FLOOD RISK ASSESSMENT

86 DARTMOUTH ROAD RUISLIP

19 Oct 2022

The proposal is to build a house extension at 86 Dartmouth Road Ruislip. The site has been identified as being within Flood Zone 2. The site is identified as being as having a high risk of long term surface water flooding however this is for an area within 20m of the site. A closer look at the map shows the site to have very low risk of surface water flooding. Please find map attached.

The fluvial flood levels have been obtained from Environmental Agency. The closes Node to the site is YW907. The modelled flood level for a 1 in 100 year plus 70% climate change flood is 36.77m above sea level.

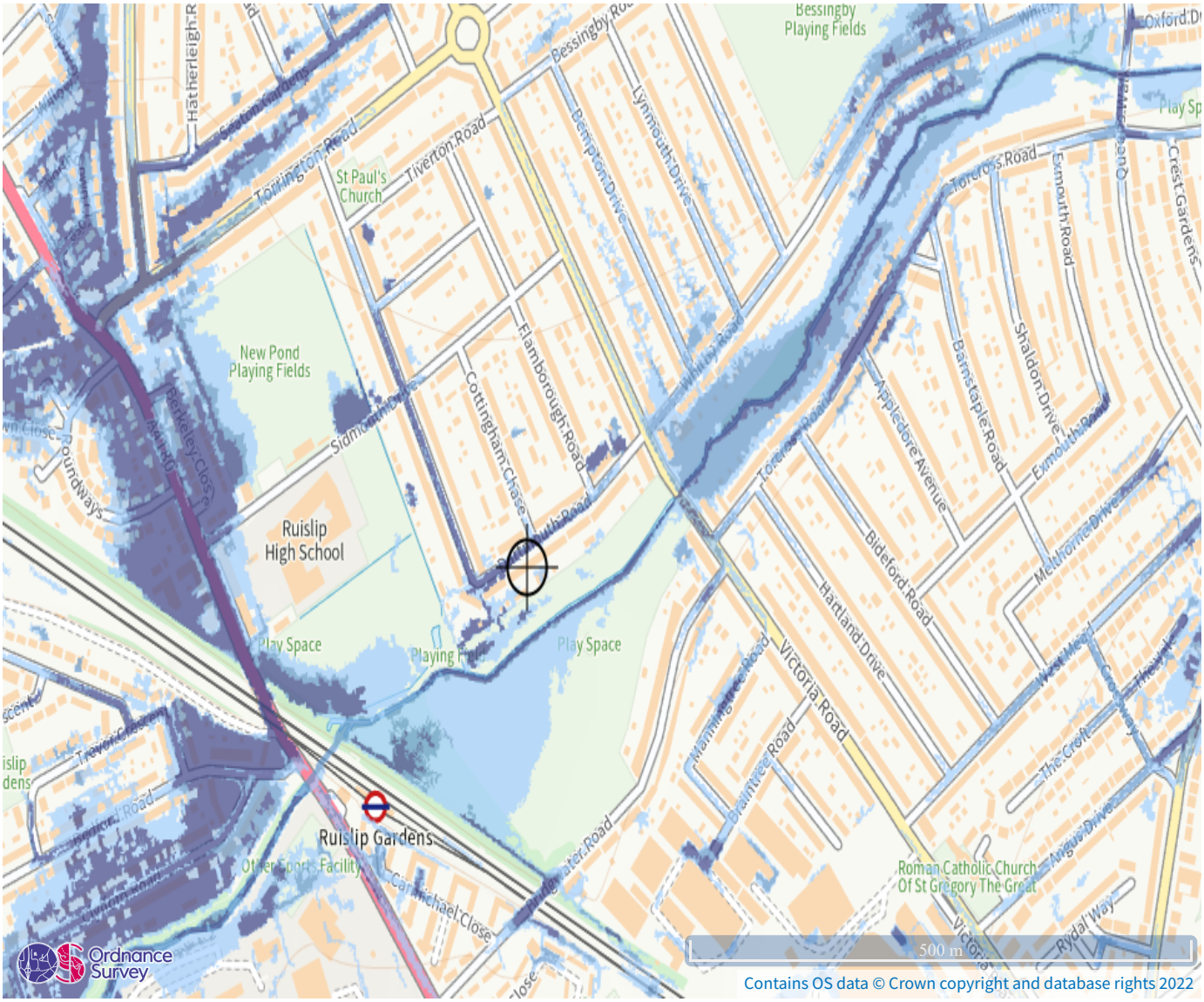
A topographic survey has been carried out at the site using a datum from Ordnance Survey as a starting point. The workings of this survey are attached. The internal floor level of the application property is 37.11m above sea level. The floor levels are therefore 340mm above the 1 in 100 year plus 70% climate change flood level.

