Shape Urban Planning Consultants Ltd
15 Larkspur Way, Epsom, KT19 9LS
info@shapeplanning.co.uk
www.shapeplanning.co.uk

Flood Risk Assessment

2 Andover Close, Uxbridge, UB8 2XH

1. Introduction

This flood risk assessment has been prepared by Shape Urban Planning Consultants on behalf of the applicant in support of the proposal seeking approval for a single storey, wrap around rear and side extension at 2 Andover Close, Uxbridge, UB8 2XH.

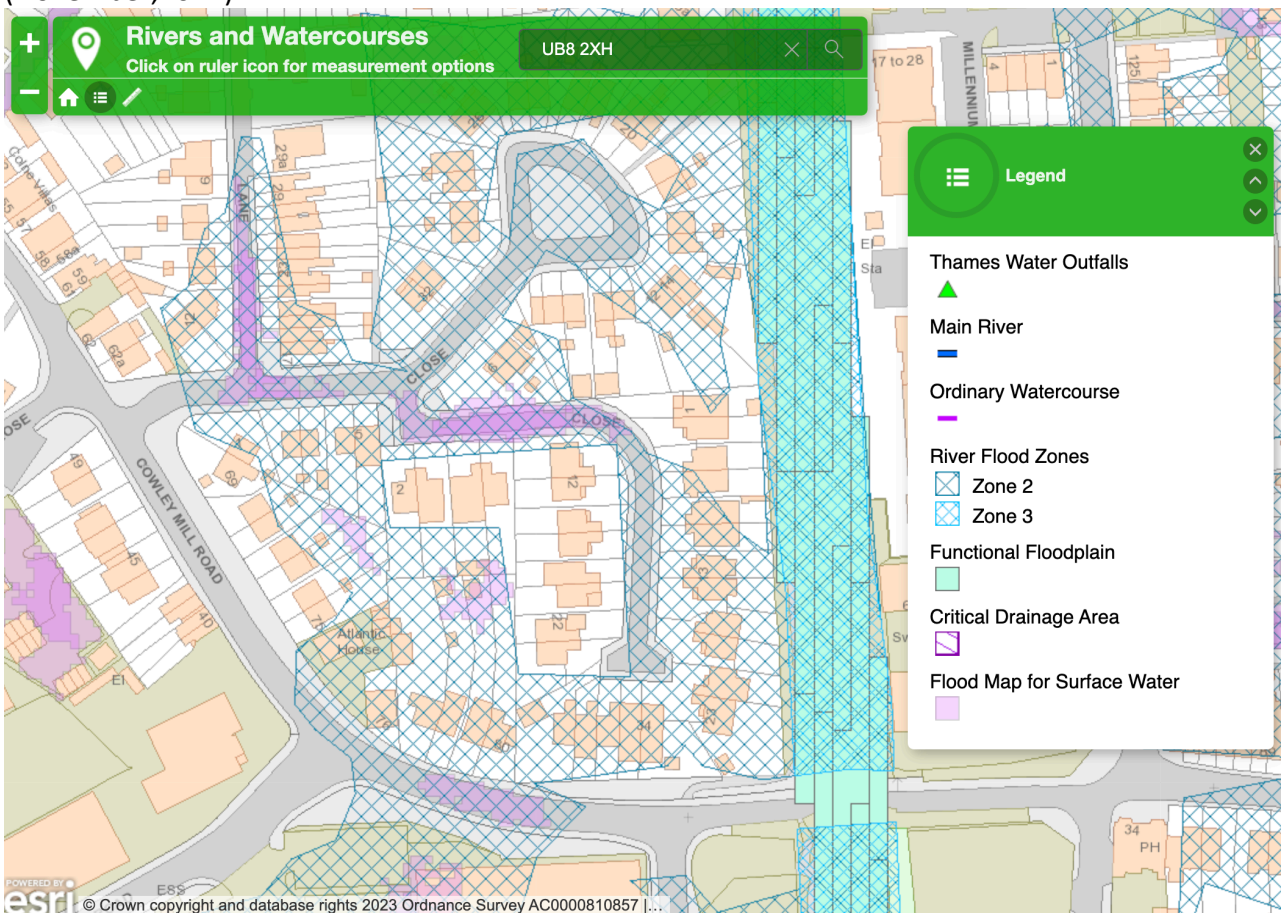
Parts of the wider site are located in Flood Risk Zone 2, as indicated by the Environment Agency's flood mapping service. However, it should be noted that area of land upon which this proposal would sit, is not within a Flood Risk Zone (see map on page 2).

2. The site

The application relates to a three storey, semi-detached dwelling located to the South of Andover Close. The brick and tile dwelling is set back from the road by over 6 metres by an area of hardstanding which allows space to park two cars safely within the curtilage. To the rear of the dwelling is a garden area which acts as the private amenity space for the occupiers of the property.

The application property is attached to No.4 Andover Close to the East and shares a side boundary with No.5 Church Close to the West. With the rear gardens of 74 and 75 Cowley Mill Road also backing onto the west. To the rear lies the rear garden of No.77 Cowley Mill Road.

The area is residential in character and appearance. The application site lies within the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November,2012).



Screen capture of Hillingdon Map for Rivers and Water Courses

3. Flood Prevention Measures

Floor Levels:
The proposed development will maintain existing ground floor levels to avoid increasing flood risk through alteration of finished floor levels.

Construction Details:

- A solid concrete floor slab will be laid over a 2000 gauge damp proof membrane (DPM), which will be lapped with the damp proof course (DPC) in all new wall construction.
- All ground floor walls will be constructed using solid brick or engineering brickwork, with underground courses designed to reduce water absorption.
- Stainless steel wall ties have been recommended to prevent corrosion.

Thresholds and Sealing:

- All external door thresholds will be set a minimum of 150mm above external ground levels.
- Joints around windows, doors, and pipe penetrations will be sealed to resist water ingress.

Surface Water Management:

- It is recommended that surface water runoff to be directed to a subsurface crate soakaway system, with the manhole sited at least 5 metres from any building structure. The system should be designed in accordance with current building regulations to manage surface water effectively.

Electrical and Plumbing Services:

- All electrical wiring will drop from ceiling level.
- Consumer units and switchgear will be mounted no lower than 1m above ground level.
- Non-return valves will be fitted to all new plumbing installations to prevent backflow in the event of a flood.
- Electrical sockets will be positioned at countertop level, where feasible.

Flood Resilience and Mitigation:

- Appliances and fittings that can be raised above floor level will be recommended for installation.
- External walls and joints will be carefully constructed and sealed to resist water penetration.
- The applicant will be advised to register for the Environment Agency's Flood Warning Service.

4. **Conclusion**

The proposed works at 2 Andover Close have been designed with flood risk resilience in mind. Measures including solid masonry construction, elevation of electrical systems, and appropriate sealing and drainage ensure that the development will not increase flood risk to the property or surrounding area.

The new structures will adhere to all relevant building and flood risk regulations. As the floor levels remain unchanged and flood resilience features are incorporated throughout, this development is not expected to increase flood risk and should be considered acceptable in planning terms.