

Flood Risk Assessment

For

Mrs Dhruti Josan

In Support of a Planning
Application at 11 Thornhill Road
Middlesex UB10 8SF

SEPTEMBER 2023

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1 INTRODUCTION

1.1 This preliminary flood risk assessment has been prepared on behalf of Mrs Dhruti Josan in support of a full planning application for Erection of an Outbuilding to use for Game Room, Gym and Store.

1.2 The assessment addresses the following matters:

- A description of the site and surroundings;
- A review of the development proposal;
- A preliminary assessment of the flood risk;
- An assessment of the next steps; and
- Conclusion

2 SITE AND SURROUNDINGS

- 2.1 The application relates to a single storey detached dwelling located on the eastern side of Thornhill Road. The site forms a regular sized plot within a residential street.
- 2.2 There is significant off-road parking space for several vehicles to the front of the property which is currently laid entirely to hard standing. Whilst the rear of the site is currently laid to lawn.
- 2.3 Importantly, the River Pinn lies approximately 110 metres to the east.

3 THE PROPOSAL

3.1 The application seeks consent for the following works:

- Erection of an Outbuilding At Rear
- The erection of an Outbuilding to provide :
 - Game Room
 - Gym
 - Garden Store
 - WC facility

4 ASSESSMENT OF FLOOD RISK

- 4.1 As set out below the Governments Flood Risk Map for Planning identifies the site to lie predominantly within Flood Zones 1 with the eastern (rear) part of the site situated within Flood Zone 2 due to its proximity to the River Penn.

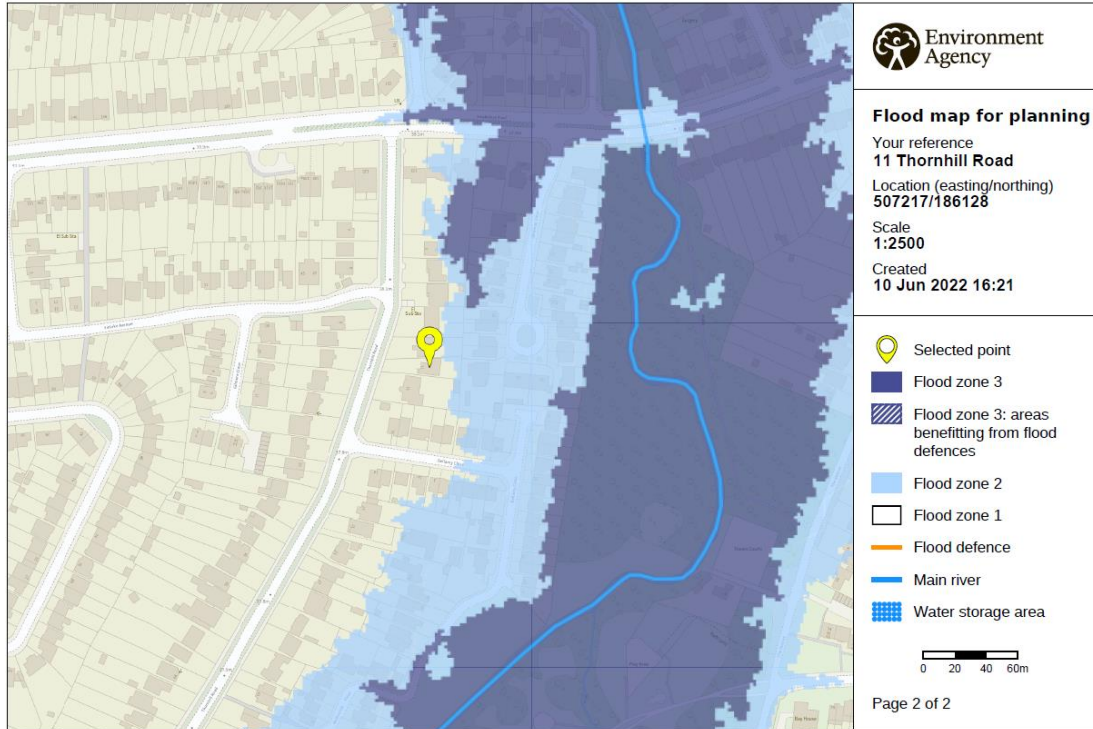


Image 1: Environment Agency flood risk map of the site identifying it to be predominantly within flood zone 1 and partially within flood zone 2.