The flood maps show the site to have a very low risk of surface water flooding. No surface water floods have occurred at the site. The closest flood in recent years was in 1956 and was 500m away from the site.

The owners have been provided with a flood action plan so they are aware of the risks and to instruct them of what to do if a flood is likely.

The submitted drawings show that all surface water from the new building will discharge into new soakaways in accordance with the building regulations.

The extension has been designed with the risk of flood in mind. The new floor levels will not be lower than the existing floor levels. The floors will be built in concrete and the electrical services will be positioned a minimum of 450 above the floor level.



Extent of flooding from surface water

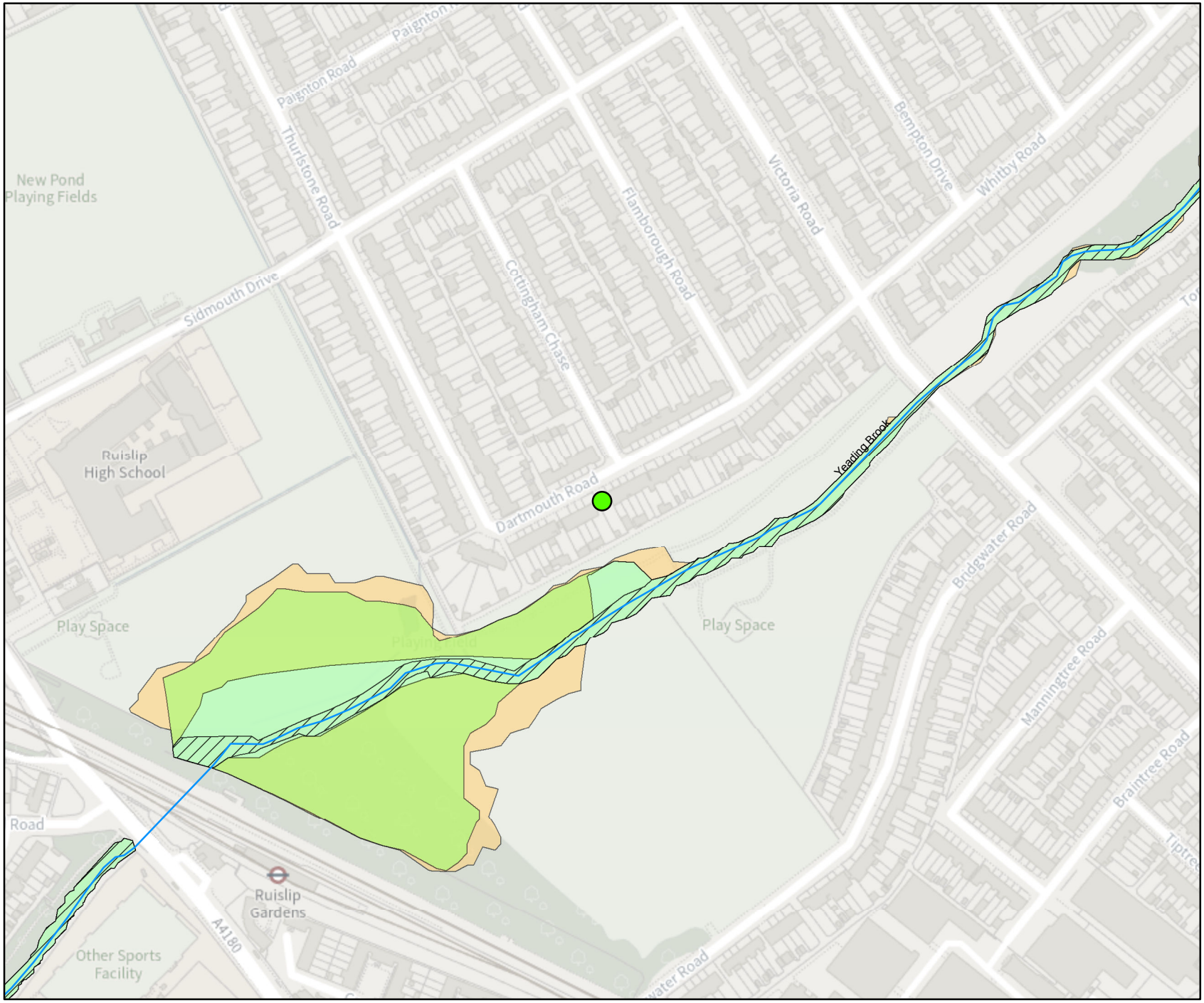
- High
- Medium
- Low
- Very low

Location you selected

View the flood risk information for the location you originally searched for (/risk)

View the flood risk information for another location (/postcode)

Detailed FRA centred on: 86 Dartmouth Road, Ruislip, HA4 0DE - 05/07/2022 - HNL 269933 BC



Environment Agency

Environment Agency
Alchemy,
Bessemer Road,
Welwyn Garden City,
Hertfordshire,
AL7 1HE

N

0 50 100 200
Metres

Legend

- Main Rivers
- Site location

Defended Flood Outlines

- 1 in 5 (20%) Defended
- 1 in 10 (10%) Defended
- 1 in 20 (5%) Defended
- 1 in 50 (2%) Defended

The data in this map has been extracted from the River Crane Mapping Study (Halcrow 2008).
This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites withinthe catchment.
Modelled outlines take into account catchment wide defences.

Flood risk data requests including an allowance for climate change will be based on the 1 in 100 flood plus 20% allowance for climate change, unless otherwise stated. You should refer to 'Flood risk assessments: climate change allowances' to check if this allowance is still appropriate for the type of development you are proposing and its location. You may need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.
https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances

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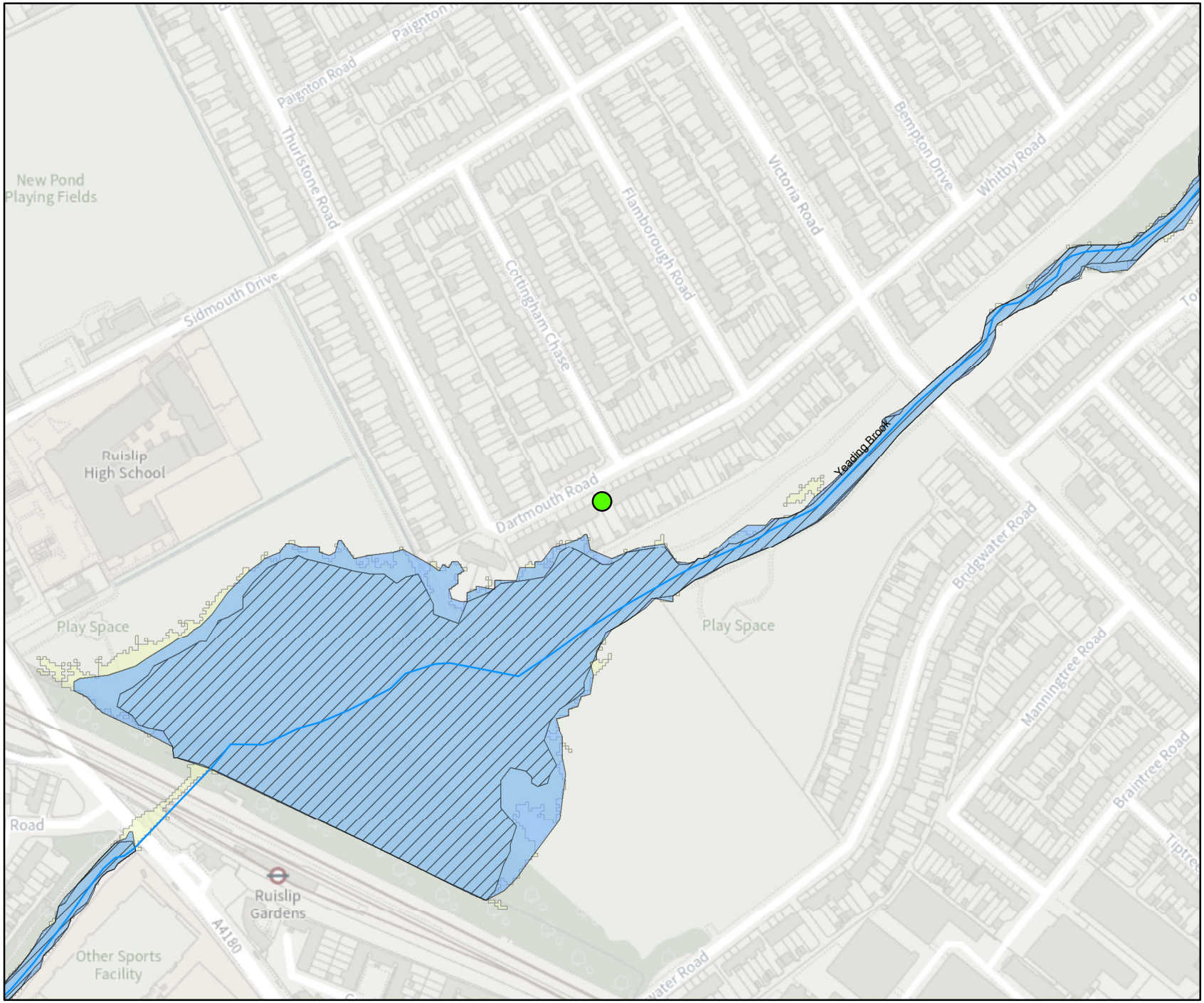

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AL7 1HE

N

0 50 100 200

Metres

Legend

- Main Rivers
- Site location

Defended Flood Outlines

- 1 in 100 (1%) Defended
- 1 in 100+20% (*CC) Defended
- 1 in 100+25% (*CC) Defended

