need for your planning application

You only need an FRA in flood zone 1 when one or more of these points apply:

- the development has a site area of 1 ha or more
- it's in an [area with critical drainage problems](https://www.data.gov.uk/dataset/d10fb8e5-f3af-48c1-a489-8c975b0165de/areas-with-critical-drainage-problems) (<https://www.data.gov.uk/dataset/d10fb8e5-f3af-48c1-a489-8c975b0165de/areas-with-critical-drainage-problems>)
- the local planning authority's SFRA shows it'll be at increased flood risk in future
- the site is at risk from other sources of flooding and its development would increase its vulnerability classification

Order flood risk data for rivers and the sea

To order flood risk data for this site, contact the Environment Agency team in Hertfordshire and North London at hnlenquiries@environment-agency.gov.uk

Your email should say that you are ordering flood risk data and include:

- the address
- a map showing the site boundary

Your site is in flood zone 1, so it is unlikely we'll have any flood risk data for it. You can place an order, and we will email you if none is available.

Get help deciding what flood risk information you need

Email the Environment Agency team in Hertfordshire and North London at: hnlenquiries@environment-agency.gov.uk.

Change the location

- [Redraw the boundary of your site](#)
- [Search for a different location](#)

[Privacy notice \(/privacy-notice\)](#)

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