- 4.2 A detailed analysis of the potential for flood risk from both River and Coastal Flooding and Surface Water Flooding has been carried out with risk models based on events with a 1 in 75, 200 or 1000 year return period. Importantly, as depicted in the images overleaf only 1 in 1000 year return events are expected to take place on site.



Image 2: Potential for River and Coastal Flooding in the vicinity of the site modelled on a 1 in 75, 200 and 1000 year return period

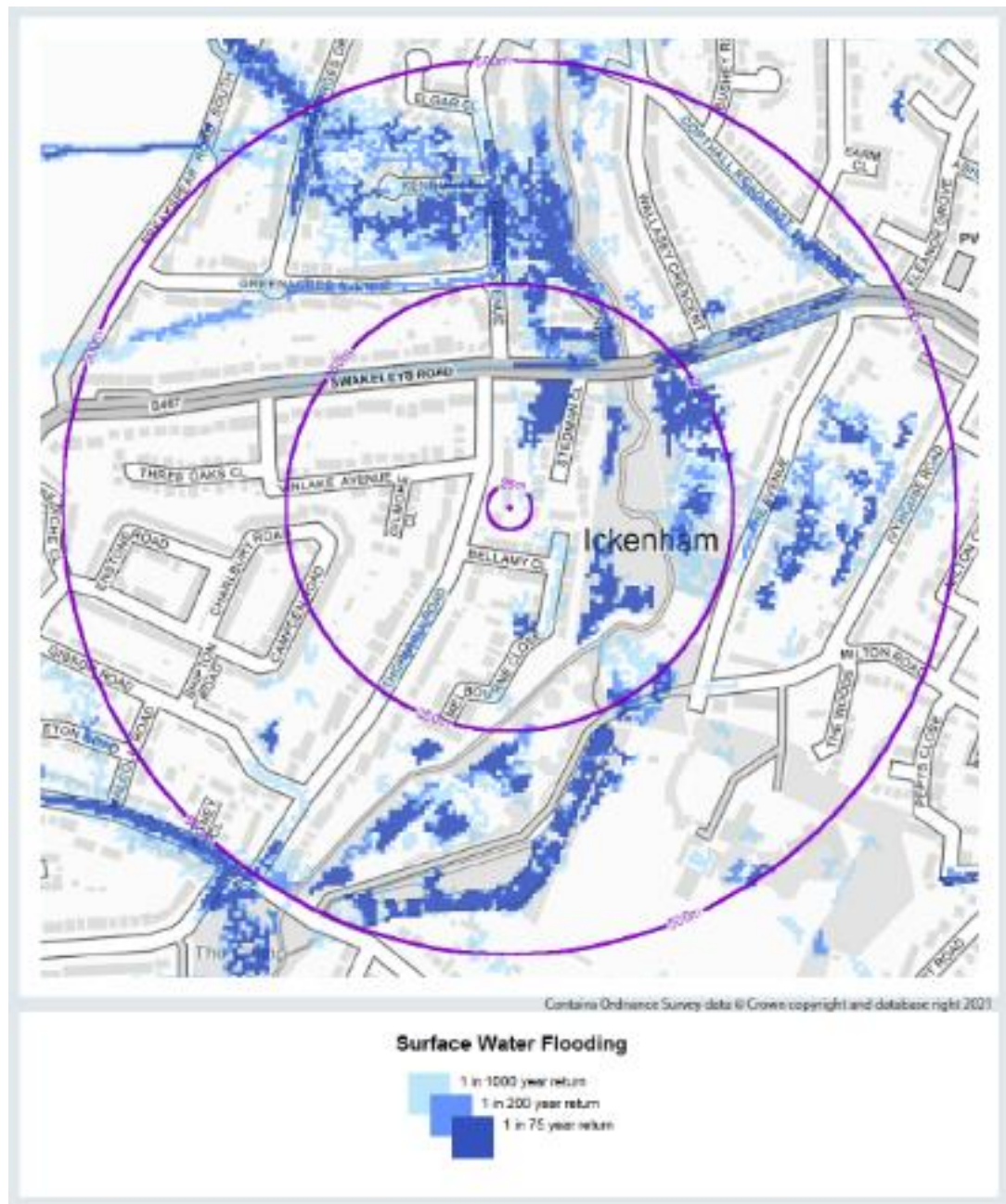


Image 3: Potential for Surface Water Flooding in the vicinity of the site modelled on a 1 in 75, 200 and 1000 year return period

- 4.3 As a result it may be concluded that there is a low risk of flooding from Rivers and Sea as depicted in Image 4 overleaf.