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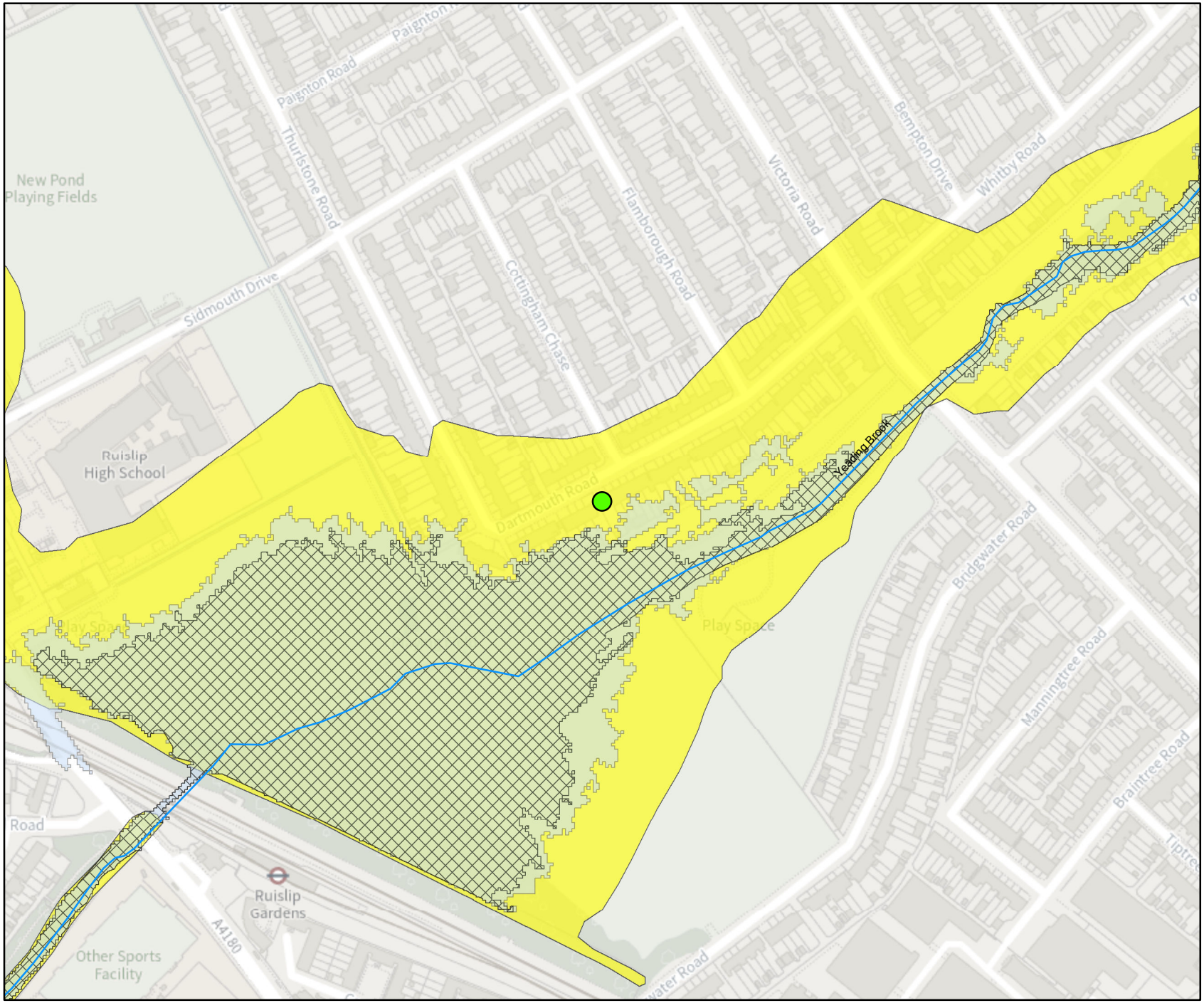

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Hertfordshire,
AL7 1HE

N

0 50 100 200
Metres

Legend

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- Site location

Defended Flood Outlines

- 1 in 100+30% (*CC) Defended
- 1 in 100+70% (*CC) Defended
- 1 in 1000 (0.1%) Defended

