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Flood Risk Assessment

2 Andover Close, Uxbridge, UB8 2XH

1. Introduction

This Flood Risk Assessment (FRA) supports the planning application for a modest single-storey garden room with a green roof at 2 Andover Close, Uxbridge.

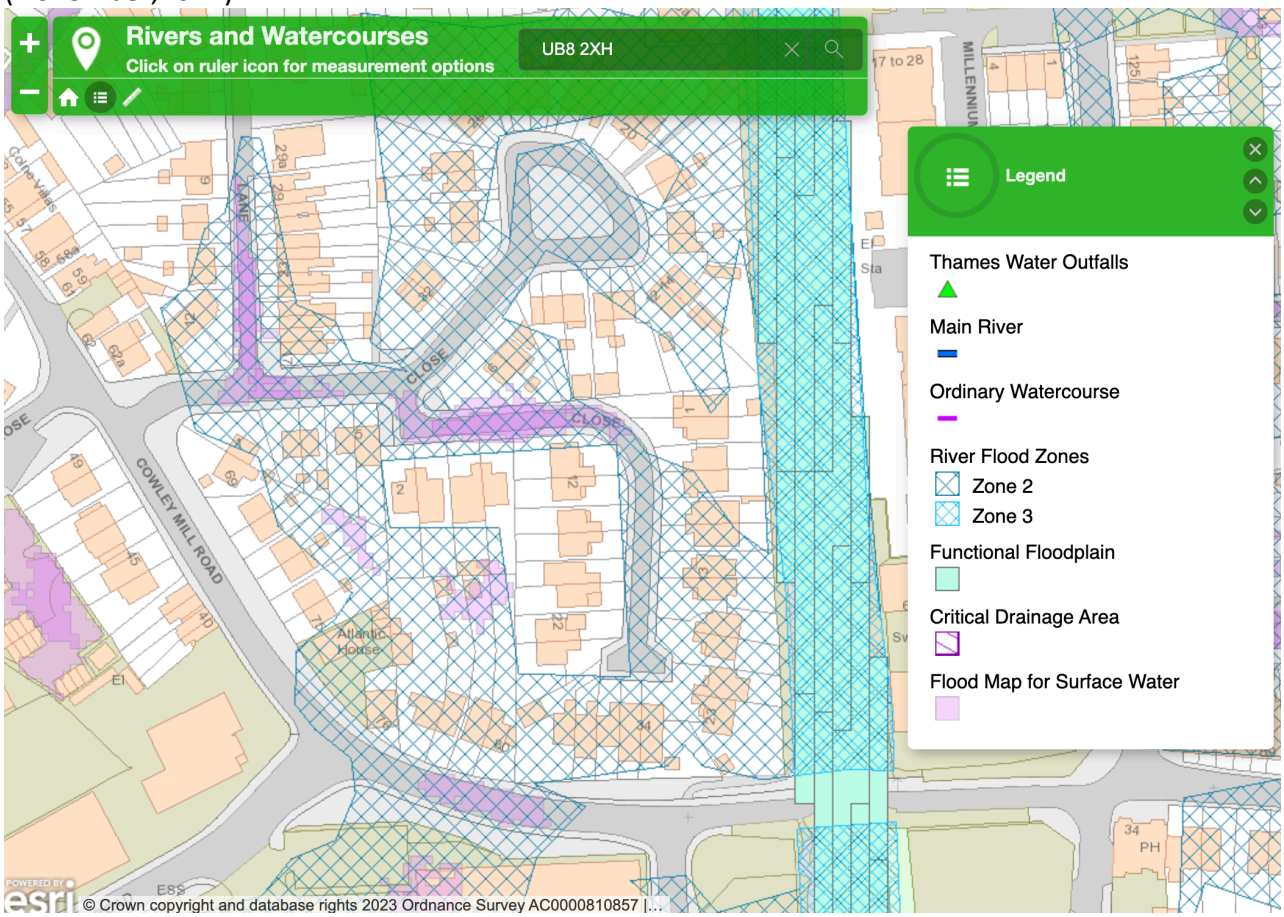
The site lies partially within Flood Zone 2, as identified by the Environment Agency, and this FRA outlines proportionate measures to ensure the development is resilient to flood risk without increasing risk to surrounding properties.

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 Resilience Measures

Floor Levels

- The garden room will maintain existing ground levels to avoid altering flood pathways or increasing runoff.

Green Roof

- A green roof will be installed to attenuate rainfall, slow runoff, and improve water quality. This sustainable drainage feature aligns with SuDS principles and contributes to climate resilience.

Surface Water Management

- Surface water will be directed to permeable surfaces or a small soakaway system, located at least 5m from any building structure, in line with Building Regulations.
- No connection to foul drainage or mains plumbing is proposed.

Construction Materials

- The structure will use flood-resilient materials such as treated timber and moisture-resistant insulation.
- External walls will be sealed at joints and penetrations to resist water ingress.

Electrical Services

- Electrical sockets and consumer units will be installed at elevated positions (minimum 1m above ground level) to reduce flood vulnerability.
- Wiring will drop from ceiling level where feasible.

Flood Warning Registration

- The applicant will be advised to register for the Environment Agency's Flood Warning Service to receive alerts and guidance during flood events.

4. **Conclusion**

The proposed garden room is modest in scale, incorporates a green roof, and avoids any plumbing or habitable use. It has been designed with proportionate flood resilience measures appropriate to its ancillary function and location within Flood Zone 2. The development will not increase flood risk and complies with national and local flood risk policies, including those in the London Borough of Hillingdon Local Plan and the London Plan.