

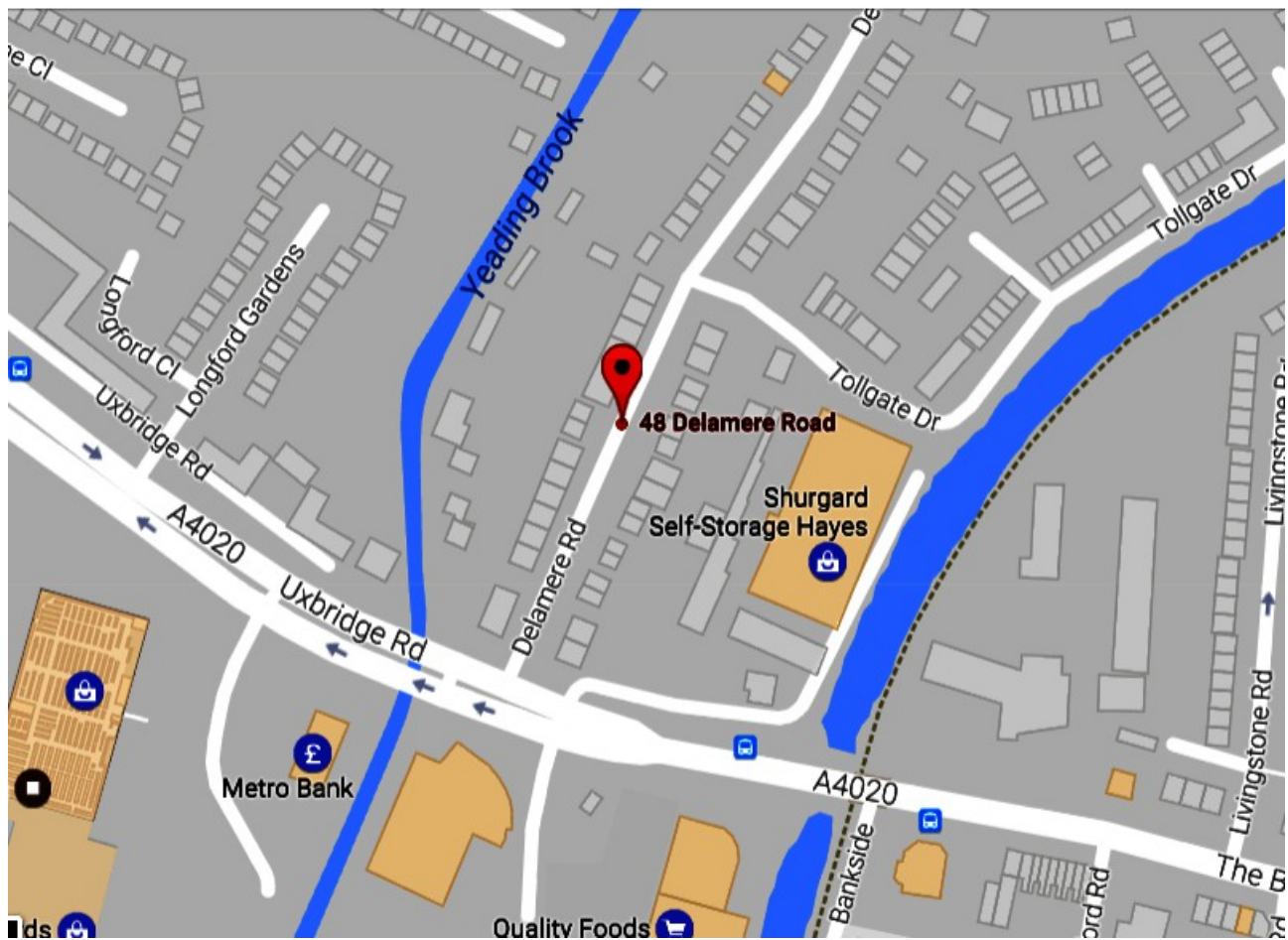
FLOOD RISK ASSESSMENT

-

Proposed Minor Development Location:

48 Delamere Road Hayes UB4 0NN

Dated : 12 June 2013



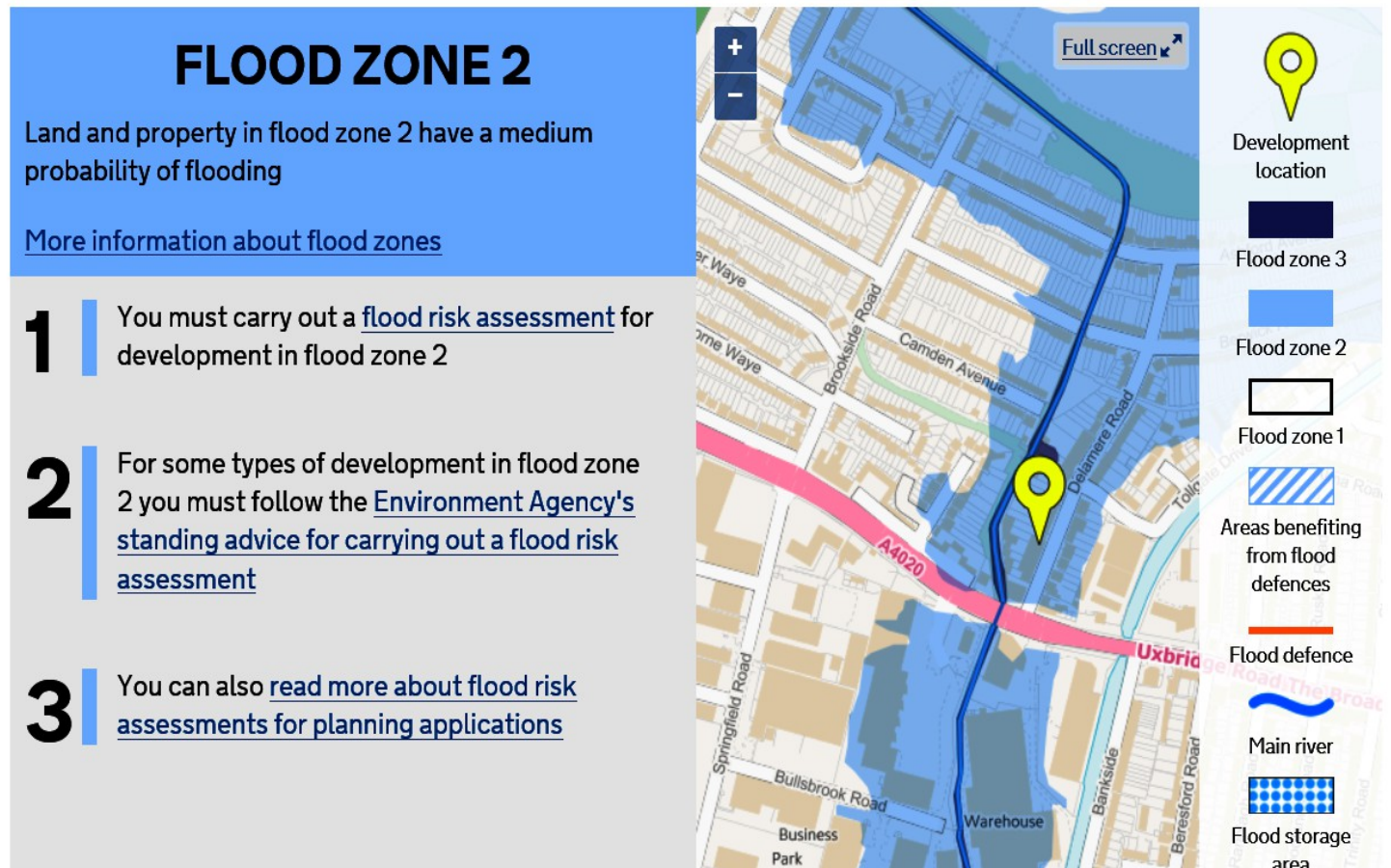
GEOGRAPHICAL LOCATION

48 DELAMERE ROAD HAYES UB4 0NN
SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 511689, 180726

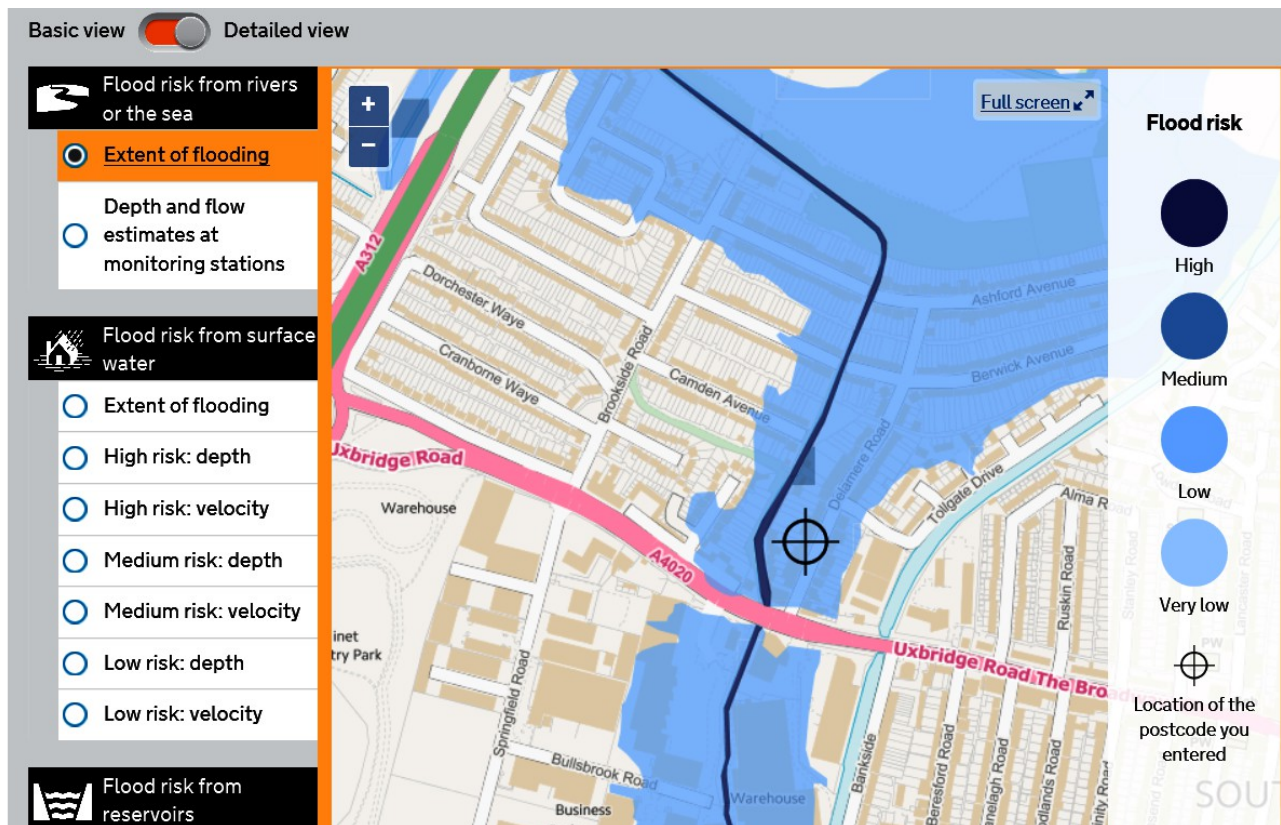


ENVIRONMENT AGENCY FLOOD MAP FOR PLANNING.

