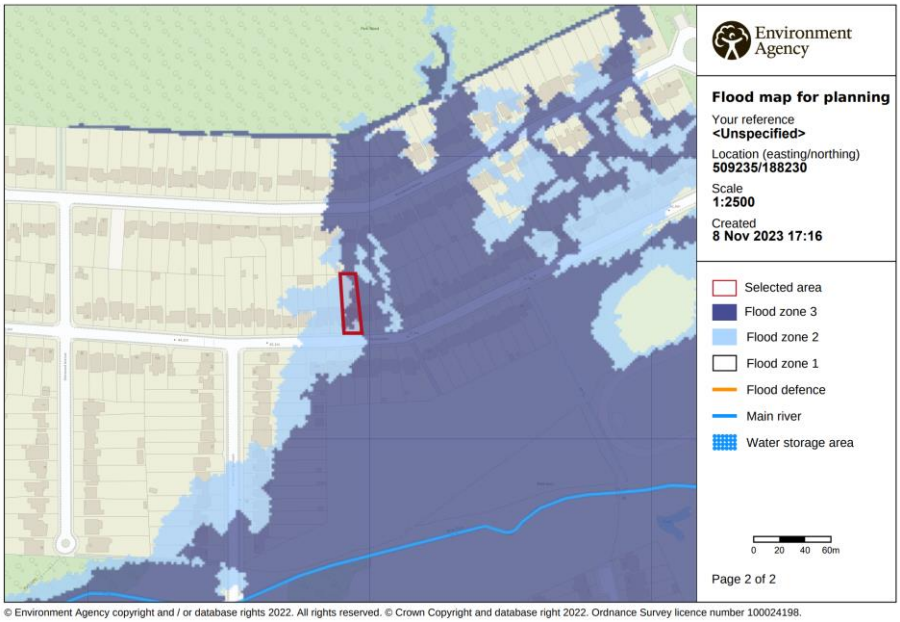
73 PARK AVENUE, RUISLIP, HA4 7UL

PLANNING APPLICATION FOR SINGLE STOREY AND TWO STOREY REAR EXTENSION

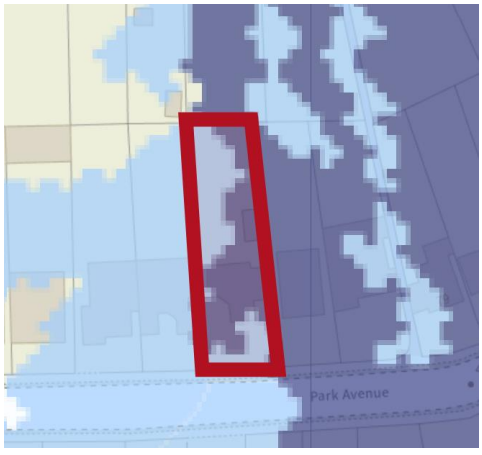
FLOOD RISK ASSESSMENT

According to the Environment Agency mapping tool, the subject site is just within fluvial Flood Zone 2 and 3, resulting in a medium to high probability of surface water flooding. It should be noted that around 50% of the rear garden, the area in which we proposed to extend the house, is within flood zone 2.

