

8 PRIORY GARDENS, HAREFIELD

PLANNING APPLICATION FOR SINGLE STOREY REAR AND SIDE EXTENSION

ENVIRONMENT AGENCY GRID REF- X:504958, Y:188645

FLOOD RISK ASSESSMENT

The site is in fluvial Flood Zone 1 on Environment Agency mapping, however the site is shown to be at risk of flooding from surface water associated with an overland flow path originating on the eastern side of Harvil Road.

The West London Strategic Flood Risk Assessment (SFRA) published in 2018 revised the local designation of Flood Zone 3 to incorporate the risk of surface water flooding. As such, there is a requirement to submit a Flood Risk Assessment to review the risk of flooding to the property, as well as considering the impact of the development on the risk of flooding elsewhere.

The location of the proposed extension is in an area at High risk of surface water flooding and the built footprint has the potential to displace overland flow into adjacent properties without mitigation.

Site Information

1. This site sits within flood zone 1 (as defined by the Environmental Agency's Flood Map and a Critical Drainage Area).
2. Flood level is not known.
3. This site does not benefit directly from flood defences.
4. This site's existing ground level currently sits approximately 40.5m Above Ordnance Datum (AOD).
5. The proposed finished floor level of the extension element of this development will match the existing AOD. External ground and road levels will also remain as per existing.
6. New rainwater discharge points will be introduced for new extension roof and will link to a rainwater butt within the garden. It is believed that currently rainwater is discharged to the mains sewer. It would not be practical to create a soakaway for rainwater discharge as the soil in this area is predominantly clay and would not therefore be effective.
7. Flood protection will be provided to the new extension area by the use of flood resistant construction methods for the first metre above floor level.
8. Only 4.5m² of the new area to be extended is currently covered in a permeable finish. The area of the extension is 32m². The existing hardstanding and driveway is to be replaced with permeable block paving with a permeable sub-base to aid natural filtration and divert surface water run off from the main road into the soil. A deep flow aco drainage channel will be used to divert surface water collected in aco channels into the soil naturally. This is a net gain in permeable surfaces on-site and will therefore improve surface water flood risk.