Your proposed development is in an area with a medium probability of flooding



SITE IN FLOOD ZONE 2



EA LONG TERM MAPPING SHOWS THE THREAT OF FLUVIAL FLOODING IS LOW .

PROPOSED EXTENSION WORKS AND REFURBISHMENT AT 48 DELAMERE ROAD HAYES MIDDLESEX UB4 0NN

FLOOD RISK ASSESSMENT/DESK TOP STUDY .

This report is compiled to accompany a planning application for the above . Detailed plans are provided within the application.

It works to criteria within the National Planning Policy Framework (NPPF) and the Environment Agency (EA) Advisory Notes to local authorities.

The site lies in flood zone 2 (medium possibility of flooding) and the flood classification puts the property at “more vulnerable” due to these works being for a residential property.

As part of the extension works a garage at the property will be demolished..The extension works fall below 250sq.metres footprint, especially as part of the works are on the existing garage footprint.

Under NPPF the proposal is considered a minor development.

Criteria

The increase in footprint amounts to 42.75 sq.metres. This is considered a minor extension within NPPF criteria as it is an extension under 250sq.metres. It also conforms to the EA Advisory notes to Local Authorities.

The increase in footprint is therefore so small as not to warrant the consideration of the sequential/exception tests but a flood risk assessment is required to show that occupants will be safe and that there will be no offsite implications due to this proposal.

The guidance notes state that minor developments are unlikely to raise significant flood risk issues unless:

They would have an adverse effect on a watercourse , flood plain or its flood defences.

They would impede access to flood defence and management facilities or;

Where the cumulative impact would have such an effect on local flood storage capacity or flood flows.

The proposed development would not conflict with any of the above.

According to the EA’s advices the minimum requirements for an FRA that is submitted to the Local Planning Authority for Residential/Industrial/Commercial extensions less than 250m² within Flood Zones 2 or 3 should confirm that:

1. Floor levels within the proposed development will be set no lower than existing levels.
AND
2. Flood proofing of the proposed development has been considered by the applicant and incorporated where appropriate.
OR
3. Floor levels within the extension will be set 300mm above the known or modelled 1%(1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal and coastal flood level. This must be demonstrated by a plan to OS Datum/GPS showing finished floor levels relative to the known or modelled flood level.

It is considered that paragraphs 1 and 2 are appropriate for this development.

Flood Resilience

An element of this should be carried out on the proposed extension as a precautionary measure for the future. It is recommended that any underground piping should not be composed of metal . Flood Resilience should be carried out to a height of 400mm on the inside and outside of the development and electric sockets should be sited at the same level as described above . The details of these measures should be a matter of liaison with the applicant and the local authority building control department . A detailed assessment of flood resilience measures is contained within the Government Document “Improving the flood performance of new building” which is attached with this report.

Surface Water Flooding

EA mapping shows that the threat is low

Groundwater

EA mapping does not flag up problems with groundwater in this area

Sustainable Drainage

Refurbishment is not a factor in sustainable drainage but the run off from the minor extra footprint (less the existing garage footprint) will be minimal in an area which has a low threat from surface water . It is however recommended that control devices are fitted to the drainage to slow down the run-off. This is a matter which the applicant should discuss with the LAs building control department.

Offsite implications

There will be none subject to the recommendations made.

Residual Risk

It is this company's policy that any property near a watercourse should be a subscriber to the EA Flood Line Initiative . This gives a three phase warning 1. Be warned 2. Prepare to leave 3. Get out .

As the site is in a “low” flood threat area an evacuation plan is not considered to be necessary .

CONCLUSION

From the information shown on the flood mapping the threat from fluvial sources is low . So is the threat from surface water. Recommendations have been made within this report to mitigate any slight possibility of flooding and also with regard to limited SuDs measures .

We consider this proposal complies with the criteria within NPPF and the EA Advisory Notes to local Authorities and so is allowable under the guidelines quoted.

Signed

A handwritten signature in black ink, appearing to read 'David Eggleton', with a stylized flourish at the end.

David Eggleton
Managing Director .