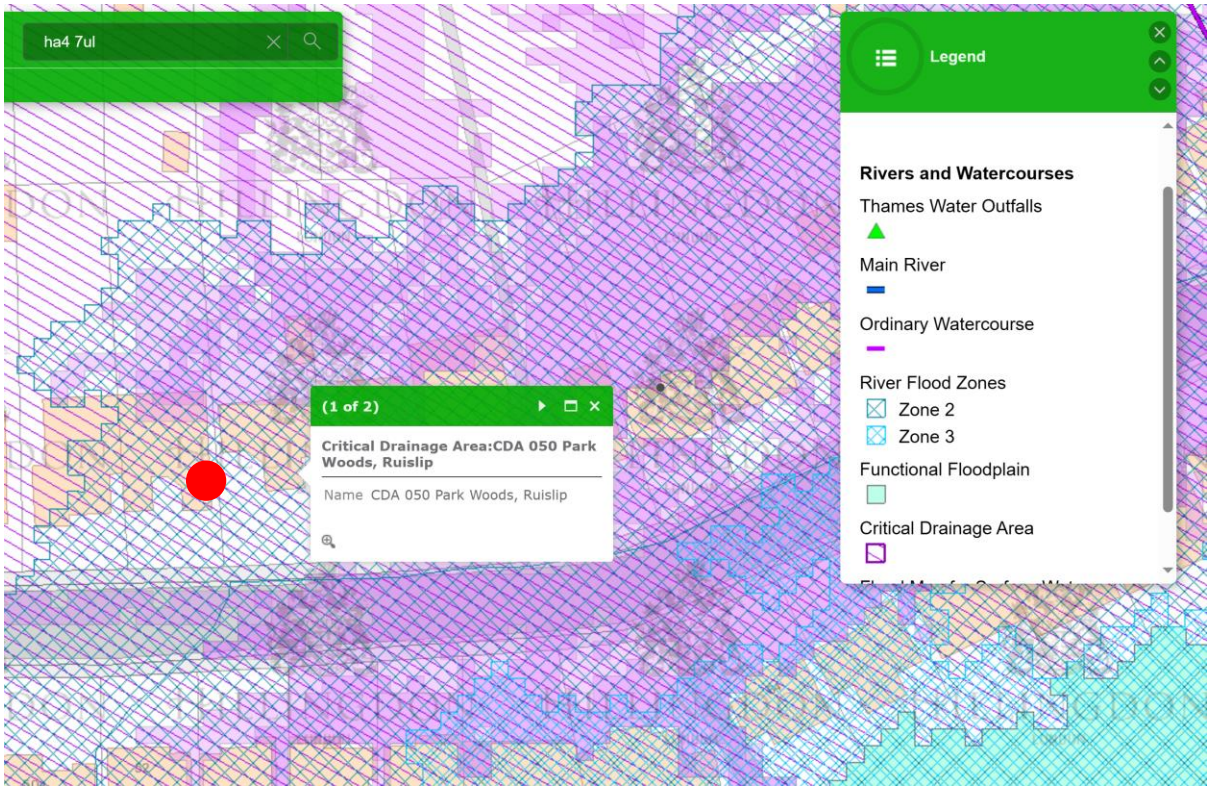


The environment agency map for surface water flooding at 73 Park Avenue, accessed via the government website.

The more accurate data provided by the Hillingdon Arc GIS mapping tool shows the site to be within River Flood Zone 2 and Hillingdon Critical Drainage Area 050.



The blowup of the environment agency maps, shows how the site lies within both flood zone 2 and 3.



The Hillingdon ARC GIS map showing River Flood Zone 2 and Critical Drainage Area 050 (Park Woods, Ruislip) at 73 Park Avenue, accessed via Hillingdon Council website.

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 050

Despite being listed on the ARC Gis software, no official records of Critical Drainage Area 050 are evident or available within the Hillingdon Surface Water Management Plan or their maps. Regardless, our proposal has been developed with the flood zone 3 risk in mind which should be adequate to negate any worsening of the surface water flooding probability.

Proposal Summary

1. This site sits within flood zone 2 and 3 (as defined by the Environmental Agency's Flood Map and Critical Drainage Area 50.
2. The more accurate data taken from the ARC GIS maps provided by Hillingdon place the site within Flood Zone 2.
3. Flood level is not known, although the location is defined at medium-high flood risk potential.
4. This site does not benefit directly from flood defences.
5. This site's existing ground level currently sits approximately 41.65m Above Ordnance Datum (AOD).

6. 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.
7. New rainwater discharge points will be introduced for new extension roof and will link to above ground rainwater butts 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.
8. 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.
9. The proposed extension is 45m2. The existing garage to be demolished is 16m2 and around 25m2 of non-permeable hardstanding exists in the area of the proposed extension. All new hardstanding is to be permeable patio where practical to do so.
10. The environment agency shows the rear garden to be partially within flood zone 2 and partially within flood zone 3. The site is on the whole, on the very outside edge of a much wider area of flooding.
11. The ARC GIS data places the site within flood zone 2.
12. The existing road acts as natural barrier between the site and the heavier flooding that occurs on the Kings College playing fields.