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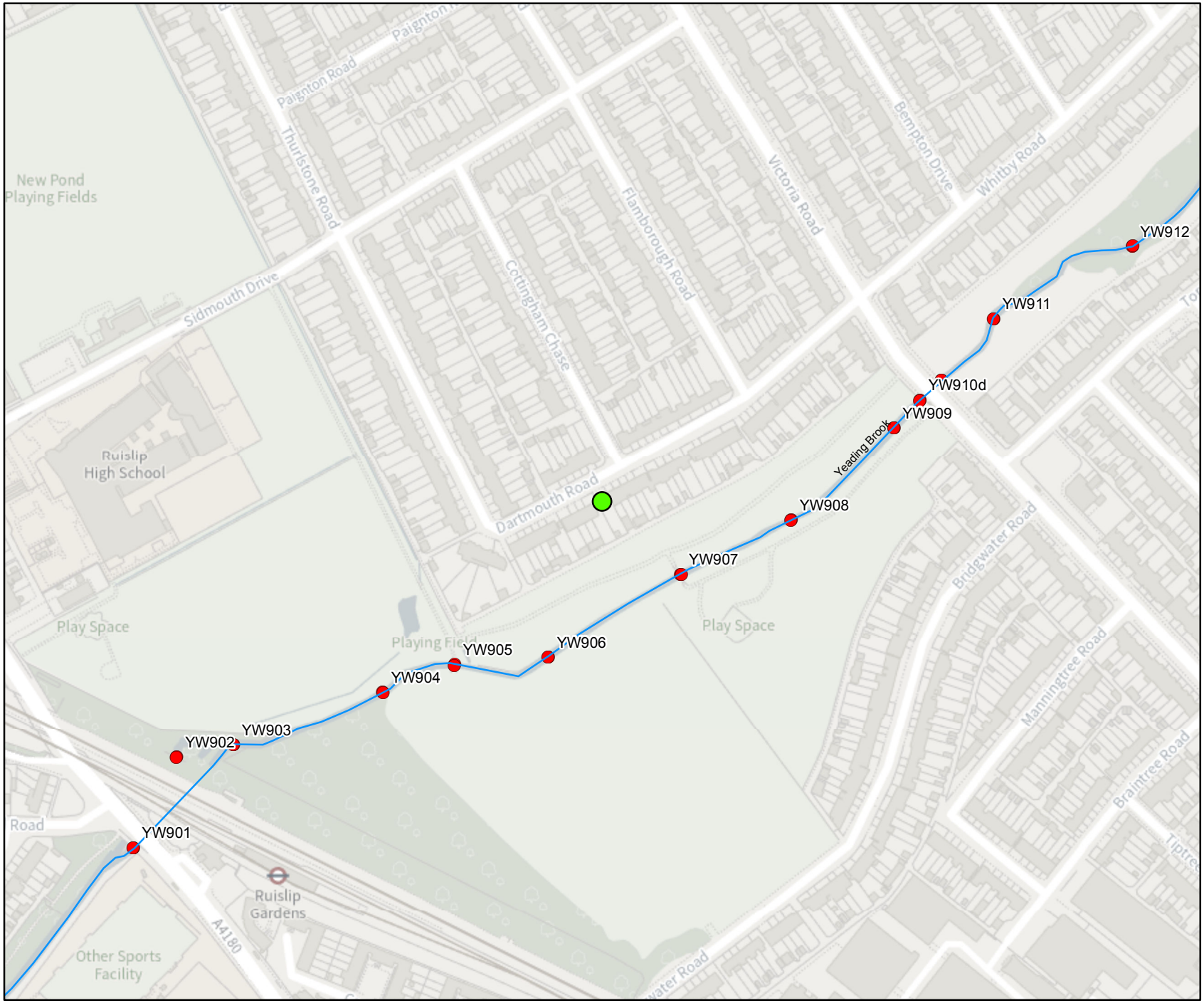

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0 50 100 200

Metres

Legend

- Main Rivers
- Site location

1D Node Results

- Node Results

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Environment Agency ref: HNL 269933 BC

The following information has been extracted from the River Crane Mapping Study (Halcrow 2008)

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Caution:
The modelled flood levels and extents are appropriate for catchment wide strategic flood risk mapping. However, for more detailed flood risk assessment it is recommended that each of the underlying flood mapping, hydraulic modelling and hydrological assumptions are re-evaluated to determine the appropriateness in a more detailed analysis.

All flood levels are given in metres Above Ordnance Datum (mAOD)
All flows are given in cubic metres per second (cumecs)

