

10 Ravenswood Park

Flood Risk Assessment

September- 2026

resi

Project Details



Client Property Address:
10 Ravenswood Park
Northwood
HA6 3PR

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Introduction & Context

Description of Development
Proposed Ground floor rear extension, front facade changes, floor plan redesign and all associated works at 10 Ravenswood Park, HA6 3PR

Policy Context
This Flood Risk Assessment (FRA) has been developed based on the following sources of information:

- National Planning Policy Framework
- Flood Risk and Coastal Change PPG
- Environment Agency Guidelines for Flood Risk Assessments for Planning
- Environment Agency Flood Map for Planning

The assessment has been undertaken by a range of environmental professionals at Resi, who have a range of expertise that include suitable credentials to develop the document.

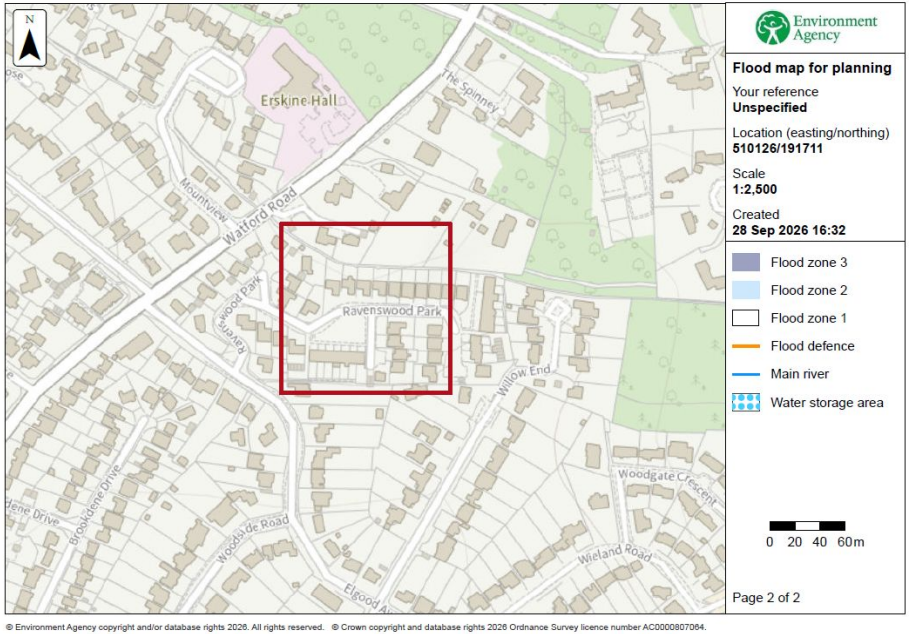
Site Location
The site is located in Flood Zone 1. The property is currently, and will remain, in residential use. It is therefore a ‘More Vulnerable’ use for the purposes of this assessment and has a lifetime of over 100 years.

According to the Environment Agency there is an annual probability of:

- Low of flooding from surface water
- Low of flooding from streams or rivers, or coastal flooding.

Site Analysis

2.1 Flood Risk Map



Mitigation Measures

Assessment
This site specific FRA has been prepared in order to assess the risk of flooding to the proposed development at the application site.

The flood risk of the site has been carefully considered with due regard to relevant planning policies and guidance, and the site specifics of the application site and the proposed development.

In accordance with these relevant policies and guidance, we have reviewed flood resistance features to ensure that any potential risk to the occupants of the property and its surroundings has been suitably designed into the development.

These include the features opposite:

Sustainable Drainage Systems

- Surface water drainage will not be altered.
- Surface water will continue to discharge through the existing drainage system.
- As the proposal does not create any additional impermeable ground area, it will not increase surface water runoff rates or volumes compared with the existing situation.

Mitigation

- The FFL will not be altered
- The existing exterior ground level will not be altered.
- Hard surfaces will not be significantly increased.
- The proposed doors will be sealed to protect from the elements.
- The construction detailing of the walls and floor will include stainless steel ties, lime based plaster, rigid insulation, lapped DPC/DPM,
- Electrical services will run through the ceiling and the walls rather than the floors.
- Drainage channels, aco drains and surface water drains will be provided where necessary.

Flood Alerts

- The occupants of the property will sign up for EA Flood Alerts
- In the event of a flood the electricity will be turned off at the consumer unit
- Depending on the risk defined in the alert the occupants shall protect the property with sandbags located to mitigate property damage