Existing Building & Ground Floor Column Areas

Proposed Landscaped & Amenity Areas

Proposed Cycle Storage Locations

Proposed Parking Bays

Bin & Recycle Locations

915mm (3 feet) maintenance margin provided to adjoining property (legal obligation)

5no. Parking Bays of 4.8m x 2.4m reserved and dedicated to adjoining premises (legal obligation) denoted with red diagonal line

Existing Building

Landscaped Amenity Area

Existing Boundary Brick Screen wall to be retained and repaired as required
New Landscaped buffer to entire length of boundary (development side)

Existing Building

Access

Existing Building

Adjoining Parking to Sheraton House

SHERATON HOUSE (Residential)

Perimeter edge of existing Building over

FREEWAY LIFTS

MDFX

MDFX

MDFX

FREEWAY LIFTS

1

2

3

4

5

Column locations to existing Building over

Parking Area (17no. Spaces)
12no. dedicated Residents Parking
5no. dedicated to adjoining Premises

Secured & Screened Cycle Store location (refer to Transportation Report)

6

Cycles

Adjoining Parking to Sheraton House

Bins

Communal Waste & Recycle location

Bins

12

11

Lift

Entrance

UP

10 Disabled)

9

8

7

Services

Existing Main Building Access

Existing Access maintained

ROCKINGHAM ROAD

North

1:100 Scale @ A1 Landscape
0 1 2 3 4 5m

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Amendments	Drawing No.	Drawing Title	Project	Client	Date	Scale	Drawn
	431.016.060	Proposed Ground Floor & Site Layout	Tavistock House, 5 Rockingham Road, Uxbridge. UB8 2UB	Mr J Emery	July 2016	1:100 & A1 Landscape	STA

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APPENDIX E: Hillingdon Strategic Flood Risk Assessment Extract

Table 5-1 : Flood Risk Vulnerability Classification (from PPS25, Appendix D, Table D2)

Essential Infrastructure	▪ Essential transport infrastructure (including mass evacuation routes), which has to cross the area at risk, and strategic utility infrastructure, including electricity generating power stations and grid and primary substations.
Highly Vulnerable	▪ Police stations, Ambulance stations and Fire stations and Command Centres and telecommunications installations required to be operational during flooding. ▪ Emergency dispersal points. ▪ Basement dwellings. ▪ Caravans, mobile homes and park homes intended for permanent residential use. ▪ Installations requiring hazardous substances consent.
More Vulnerable	▪ Hospitals. ▪ Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. ▪ Buildings used for: dwelling houses; student halls of residence; drinking establishments; nightclubs; and hotels. ▪ Non–residential uses for health services, nurseries and educational establishments. ▪ Landfill and sites used for waste management facilities for hazardous waste. ▪ Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.
Less Vulnerable	▪ Buildings used for: shops; financial, professional and other services; restaurants and cafes; hot food takeaways; offices; general industry; storage and distribution; non–residential institutions not included in 'more vulnerable'; and assembly and leisure. ▪ Land and buildings used for agriculture and forestry. ▪ Waste treatment (except landfill and hazardous waste facilities). ▪ Minerals working and processing (except for sand and gravel working). ▪ Water treatment plants. ▪ Sewage treatment plants (if adequate pollution control measures are in place).

Table 5-2 :PPS25 Table D3 Flood Risk Vulnerability and Flood Zone 'Compatibility' (CLG, 2006)

Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	1	✓	✓	✓	✓	✓
	2	✓	✓	Exception Test Required	✓	✓
	3A	Exception Test Required	✓	✗	Exception Test Required	✓
	3B	Exception Test Required	✓	✗	✗	✗

✓ - Development is appropriate
✗ - Development should not be permitted

Table 10.1 – Guidance to developers and Local Authorities on the requirements of a Flood Risk Assessment