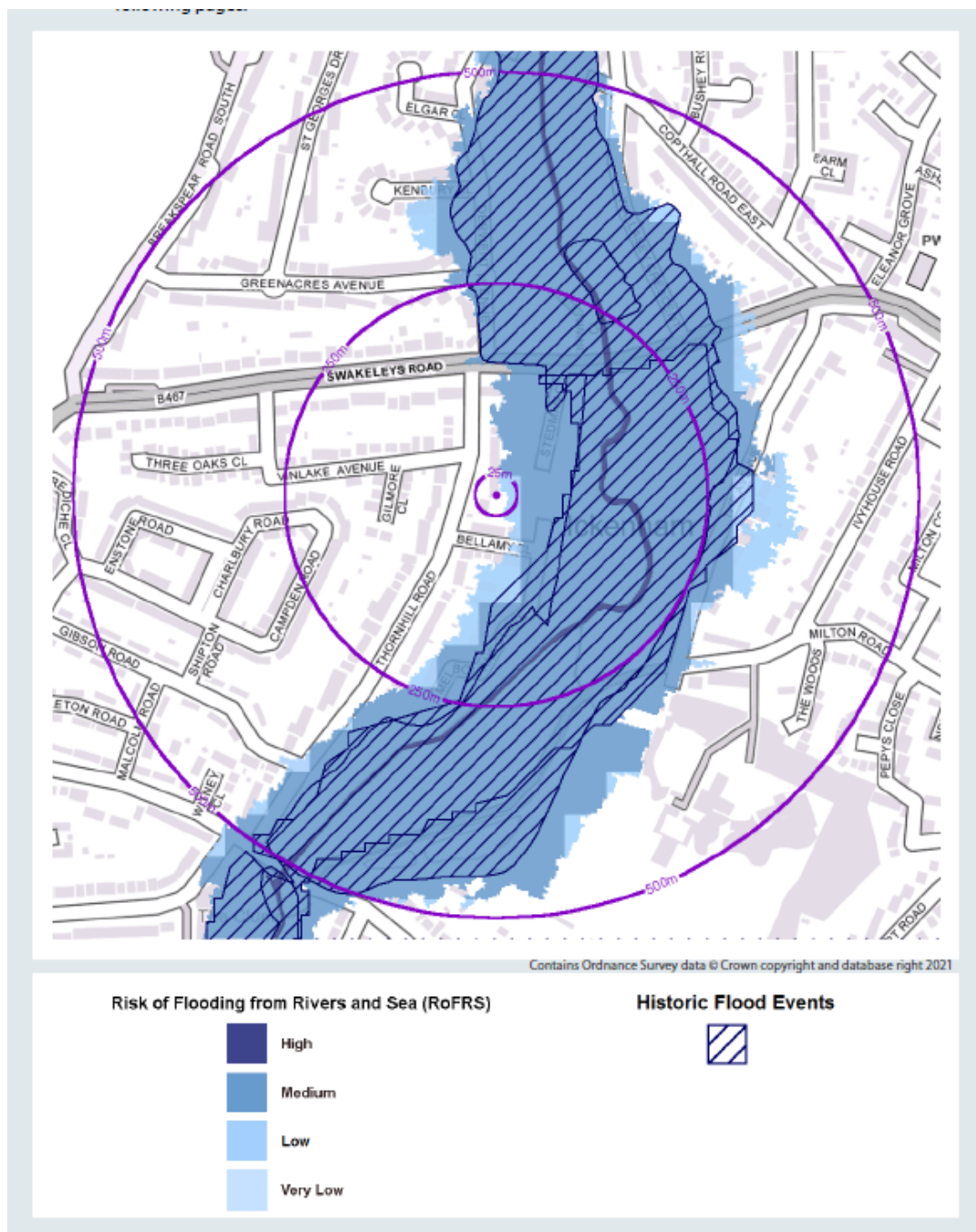


Image 4: Risk of Flooding from Rivers and Sea and Historic Flood Events in the vicinity of the site

- 4.4 Additionally, the Hillingdon Flood Risk Map identifies specifically the extent of the rear of the site that is sited within Flood Zone 2. As demonstrated on Image 5 overleaf clearly this extends exclusively to the rear garden of the property and does not encroach upon the existing building footprint in any part.

