

FLOOD RISK ASSESSMENT

Site Address – 39 Frays Way, Uxbridge, UB8 2QU



The property stated above falls within the Flood Risk Plain. This represents the 1 in 100 year probability of River flooding and 1 in 100 year probability of Flooding from the Sea. Of the properties within the Flood Zone 2/3, only a small number are rated at having a significant like likelihood of Flooding. This is taken into account with the presence of rainfall, rise of river levels or climate change. Therefore the Site proposed for development has a Low chance of Flooding.

Information obtained from surveys and Ordnance Survey maps indicates this property is already above Ordnance Datum. Also, it has been found effective Barriers are located along the River Bank, therefore, these provide sufficient Defences in case of an increase of the River. This, with contribution from the slope of the land indicates the property has a good protection from River level rise and flooding. These indicate the

Defences in place provide suitable protection from Flooding and/or Rise in River Levels.

The development proposed at 39 Frays Waye is for Single/Two storey Rear extension. This ensures the development is not directly affected by Flooding. It has also been found, the property is a substantial distance above the existing Sea Level. This indicates there is only a small chance of flooding from Sea. Additionally, River levels nearby are also much lower than the indicated Ground Level. With the property (FFL) being on high land, Flooding from Rivers and or Sea would not have any significant implications.

As the property is within a Flood Zone 2/3, there is a Risk of Flooding expected. However, although the development is at Ground Floor level, therefore the risk of flooding is minimal. Thus ensuring Flooding will have minimal impact on the dwelling and neighbouring properties. This Flood Risk Assessment ensures the occupants have a suitable place of evacuation.

It has been found Barriers located along the River Bank provide sufficient Defences in case of an increase of the River. This, with contribution from the slope of the land indicates the property has a good protection from River level rise and flooding.

The purpose of this exercise is to provide a suitable evacuation procedure. There are 2 escape routes from the Property; to the front and rear.

The property has been designed to provide an easy escape route in case of a flood evacuation. An escape route, located to the front of the property ensures the safest route away from the site

Electrical wiring and components will be installed above Ground level to ensure no damage is caused. Solid concrete flooring will provide a strong resilient material against flooding.

With the property being used as Residential, habitable rooms are located on all Floor levels. As the proposed development is to be designed with respect of the neighbouring properties, the Ground Level has been made to match. Therefore, this indicates the risk of flooding is minimal.

Additional Water-proofing/Weather-proofing measures will be taken to ensure minimal impact in case of Flooding, where appropriate.

With respect to the obtained information, we believe the property in discussion will not be affected during the rise of river level and flooding. Alternatively, the property has adequate means of escape and emergency access.