

FLOOD RISK ASSESSEMENT

Unit 3 Riverside Business Park,
The Common,
West Drayton,
UB7 7EG

Site Address:

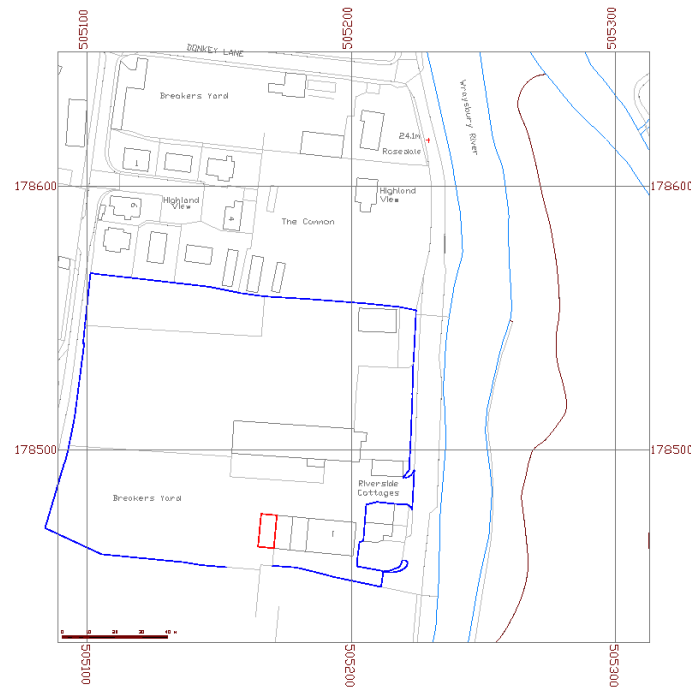
Unit 3, Riverside Business Park, The Common, West Drayton, UB7 7EG

Description of Development

The applicant, Motorplug Ltd intend to change the use of the existing building located within Unit 3 Riverside Business Park, The Common, West Drayton, Middlesex, England, UB7 7EG for the use as an MOT testing location. This is proposed to benefit the applicants existing business by reducing costs by eliminating travel time to other MOT test stations which in turn will reduce vehicle movements in the area and also therefore local environmental pollution.

Plans showing the existing and proposed floor plans are shown in Appendix A.