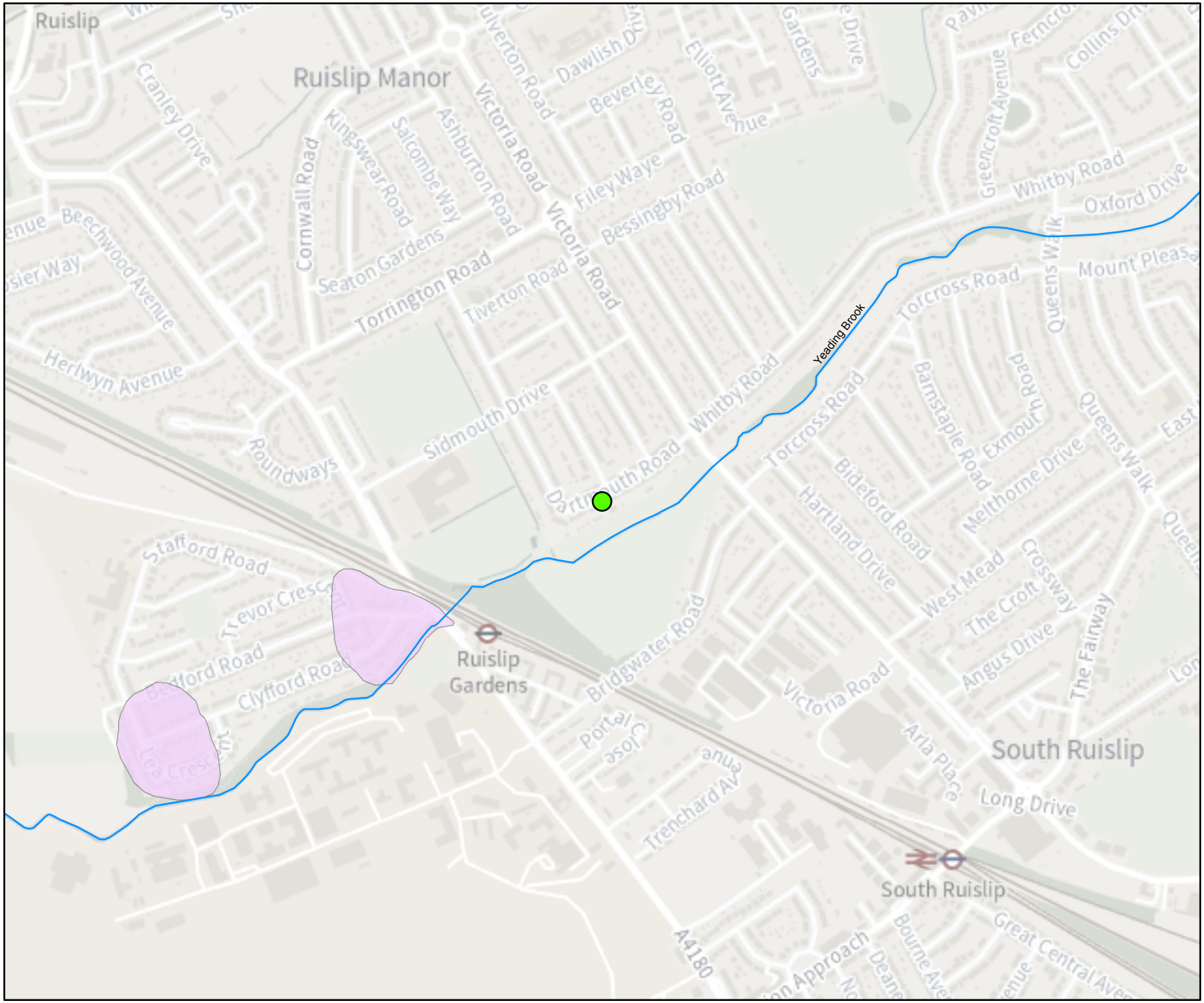
MODELLED FLOOD LEVEL

			Return Period									
Node Label	**Easting**	**Northing**	**5 yr**	**10 yr**	**20 yr**	**50 yr**	**100 yr**	**100yr + 20%**	**100yr + 25%**	**100yr + 35%**	**100yr + 70%**	**1000yr**
YW912	510842	186241	36.55	36.68	36.83	36.90	36.95	37.03	37.05	37.08	37.19	37.75
YW911	510751	186194	36.43	36.55	36.69	36.75	36.80	36.88	36.90	36.94	37.08	37.73
YW910u	510717	186154	36.39	36.52	36.64	36.69	36.73	36.79	36.81	36.85	36.95	37.71
YW910d	510717	186154	36.39	36.52	36.64	36.69	36.73	36.79	36.80	36.82	36.90	37.41
YW909	510685	186124	36.35	36.48	36.61	36.66	36.69	36.76	36.77	36.80	36.89	37.39
YW908	510619	186061	36.24	36.37	36.49	36.53	36.57	36.63	36.65	36.68	36.79	37.37
YW907	510547	186028	36.15	36.29	36.41	36.46	36.50	36.58	36.60	36.64	36.77	37.36
YW906	510462	185972	36.06	36.21	36.36	36.41	36.46	36.55	36.57	36.61	36.75	37.36
YW905	510400	185965	36.00	36.15	36.29	36.37	36.43	36.53	36.56	36.60	36.74	37.36
YW904	510353	185951	35.96	36.12	36.30	36.36	36.42	36.52	36.55	36.60	36.74	37.36
YW903	510255	185914	35.92	36.10	36.28	36.35	36.41	36.52	36.54	36.59	36.74	37.36
YW902	510219	185909	35.72	35.84	35.97	36.02	36.06	36.16	36.18	36.22	36.38	36.99
YW901	510192	185849	35.58	35.68	35.78	35.82	35.85	35.92	35.94	35.97	36.08	36.23