Development Category	Development (including boundary walls etc.) within 20 metres of the top of a bank of a main river.	Includes culverting or control of flow of any river or stream.	Within Flood Zone 3b	Within Flood Zone 3a	Within Flood Zone 2	Within Flood Zone 1	Sewer flooding	Groundwater flooding	Overland flow	Artificial sources
Householder development and alterations	Consult EA Ref: http://www.pipernetworking.com	• Consult EA with FRA showing design details of any culvert or flow control structure proposed. • EA Flood Risk Consent required.	Residential development should not be permitted. This statement requires justification through policy.	Ref: http://www.pipernetworking.com • Planning application must include details of flood mitigation measures, either: • Set floor levels no lower than existing levels AND include flood proofing where appropriate, OR, set floor levels 300mm above the 1 in 100 year flood level plus climate change. • Details of Flood Resilience or Resistant techniques to be included. • If the site is considered defended, residual risk must be identified in the FRA in the event of a failure of the defences, either through overtopping or breach (depending on the nature of the defences). Flow paths to the site should be identified to determine the level of residual flood risk to the site and potential egress/access routes. • If the site is considered within the undefended floodplain, any increases in building footprint may require flood compensation storage on a level for level and volume for volume basis. • Exception test may be required depending on PPS25 vulnerability classification Ref: Code for sustainable Homes 2006 Ref: Building Regulations 2002	Ref: http://www.pipernetworking.com • Planning application must include details of flood mitigation measures, either: • Set floor levels no lower than existing levels AND, include flood proofing where appropriate. • Or, set floor levels 300mm above the 1 in 100 year flood level plus climate change. • If the site is considered defended, residual risk must be identified in the FRA in the event of a failure of the defences, either through overtopping or breach (depending on the nature of the defences). Flow paths to the site should be identified to determine the level of residual flood risk to the site and potential egress/access routes. • Details of Flood Resilience or Resistant techniques to be included. • If the site is considered within the undefended floodplain, any increases in building footprint may require flood compensation storage on a level for level and volume for volume basis. Ref: Code for sustainable Homes Ref: Building Regulations 2002	Rainwater to be discharged to one of following in order of priority: • Adequate soakaway or infiltration system • a watercourse; or, where not reasonably practicable, • a sewer Alterations to include adequate provision for rainwater to be carried from roof of building and adequate drainage from paved areas. Ref: Code for sustainable Homes Ref: Building regulations 2002	In addition to PPS25 requirements FRA to include: • Raising finished floor levels – to be considered on site by site basis. • Construct buildings with solid floors • Flood resilient and flood resistant measures should be considered in line with Building Regulations. Ref: DCLG flood proof construction Ref: Building regulations 2002	In addition to PPS25 requirements FRA to include: • Assessment of risk from GW flooding • Flood resilient and flood resistant measures should be considered in line with Building Regulations. Possible mitigation may include: • Raising finished floor levels – to be considered on site by site basis • Constructing buildings with solid floors • Providing raised walkways to ensure safe access and egress during a flood event. Ensure that building foundations and piling do not disrupt groundwater flow routes. Ref: Building regulations 2002	In addition to PPS25 requirements FRA to include: • Assessment of risk posed by overland flow, Possible mitigation may include: • Raising finished floor levels – to be considered on site by site basis • Construct buildings with solid floors • Orientate buildings to prevent impediment of overland flow routes. • Flood resilient and flood resistant measures should be considered in line with Building Regulations. Ref: Building regulations 2002	Home owner to ensure that they are registered with the LPA's flood warning service. Home owner to be aware of emergency plans. LPA emergency planning service must obtain flood plans for the residential area and incorporate them. More specifically areas in proximity to the Ruislip Lido and Colne Lakes system should consider the residual risks further as part of a site specific FRA