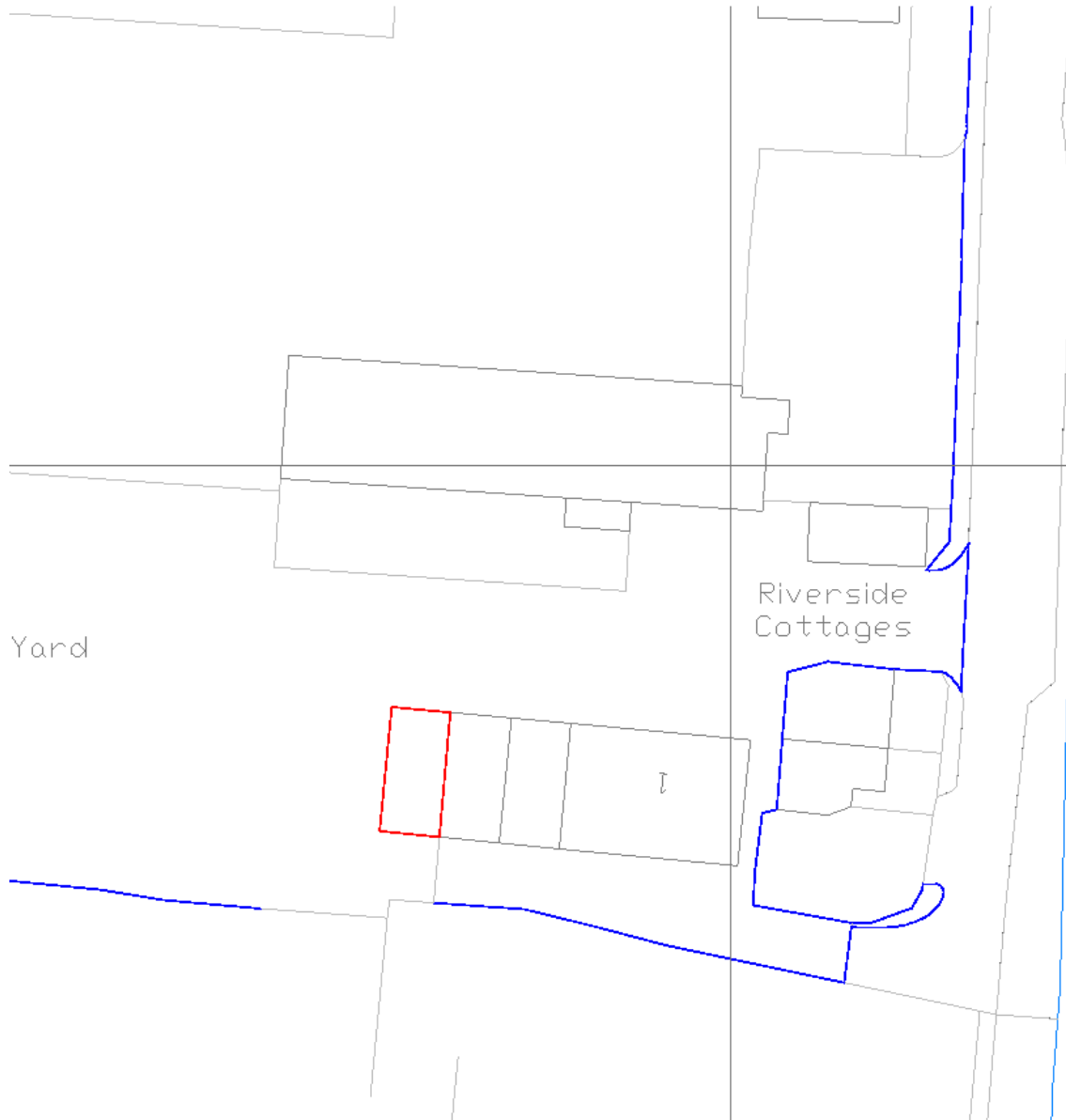
Fig 1 – Site Location



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Fig 2 – Site Location Plan



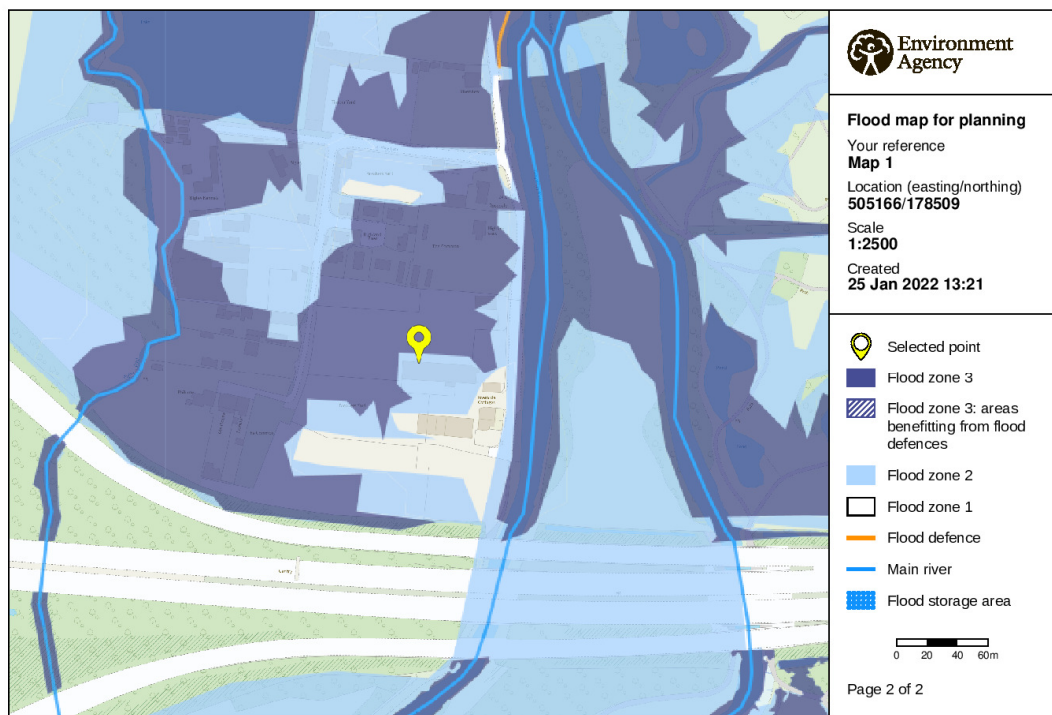
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2.0 Flood Risk Assessment

2.1 Analysis of Potential Flood Event

The site lies within an area of flood risk as indicated on the current Environment Agency flood risk map appended (Appendix B) to this assessment and also illustrated below.



The site is in flood zone 2, an area with a medium probability of flooding, with the main source of potential flooding arising from the local river network and/or internal drainage systems (mains sewer backing up).

It is difficult to predict exactly how long it would take for water to reach the site following a breach as it is dependent on a number of factors, including the location and nature of the breach and the characteristics of any storm surge.

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2.2 Flood Mitigation Measures

Safety of people inside the building

Flood warnings should be taken into account and it is almost inconceivable that a significant flood event could occur without the occupants of the premises being made aware through a combination of the Environment Agency flood warning service and national and local television and radio bulletins. In the case of a potential major event such as a 0.5% event, direct action will be taken by local government and the emergency services in accordance with existing emergency response plans.

