

68 WALLINGTON CLOSE, RUISLIP, HA4 7YJ

PLANNING APPLICATION FOR SINGLE STOREY SIDE EXTENSION

ENVIRONMENT AGENCY GRID REF- X: 508192, Y: 188433

FLOOD RISK ASSESSMENT

The site is in fluvial Flood Zone 1 on Environment Agency mapping and is identified as being with Critical Drainage Area 028. As such, there is a requirement to submit a Flood Risk Assessment to review the risk of flooding to the property, as well as considering the impact of the development on the risk of flooding elsewhere.

Description of Critical Drainage Area 028

Overland flow accumulates near the intersection of Ladygate Lane and Breakspear Road (from runoff channels through the Mad Bess Brook and an unnamed drain), it ponds until the road level is reached and then overtops the road and flows in an easterly direction. The runoff flows down Ladygate Lane before flooding properties to the south. Flooding may also occur due to the culvert backing up on the upstream face of the Cannon Brook and forming an obstruction to flow which then overtops Ladygate Lane and contributes the predicted flooding of properties around Sandalwood Drive. The predicted modelled hazards results indicate that the majority of the CDA is within a low flood hazard. However, this increases to a moderate and significant hazard within the overland flow paths and areas of ponding. Validation: There is good correlation between the modelling results and the EA ASTSWF maps for 1 in 200 year event. 1 in 30 year event also shows good correlation with deep areas with some discrepancies within the shallow extents – as these are predicted to be larger within the Drain London. During a model validation meeting with the LB of Hillingdon, this area was identified as a CDA which has previously flooded.

Site Information

1. This site sits within flood zone 1 (as defined by the Environmental Agency's Flood Map and a Critical Drainage Area).
2. Flood level is not known.
3. This site does not benefit directly from flood defences.
4. This site's existing ground level currently sits approximately 41.7m Above Ordnance Datum (AOD).
5. The proposed finished floor level of the extension element of this development will match the existing AOD. External ground and road levels will be altered to achieve minimum 150mm between ffl and ground level.
6. New rainwater discharge points will be introduced for new extension roof and will link to a rainwater butt within the garden. It is believed that currently rainwater is discharged to the mains sewer. It would not be practical to create a soakaway for rainwater discharge as the soil in this area is predominantly clay and would not therefore be effective.
7. Flood protection will be provided to the new extension area by the use of flood resistant construction methods for the first metre above floor level.
8. The extension is 16m² and around 8m² of the new area to be extended is currently covered in a non-permeable finish. All new hardstanding is to be permeable block paving.
9. The proposed location of the extension is well away from the river and does not have a history of flooding.