Non- residential extensions with a footprint of less than 250m^2	Consult EA Ref: http://www.pipernetworking.com	• Consult EA with FRA showing design details of any culvert or flow control structure proposed. • EA Flood Risk Consent required.	Extension to non-residential developments in Flood Zone 3b should not be permitted. This statement requires justification through policy. A flood evacuation plan should be in place.	Ref: http://www.pipernetworking.com • Planning application must include details of flood mitigation measures, either: • Set floor levels no lower than existing levels AND, include flood proofing where appropriate. Details of Flood Resilience or Resistant techniques to be included. • If the site is considered defended, residual risk must be identified in the FRA in the event of a failure of the defences, either through overtopping or breach (depending on the nature of the defences). Flow paths to the site should be identified to determine the level of residual flood risk to the site and potential egress/access routes. • Flood Evacuation plan required • Access to higher floors is desirable (essential for higher vulnerability classifications such as schools). • If the site is considered within the undefended floodplain, any increases in building footprint may require flood compensation storage on a level for level and volume for volume basis. • Exception test may be required depending on PPS25 vulnerability classification Ref: Code for sustainable Homes2006 Ref: Building regulations 2002	Ref: http://www.pipernetworking.com • Planning application must include details of flood mitigation measures, either: • Set floor levels no lower than existing levels AND, include flood proofing where appropriate. • Or, set floor levels 300mm above the 1 in 100 year flood level plus climate change. • Details of Flood Resilience or Resistant techniques to be included. • Flood Evacuation plan required • Exception test may be required depending on PPS25 vulnerability classification • If the site is considered within the undefended floodplain, any increases in building footprint may require flood compensation storage on a level for level and volume for volume basis. Ref: Code for sustainable Homes Ref: Building Regulations 2002	Rainwater to be discharged to one of following in order of priority: • Adequate soakaway or infiltration system • a watercourse; or, where not reasonably practicable, • a sewer Alterations to include adequate provision for rainwater to be carried from roof of building and adequate drainage from paved areas. Ref: Code for sustainable Homes Ref: Building regulations 2002	In addition to PPS25 requirements FRA to include: • Stormwater runoff calculations in relation to the capacity of the sewer system • Analysis of surcharged flood levels • Drainage strategy to ensure sewer flooding will not be exacerbated. • Flood evacuation plan • Flood resilient and flood resistant measures should be considered in line with Building Regulations. Possible mitigation may include: • Raising finished floor levels • Construct buildings with solid floors • Provide raised walkways to ensure safe access and egress during a flood event • Incorporate SuDS to limit runoff Ref: DCLG flood proof construction Ref: Building regulations 2002	In addition to PPS25 requirements FRA to include: • Assessment of risk from GW flooding • GW monitoring should be considered to assess GW levels in relation to topographic levels of the site. • Flood resilient and flood resistant measures should be considered in line with Building Regulations. Possible mitigation may include: • Raising finished floor levels • Constructing buildings with solid floors • Providing raised walkways to ensure safe access and egress during a flood event. Ensure that building foundations and piling do not disrupt groundwater flow routes. Ref: Building regulations 2002	In addition to PPS25 requirements FRA to include: • Assessment of risk posed by overland flow, including velocities, pathways, flood depths, ponding etc. • Flood evacuation plan Possible mitigation may include: • Raising finished floor levels • Construct buildings with solid floors • Incorporate Suds to limit runoff • Flood resilient and flood resistant measures should be considered in line with Building Regulations. Orientate buildings to prevent impediment of overland flow routes. Ref: Building regulations 2002	LPA to set up flood warning service for development at risk. Owner/user to have a flood evacuation plan in place More specifically areas in proximity to the Ruislip Lido and Colne Lakes system should consider the residual risks further as part of a site specific FRA
Change of use FROM 'water compatible' TO 'less vulnerable' development	Consult EA Ref: http://www.pipernetworking.com	• Consult EA under part IVV, Section 109 (1) of the Water Resources Act 1991 to gain consent when plans include erection of any structure in, over or under a watercourse which is part of a main river. • Consult the LA for all other watercourses. • EA Flood Risk Consent required.	Less vulnerable uses are not permitted in Flood Zone 3b.	Consult EA with FRA	• Water treatment plants and waste treatment plants need to include flood resistant measures. • All other uses to include flood resilient measures. • Flood evacuation plan required.	Rainwater to be discharged to one of following in order of priority: • Adequate soakaway or infiltration system • a watercourse; or, where not reasonably practicable, • a sewer Alterations to include adequate provision for rainwater to be carried from roof of building and adequate drainage from paved areas. Ref: Code for sustainable Homes Ref: Building regulations 2002	In addition to PPS25 requirements FRA to include: • Stormwater runoff calculations in relation to the capacity of the sewer system • Analysis of surcharged flood levels • Drainage strategy to ensure sewer flooding will not be exacerbated. • Flood evacuation plan • Flood resilient and flood resistant measures should be considered in line with Building Regulations. Possible mitigation may include: • Raising finished floor levels • Construct buildings with solid floors • Provide raised walkways to ensure safe access and egress during a flood event • Incorporate SuDS to limit runoff Ref: DCLG flood proof construction Ref: Building regulations 2002	In addition to PPS25 requirements FRA to include: • Assessment of risk from GW flooding • GW monitoring should be considered to assess GW levels in relation to topographic levels of the site. • Flood resilient and flood resistant measures should be considered in line with Building Regulations. Possible mitigation may include: • Raising finished floor levels • Constructing buildings with solid floors • Providing raised walkways to ensure safe access and egress during a flood event. Ensure that building foundations and piling do not disrupt groundwater flow routes. Ref: Building regulations 2002	In addition to PPS25 requirements FRA to include: • Assessment of risk posed by overland flow, including velocities, pathways, flood depths, ponding etc. • Drainage strategy to ensure overland flow will not be exacerbated. • Flood evacuation plan Possible mitigation may include: • Raising finished floor levels • The use of roads as flood channels • Construct buildings with solid floors • Incorporate Suds to limit runoff • Flood resilient and flood resistant measures should be considered in line with Building Regulations. Ref: Building regulations 2002	Possible mitigation measures may include: • Raising finished floor levels • Construct buildings with solid floors LPA to set up flood warning service for development at risk. Owner/user to have a flood evacuation plan in place More specifically areas in proximity to the Ruislip Lido and Colne Lakes system should consider the residual risks further as part of a site specific FRA
Change of use RESULTING IN 'highly vulnerable' or 'more vulnerable' development	Consult EA Ref: http://www.pipernetworking.com	• Consult EA under part IVV, Section 109 (1) of the Water Resources Act 1991 to gain consent when plans include erection of any structure in, over or under a watercourse which is part of a main river. • Consult the LA for all other watercourses. • EA Flood Risk Consent required.	Highly and more vulnerable uses are not permitted in Flood Zone 3b.	Highly vulnerable uses are not permitted in Flood Zone 3a Consult EA with FRA	Consult EA with FRA	Rainwater to be discharged to one of following in order of priority: • Adequate soakaway or infiltration system • a watercourse; or, where not reasonably practicable, • a sewer Alterations to include adequate provision for rainwater to be carried from roof of building and adequate drainage from paved areas. Ref: Code for sustainable Homes Ref: Building regulations 2002	In addition to PPS25 requirements FRA to include: • Stormwater runoff calculations in relation to the capacity of the sewer system • Analysis of surcharged flood levels • Drainage strategy to ensure sewer flooding will not be exacerbated. • Flood evacuation plan • Flood resilient and flood resistant measures should be considered in line with Building Regulations. Possible mitigation may include: • Raising finished floor levels • Construct buildings with solid floors • Provide raised walkways to ensure safe access and egress during a flood event • Incorporate SuDS to limit runoff Ref: DCLG flood proof construction Ref: Building regulations 2002	In addition to PPS25 requirements FRA to include: • Assessment of risk from GW flooding • GW monitoring should be considered to assess GW levels in relation to topographic levels of the site. • Flood evacuation plan • Flood resilient and flood resistant measures should be considered in line with Building Regulations. Possible mitigation may include: • Raising finished floor levels • Constructing buildings with solid floors • Providing raised walkways to ensure safe access and egress during a flood event. Ensure that building foundations and piling do not disrupt groundwater flow routes. Ref: Building regulations 2002	In addition to PPS25 requirements FRA to include: • Assessment of risk posed by overland flow, including velocities, pathways, flood depths, ponding etc. • Drainage strategy to ensure overland flow will not be exacerbated. • Flood evacuation plan Possible mitigation may include: • Raising finished floor levels • The use of roads as flood channels • Construct buildings with solid floors • Incorporate Suds to limit runoff • Flood resilient and flood resistant measures should be considered in line with Building Regulations. Ref: Building regulations 2002	Possible mitigation measures may include: • Raising finished floor levels • Construct buildings with solid floors LPA to set up flood warning service for development at risk. Owner/user to have a flood evacuation plan in place More specifically areas in proximity to the Ruislip Lido and Colne Lakes system should consider the residual risks further as part of a site specific FRA accordance with LPA