The main occupants and full time staff of the premises are to be responsible for monitoring Environment Agency, Met Office and national flood warnings and implement closure of the facility in the event of a high risk warning.

The floor depths inside of the building are at the same level as the existing adjacent units. The proposed fit out of the unit can be mitigated through flood resilience measures incorporated in the ground floor refurbishment as listed below:

- Electrics are to be kept as high as practicable, cables should be ducted (not chased into the walls) and should be easily isolated from the rest of the circuit
- Internal walls: No changes from existing
- Stud walls: No changes from existing

Safety of people around the building

Evacuation from the site should be via the southern end of the area which falls outside of Flood zones 2 and 3. The evacuation strategy should be included within an evacuation plan to be implemented by the main occupiers and staff of the building.

When evacuating the site in advance of flooding the emergency services will direct occupants to the appropriate safe refuge.

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3.0 Drainage Proposal

The existing foul and surface water drainage systems will remain as existing, connected to the local sewer networks. The proposed development does not involve changes to the existing building footprint or hard standings.

The external surface water run-off will remain unaltered.

4.0 Summary of Risk

With the mitigation against flood hazard available through existing defences, flood warnings, emergency plans and fit out design the level of residual risk is small. Although the vulnerability of the area is recognised, the risk levels should not prevent the change of use as is proposed.

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Appendix A

Current & Proposed Floorplans

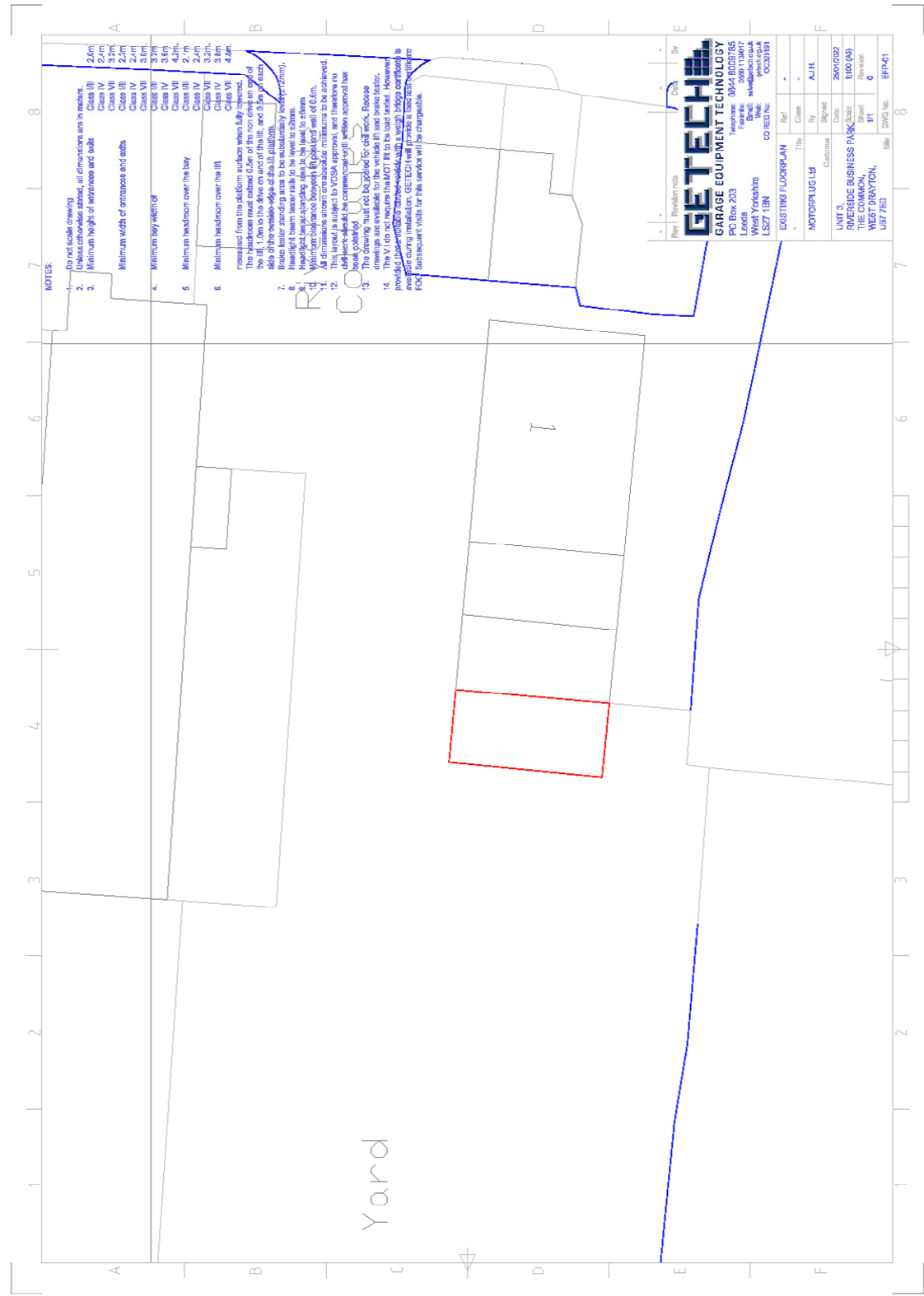
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Revision 00

