

Flood Risk Assessment For 4 Ardley Close, Ruislip, HA4 7PL.

The site is located within Flood Zone 2 & 3 as identified in Environment Agency modelling and the Flood Map for Surface Water as identified in the Surface Water Management Plan (SWMP) for Hillingdon.

The chance of flooding from a river each year is greater than 3.3% (1 in 100).

The source of flooding is from the River Pinn.

Flooding from surface water each year is low risk, less than 1% (1 in 100).

Floor levels within the proposed extension will be set at the same as the existing floor levels within the property as it will be impractical to raise the extension floor to a higher level. The proposed extension floor level will be approximately 150mm above the existing ground level to the side of the property.

Protection against flooding will be provided by using flood resistant construction methods as recommended by DEFRA. For example incorporating DPC's and DPM's within the walls and floor construction, the floor construction to this property will be of a solid concrete construction, plastic covers are to be fitted over any air bricks in the event of a flood, these are to be removed after any floodwater from a flooding event has subsided. All voids for incoming and outgoing services are to be properly sealed with suitable waterproof sealants. External doors are to be of UPVC construction with seals between doors and frames.

Surface water and foul water drainage will be discharged into existing surface and foul water drains on site leading to main sewers.