

HEAD OFFICE

71 - 75 SHELTON STREET
COVENT GARDEN.
LONDON.
WC2H 9JQ.



LOCAL OFFICE

CROWN HOUSE HOME GARDENS
DARTFORD
KENT
DA1 1DZ

Flood Risk Assessment

Site: 93 Eastcote Road, Ruislip, HA4 8BG

Scope

This flood risk assessment has been prepared in support of the planning application for the demolition of existing garage and proposed erection of a single storey side and rear extension.

The proposal would involve the extension of the existing property and there will be increased habitable space on the ground floor only. The property will remain as a single planning unit (one family dwelling). The extension of the ground floor will not affect current floor levels. The above assumptions enable the scheme to be classified as a minor extension so allowing the FRSA009 documentation to be used as the basis for this flood risk assessment report.

Location

As shown on the Environmental Agency's (EA) website mapping, and illustrated below in ***Appendix 1***, the EA's Flood Risk Map illustrates that this site is in Flood Zone 01. The property benefits from flood defences and the likelihood of flooding from rivers or the sea in this area is very low. The property is also at a low risk of surface flooding.

Proposal

Works are only taking place on the ground floor therefore, the proposed ground floor level will match that of the existing house. Flood risk standing advice sheet 009 states that floor levels within the proposed development should be no lower than the existing levels and demonstrate that flood proofing has been incorporated where appropriate.

Conclusion

The proposed development is not considered to have a negative effect to the flood risk of the property. The proposal is at ground level and the ground levels remain unchanged, thus this development will not cause an increase in flood risk elsewhere.

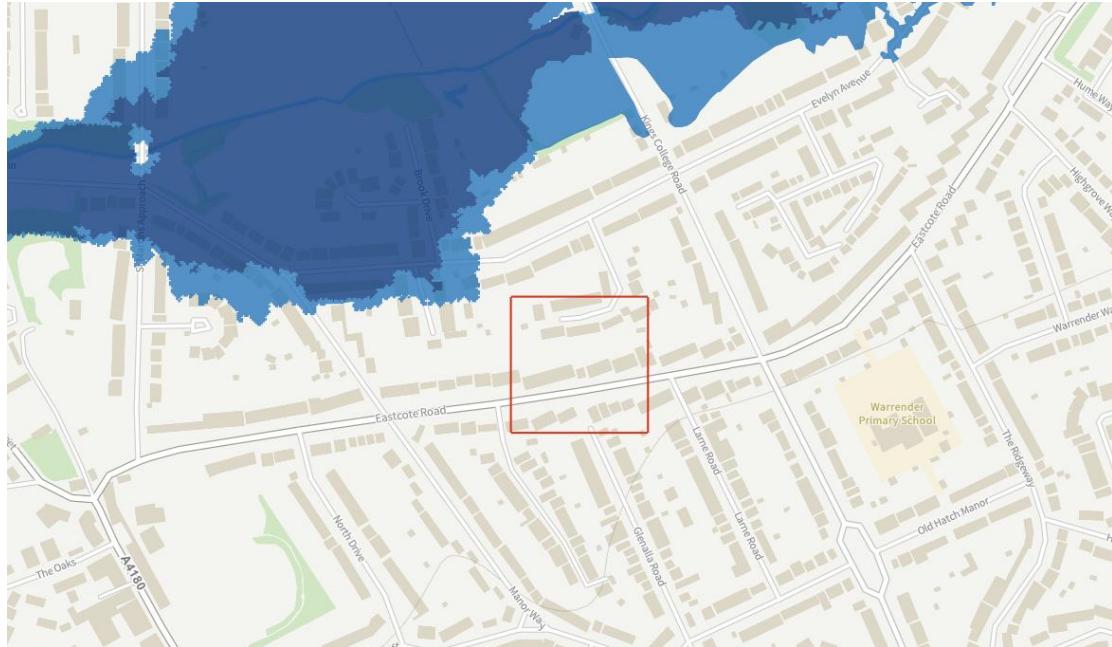
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Appendix 1

FRSA England (national) version 3.1
Advice issued: April 2012

Environment Agency

Route to this page: >Step by Step->non-res <250m2->No culvert/20m-->Flood Zone 2

Householder and other minor extensions in Flood Zones 2 and 3

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a self contained annex. In this instance consult the Environment Agency.

We recommend that:

Planning Authorities:

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either:	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)	<input checked="" type="checkbox"/> YES
Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1% or 1 in 200 annual probability sea flood (0.2%) in any year. This flood level is the extent of the Flood Zones	Floor levels must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum ¹

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are opposed to these developments.

Continued...

¹ Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment.

FRSA009a

FRSA009b

Appendix 2