Issue: 24/01/2022

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Appendix B

Environment Agency Flood Map

Document Reference: FRA01

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Flood map for planning

Your reference
Map 1

Location (easting/northing)
505166/178509

Created
25 Jan 2022 13:21

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

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.

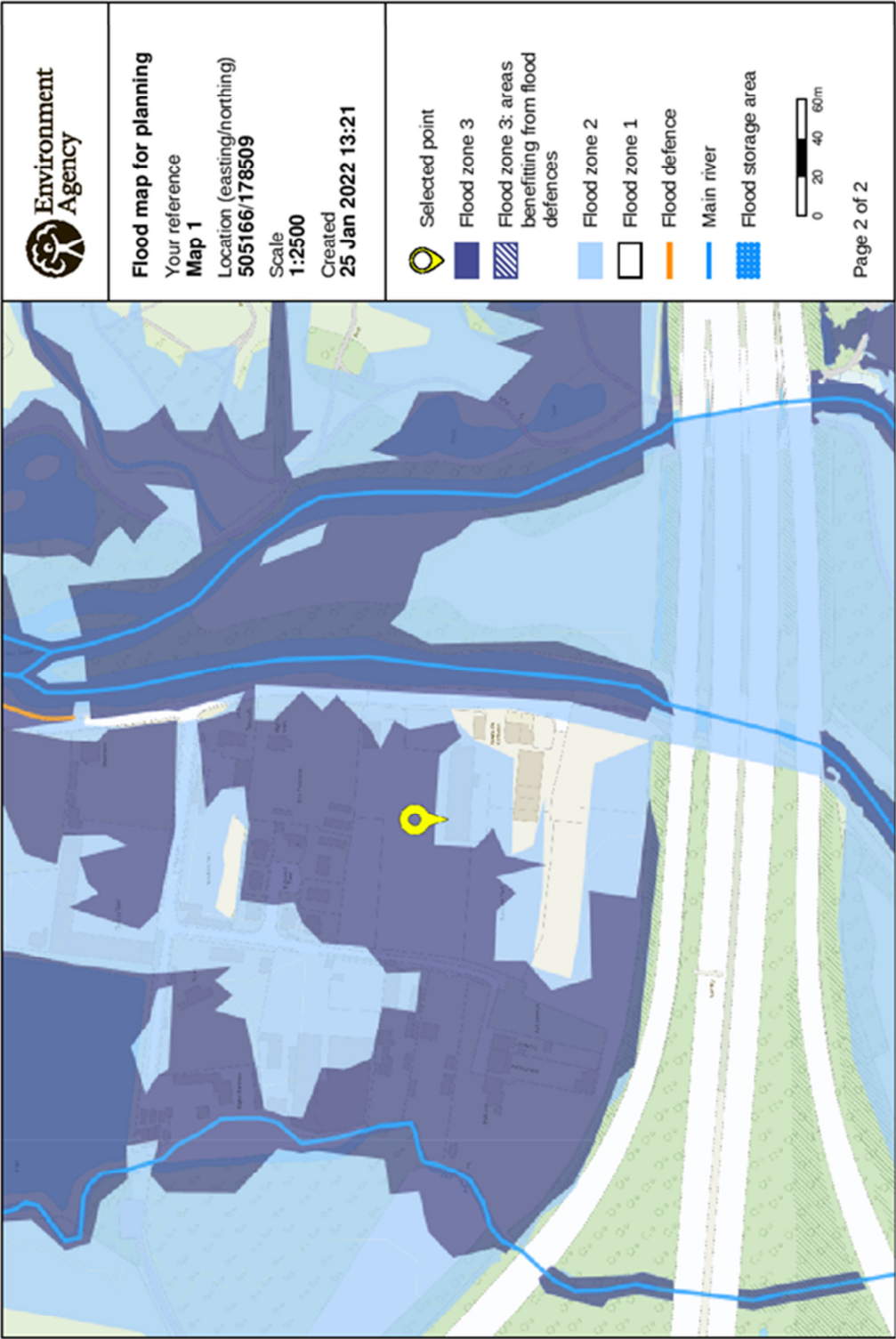
This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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