MODELLED FLOWS

			Return Period									
Node Label	**Easting**	**Northing**	**5 yr**	**10 yr**	**20 yr**	**50 yr**	**100 yr**	**100yr + 20%**	**100yr + 25%**	**100yr + 35%**	**100yr + 70%**	**1000yr**
YW912	510842	186241	3.93	4.87	6.20	6.90	7.46	8.52	8.77	9.26	11.00	20.88
YW911	510751	186194	3.92	4.87	6.20	6.90	7.46	8.52	8.77	9.25	10.95	20.81
YW910u	510717	186154	3.92	4.87	6.20	6.90	7.46	8.52	8.77	9.25	10.94	20.78
YW910d	510717	186154	3.92	4.87	6.20	6.90	7.46	8.52	8.77	9.25	10.94	20.78
YW909	510685	186124	3.92	4.87	6.20	6.90	7.46	8.52	8.77	9.25	10.94	20.67
YW908	510619	186061	4.27	5.28	6.71	7.44	8.02	9.16	9.43	9.91	11.79	21.47
YW907	510547	186028	4.27	5.27	6.70	7.43	8.01	9.13	9.39	9.86	11.69	21.00
YW906	510462	185972	4.26	5.26	6.66	7.36	7.93	8.99	9.24	9.68	11.37	20.04
YW905	510400	185965	4.26	5.25	6.61	7.27	7.78	8.78	9.01	9.45	10.96	19.18
YW904	510353	185951	4.26	5.25	6.52	7.11	7.59	8.54	8.78	9.22	10.58	18.53
YW903	510255	185914	4.26	5.22	6.35	6.89	7.36	8.27	8.52	8.97	10.30	17.82
YW902	510219	185909	4.26	5.23	6.37	6.91	7.38	8.29	8.54	8.99	10.33	17.80
YW901	510192	185849	4.26	5.23	6.38	6.92	7.38	8.30	8.54	9.00	10.34	17.80

Historic Flood Map centred on: 86 Dartmouth Road, Ruislip, HA4 0DE 05/07/2022 - HNL 269933 BC



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Bessemer Road,
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AL7 1HE

N

0 150 300 600

Metres

Legend

- Main Rivers
- Site location

Flood Event Outlines

- 1959

The historic flood event outlines are based on a combination of anecdotal evidence, Environment Agency staff observations and survey.
Our historic flood event outlines do not provide a definitive record of flooding.
It is possible that there will be an absence of datain places where we have not been able to record the extent of flooding.
It is also possible for errors occur in the digitisation of historic records of flooding.

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86 DARTMOUTH ROAD RUISLIP

LEVEL SURVEY.

L1 - OS DATUM J6900

L2 - MANHOLE COVER +20 = J6920

L3 - MANHOLE COVER -10 = J6910

L4 - INTERNAL FLOOR
LEVEL OF No. 86 +200 = J7110

FLOOD ACTION PLAN

86 DARTMOUTH ROAD RUISLIP

This document is to be read by the occupants and passed to any future occupants.

Your house is located within a flood zone. Although the risk is small, you could become the victim of flood and therefore you should take the necessary precautions.

You must sign up to the EA Floodline service. This will warn you of any potential floods in your area. You should take note of any flooding reported in the local news.

Should a flood look imminent you should prepare for its arrival. Move as many possessions as practical to the first floor. Items that cannot be moved, for example large furniture, should be raised above the floor as far as possible using bricks or similar. You should pack a bag with personal belongings and valuables in case you need to leave the house. If you do leave the house you must turn the electricity and gas off at the meter. You must follow the instructions given to you by the authorities.