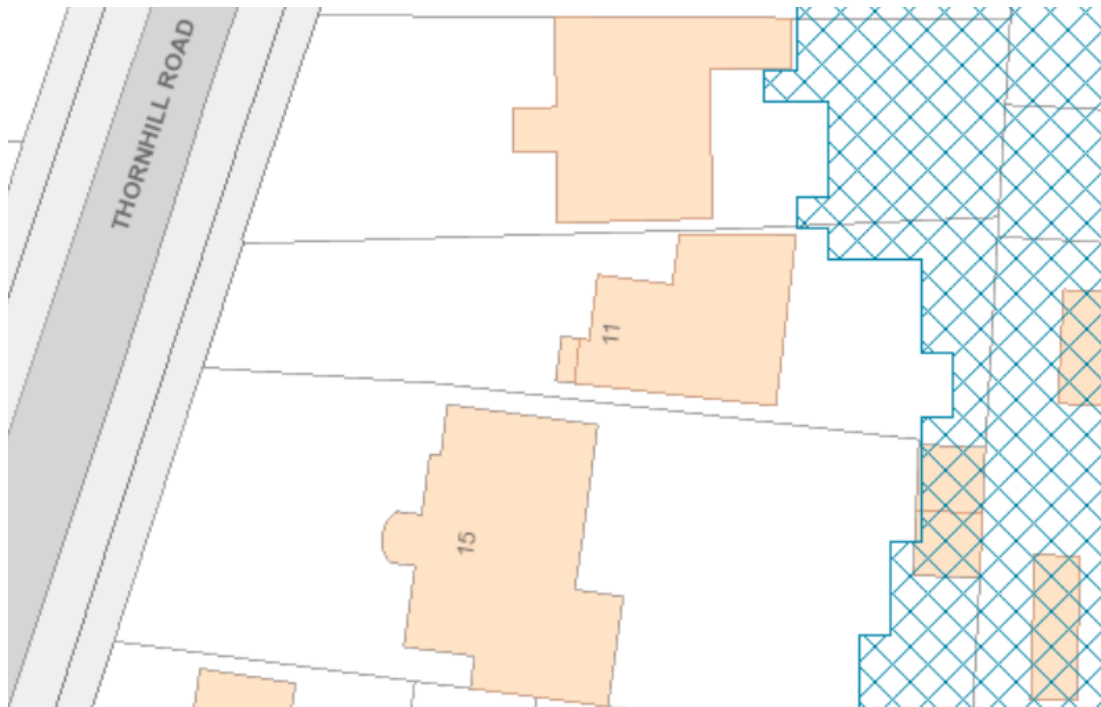


Image 5: Hillingdon Council Flood Risk Map detailing the extent of Flood Zone 2 to the rear of the site

- 4.5 As confirmed within the drawings package that supports this submission the proposed development will occupy the footprint of the site to the rear. Part of the proposed building works will extend into Flood Zone 2 to the rear of the property.
- 4.6 It is also confirmed that the proposed development intends to retain soft landscaping to the entirety of the rear garden that falls within Flood Zone 2. Further details of which can be provided at the Local Authorities request during the assessment stage.

5 CONCLUSIONS

- 5.1 It may be concluded that there is a low risk of flooding in the 25 metres surrounding the site with only 1 in a 1000 year flood events modelled to take place to the rear of the development site.
- 5.2 Given that Partial development proposed will encroach upon Flood Zone 2, and soft landscaping (as existing) will be retained to the rear of the site it may be concluded that the proposed development will have no impact upon flood risk in this location.
- 5.3 Furthermore, through the introduction of an element of soft landscaping to the front of the property (as agreed at the assessment stage) to replace the existing hardstanding it is considered that the proposal will actively reduce the flood risk at the site.