Operational development of less than 1 hectare	Consult EA Ref: http://www.pipernetworking.com	Consult EA with FRA showing design details of any culvert or flow control structure proposed. EA Flood Risk Consent required.	Consult EA with FRA and Sequential Test Evidence (and where required confirm Exception Test has been applied). Only water compatible uses are permitted in this flood zone and 'essential infrastructure' through the process of the Exceptions Test.	Consult EA with FRA and Sequential Test Evidence (and where required confirm Exception Test has been applied)	Consult EA with FRA and Sequential Test Evidence (and where required confirm Exception Test has been applied)	Ref: http://www.pipernetworking.com Rainwater to be discharged to one of following in order of priority: • Adequate soakaway or infiltration system • a watercourse; or, where not reasonably practicable, • a sewer Alterations to include adequate provision for rainwater to be carried from roof of building and adequate drainage from paved areas. Ref: Code for sustainable Homes Ref: Building regulations 2002	In addition to PPS25 requirements FRA to include: • Stormwater runoff calculations in relation to the capacity of the sewer system • Analysis of surcharged flood levels • Drainage strategy to ensure sewer flooding will not be exacerbated. • Flood evacuation plan • Flood resilient and flood resistant measures should be considered in line with Building Regulations. Possible mitigation may include: • Raising finished floor levels • Construct buildings with solid floors • Provide raised walkways to ensure safe access and egress during a flood event • Incorporate SuDS to limit runoff Ref: DCLG flood proof construction Ref: Building regulations 2002	In addition to PPS25 requirements FRA to include: • Using a sequential approach, areas at high risk of GW flooding should be avoided when allocating development GW monitoring should be considered to assess GW levels in relation to topographic levels of the site. • Flood evacuation plan • Flood resilient and flood resistant measures should be considered in line with Building Regulations. Possible mitigation may include: • Raising finished floor levels • Constructing buildings with solid floors • Providing raised walkways to ensure safe access and egress during a flood event. Ensure that building foundations and piling do not disrupt groundwater flow routes. Ref: Building regulations 2002	In addition to PPS25 requirements FRA to include: • Using a sequential approach, development should be avoided within overland flow routes. • Drainage strategy to ensure overland flow will not be exacerbated. • Flood evacuation plan Possible mitigation may include: • Raising finished floor levels • The use of roads as flood channels • Construct buildings with solid floors • Incorporate Suds to limit runoff • Flood resilient and flood resistant measures should be considered in line with Building Regulations. Orientate buildings to prevent impediment of overland flow routes. Ref: Building regulations 2002	Possible mitigation measures may include: • Raising finished floor levels • Construct buildings with solid floors LPA to set up flood warning service for development at risk. Owner/user to have a flood evacuation plan in place More specifically areas in proximity to the Ruislip Lido and Colne Lakes system should consider the residual risks further as part of a site specific FRA
Operational development of 1ha or greater	Consult EA A surface water FRA is required for all sites over 1ha. Ref: http://www.pipernetworking.com	Consult EA with FRA showing design details of any culvert or flow control structure proposed. EA Flood Risk Consent required.	Consult EA with FRA and Sequential Test Evidence (and where required confirm Exception Test has been applied). Only water compatible uses are permitted in this flood zone and 'essential infrastructure' through the process of the Exceptions Test.	Consult EA with FRA and Sequential Test Evidence (and where required confirm Exception Test has been applied)	Consult EA with FRA and Sequential Test Evidence (and where required confirm Exception Test has been applied)	Consult EA with FRA. A surface water flood risk assessment would need to be undertaken on all sites greater than 1Ha in size in compliance with PPS25.	In addition to PPS25 requirements FRA to include: • Stormwater runoff calculations in relation to the capacity of the sewer system • Analysis of surcharged flood levels • Drainage strategy to ensure sewer flooding will not be exacerbated. • Flood evacuation plan if non residential development • Flood resilient and flood resistant measures should be considered in line with Building Regulations. Possible mitigation may include: • Raising finished floor levels • Construct buildings with solid floors • Provide raised walkways to ensure safe access and egress during a flood event • Incorporate SuDS to limit runoff Ref: DCLG flood proof construction Ref: Building regulations 2002	In addition to PPS25 requirements FRA to include: • Using a sequential approach, development should be avoided within overland flow routes. Drainage strategy to ensure overland flow will not be exacerbated. • Flood evacuation plan Possible mitigation may include: • Raising finished floor levels • The use of roads as flood channels • Construct buildings with solid floors • Incorporate Suds to limit runoff • Flood resilient and flood resistant measures should be considered in line with Building Regulations. Orientate buildings to prevent impediment of overland flow routes. Ref: Building regulations 2002	Possible mitigation measures may include: • Raising finished floor levels • Construct buildings with solid floors LPA to set up flood warning service for development at risk. Owner/user to have a flood evacuation plan in place More specifically areas in proximity to the Ruislip Lido and Colne Lakes system should consider the residual risks further as part of a site specific FRA

In Addition:

Development on Brownfield Sites – SuDS Policies

- Developments on brownfield sites will not result in any worsening in site discharge rates and should be designed to decrease the load on the existing drainage system. Any attenuation is to be achieved through the use of SuDS where practicable.
- The London Plan Supplementary Planning Guidance outlines that in accordance with Policy 4A.14 the Mayor requires that developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage.
- In areas with a history of sewer and surface water flooding, Greenfield discharge rates should be achieved for proposed development.

Riverside development

- Where the site lies close to a water body, but is not shown in the SFRA as being within an area liable to flood risk, the FRA should perform an analysis to confirm that the site is not at risk from any of the possible flood pathways.,
- Additionally, the FRA should identify any issues with flood defence maintenance and provide information sufficient to support an application for Flood Defence Consent (required by the EA for works under, over or within 8m of the bank of any main river or for works affecting flow in any watercourse).
- Developers should model culvert blockage if a site is close to a structure in the river to assess the impact of blockage on flood risk to the site.
- An 8 meter wide undeveloped buffer strip should be maintained alongside culverted main rivers and non-culverted rivers.

De-culverting

- Seek to de-culvert the river in the location of the development, whilst not increasing the flood risk to the development or surrounding areas;
- Through the de-culverting of a watercourse, the policies and aspirations presented in the Environment Agency's Catchment Flood Management Plan and Flood Risk Management Strategies will be adhered to.

Glossary:

Safe access and egress

- Fluvial/undefended floodplain – 'safe' access is dry for 'more' and 'highly' vulnerable uses. All new residential units within the floodplain (more vulnerable), DRY pedestrian access and egress should be provided from each residential unit to an area wholly outside the floodplain. New properties within a 'dry island' of the fluvial floodplain will also require dry access due to the disruption to essential services(gas, water, etc) that would be experienced during a flood event.

Finished flood levels

- Fluvial/undefended floodplain – for all new buildings within the floodplain, finished floor levels should be set at or above the 1 in 100 year + 20% climate change flood level, with a 300mm freeboard to allow for modelling uncertainties. Where this can not be achieved due to practicality reasons, flood proofing measures should be utilised up to the 1 in 100 year + 20% climate change flood level.

Level for level compensatory storage - offset any loss of flood storage capacity through development with an area of compensatory storage. This storage can take the form of a depression that would fill during a flood event, however this is required to be on a level for level basis i.e. that the area will flood at the same time during the flood event as the original flood plain would have done before redevelopment and should be freely filling and emptying without human intervention

Preservation of flood flow routes – Ensuring on redevelopment that known flood routes are not blocked by buildings. This could be preventing through opening up green corridors adjacent to the river or orientating buildings in such away not to obstruct flood flows.

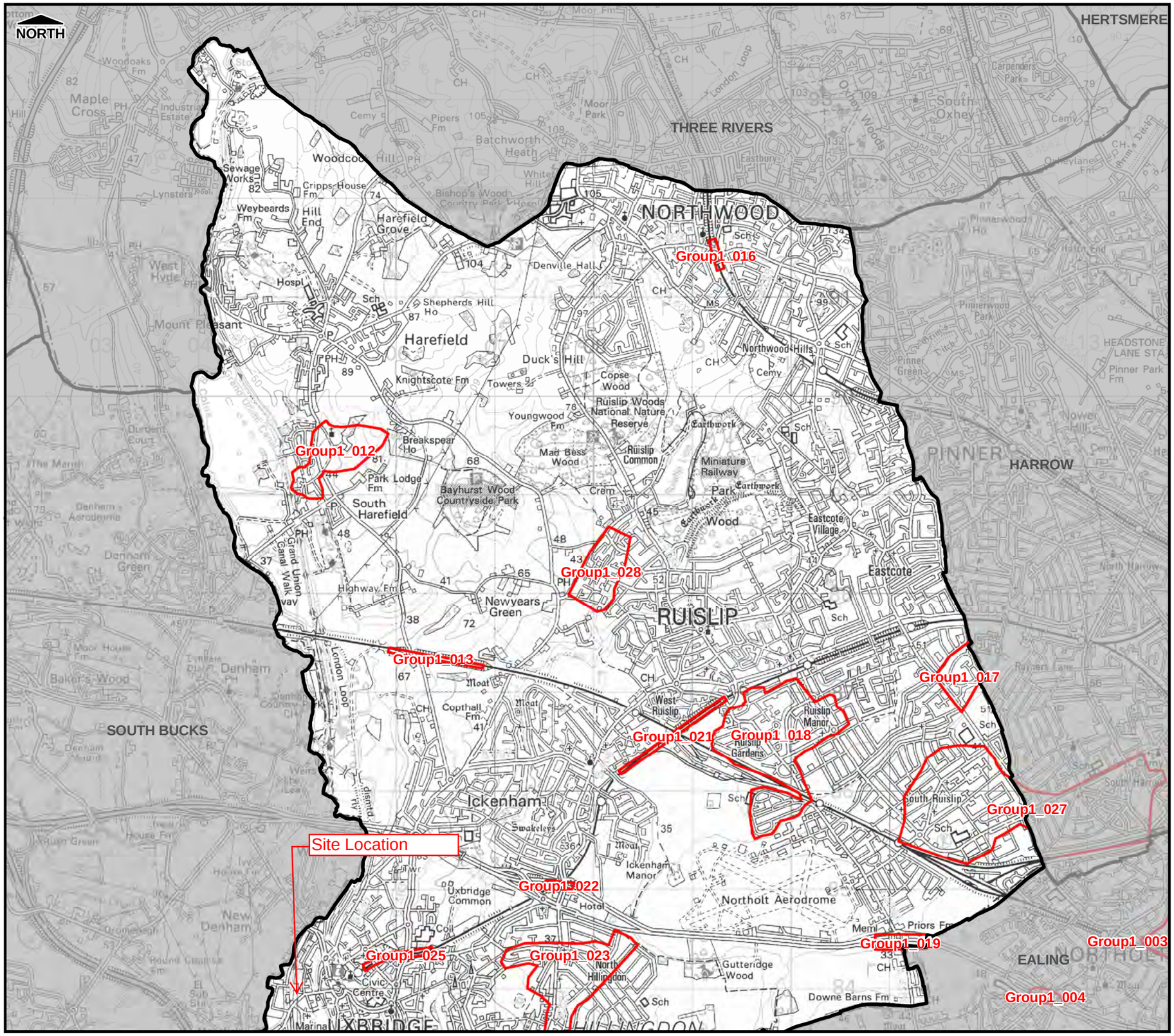
Flood resilience – (wet proofing), acceptance that flood waters will enter buildings and designing to ensure minimal damage to the property when this occurs. For example raising electrical sockets above the flood level.

Flood resistance – (dry proofing), prevention of flood waters from entering a building. For example this can be achieved through raising finished floor levels or using flood barriers ion doorways. Flood resistance can be achieved in new builds or by retrofitting into existing buildings.

Life time of a development – Expected duration the development is expected to exist for:

- 100 years for residential properties
- 60 years for non residential properties

APPENDIX F: Hillingdon Surface Water Management Plan Extract



THIS DRAWING MAY BE USED ONLY FOR THE PURPOSE INTENDED

Legend

- Borough Administrative Boundary
- Critical Drainage Area

Notes

London Borough of Hillingdon

HILLINGDON LONDON

Surface Water Management Plan

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Scale at A3	Date	Drawn by	Approved by
1:40,000	15/04/2011	R.MOORE	P.HLINOVSKY

Critical Drainage Area Index Map

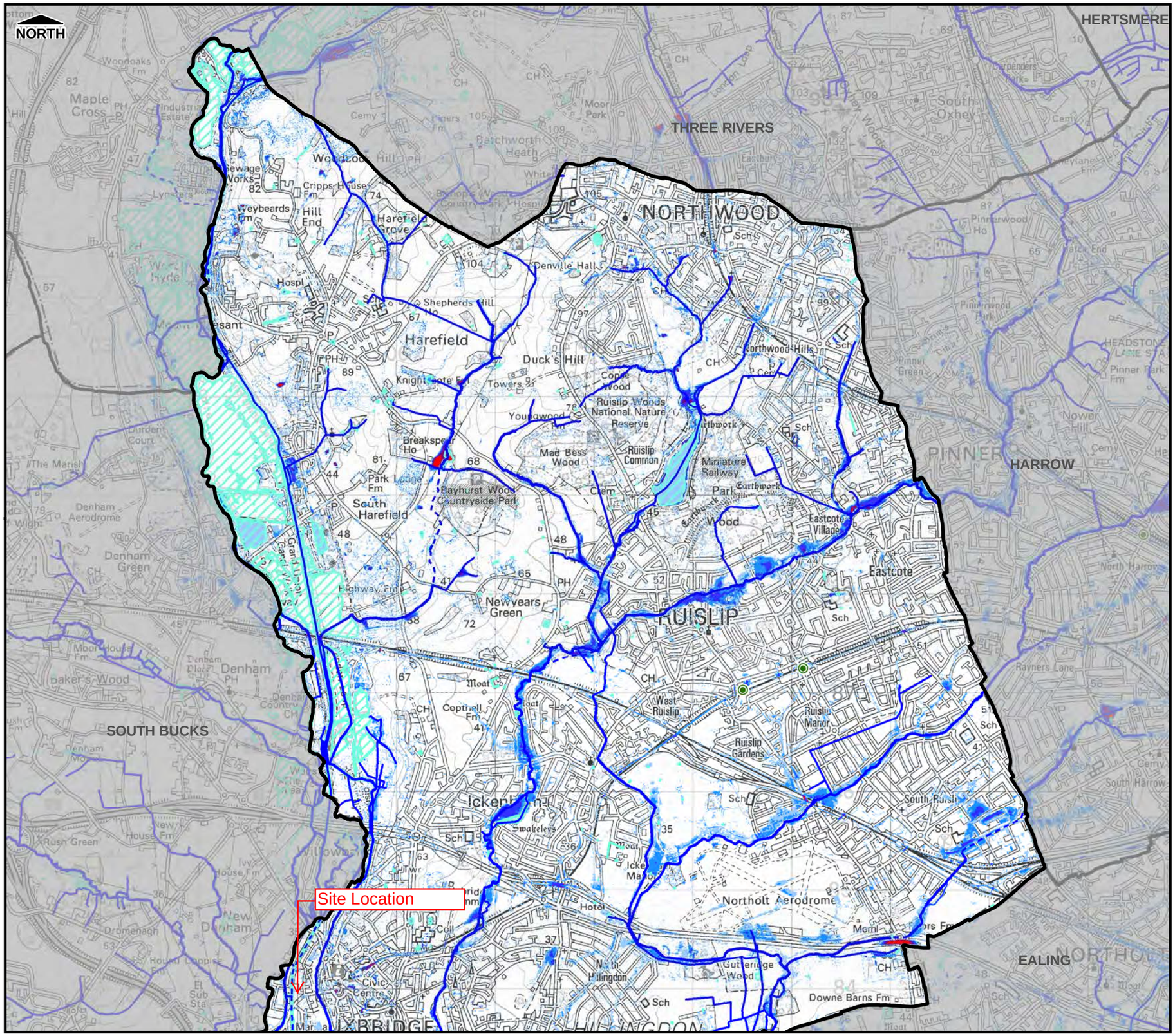
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Belgravia,
London
SW1W 0AU

Drain London Programme Board Members

Environment Agency · Thames Water · LONDON COUNCILS · GREATERLONDONAUTHORITY

FIGURE 1.1

Filepath: L:\Environment\zwet\CS046913_DrainLondon_Tier2\Group1\ARC\mxds\GP1_Hillingdon_Fig1.1_CDA_Index.mxd



THIS DRAWING MAY BE USED ONLY FOR THE PURPOSE INTENDED

Legend

- Borough Administrative Boundary
- Main River
- Ordinary Watercourse
- Culverted Watercourse (Main River)
- Permanent Water Bodies
- Surface Water Flooding Incidents
- Surface Water Flood Outline

Flood Depth

< 0.1m	0.5m - 1.0m
0.1m - 0.25m	1.0m - 1.5m
0.25m - 0.5m	> 1.5m

Notes

1. This map only shows the predicted likelihood of surface water flooding (this includes flooding from sewers, drains, small watercourses and ditches that occurs in heavy rainfall) for defined areas, and due to the coarse nature of the source data used, are not detailed enough to account for precise addresses.
2. Users of this map should refer to section 3.2 of the Surface Water Management Plan for a complete description of limitations and accuracy of the flood/hazard extents shown.

London Borough of Hillingdon

HILLINGDON LONDON

Surface Water Management Plan

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Scale at A3	Date	Drawn by	Approved by
1:40,000	08/04/2011	R.MOORE	P.HLINOVSKY

1 in 100 year rainfall event depth and recorded surface water flood incidents

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CAPITA SYMONDS Scott Wilson
Flood Risk Management
Capita Symonds
Level Seven,
52 Grosvenor Gardens,
Belgravia,
London
SW1W 0AU

Drain London Programme Board Members

Environment Agency · Thames Water · LONDON COUNCILS · GREATERLONDONAUTHORITY

FIGURE 5.1

Filepath: L:\Environment\zwet\CS046913_DrainLondon_Tier2\Group1\ARC\mxds\GP1_Hillingdon_Fig5.1_Depth_SWIncidents_100.mxd

THIS DRAWING MAY BE USED ONLY FOR THE PURPOSE INTENDED

NORTH

Site Location

0 0.25 0.5 1 1.5 2 Kilometres

Legend

- Borough Administrative Boundary
- Main River
- Ordinary Watercourse
- Culverted Watercourse (Main River)
- Permanent Water Bodies
- Fluvial Flooding Incidents
- Historic Fluvial Flood Outline
- Environment Agency Flood Zone 3
- Environment Agency Flood Zone 2

Notes

1. Environment Agency Flood Zone 3 represents a 1% AEP flood event.
2. Environment Agency Flood Zone 2 represents a 0.1% AEP flood event.

London Borough of Hillingdon

HILLINGDON LONDON

Surface Water Management Plan

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Scale at A3	Date	Drawn by	Approved by
1:40,000	08/04/2011	R.MOORE	P.HLINOVSKY

Environment Agency Flood Map and Fluvial Flooding Incidents

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52 Grosvenor Gardens,
Belgravia,
London
SW1W 0AU

Drain London Programme Board Members

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FIGURE 7.1

Filepath: L:\Environment\zwetCS046913_DrainLondon_Tier2\Group1\ARC\mxds\GP1_Hillingdon_Fig7.1_EAFloodMap_FlvIncidents.mxd