

**37 Fray's Way
Uxbridge
UB8 2QU**

**Flood Risk Assessment
September 2020
Proposed Single Storey FF Rear Extension**

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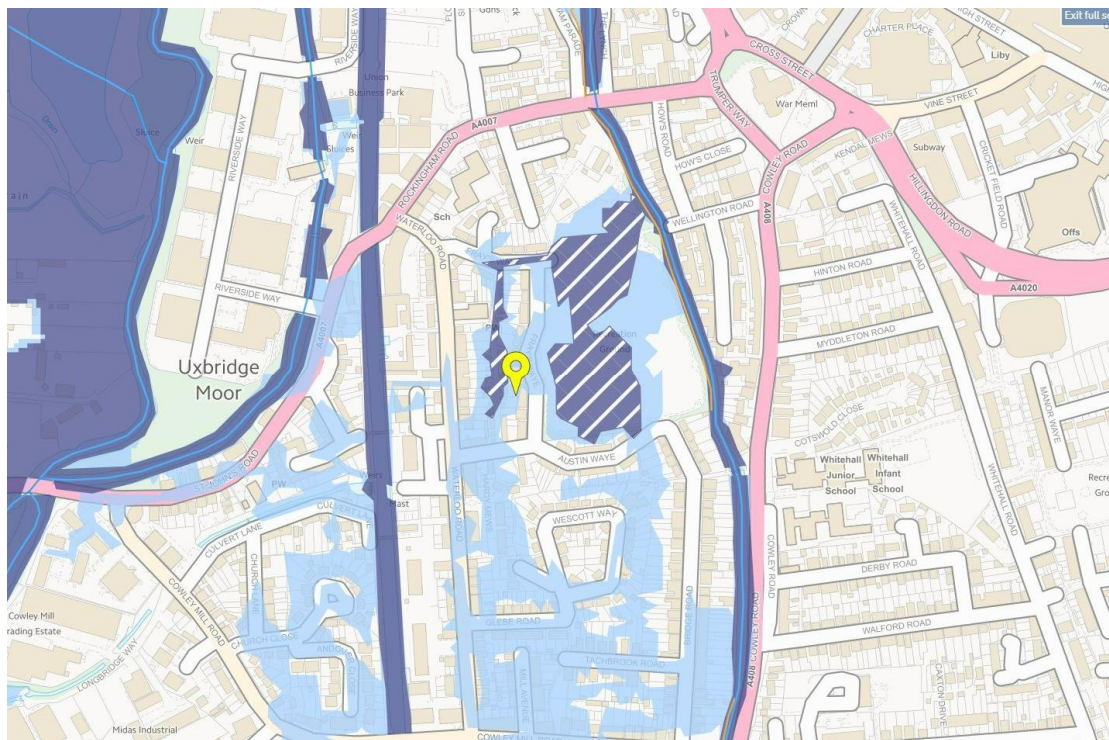
1.0 Introduction

This report has been prepared in support of a Householder Planning Application for the above mentioned site, and gives a brief outline of the existing site, and description of the Approved and Proposed schemes. It adheres to the criteria within the National Planning Policy Framework (NPPF) and its guidance notes, as well as the Environment Agency (EA) advice notes to Local Authorities.

2.0 Existing Site

The site is located on the West side of Fray's Way, facing an area of open green. The existing site is rectangular in shape and covers an area of 203m², and is relatively flat in nature. It contains 2 buildings, the main house and a garage in the rear garden, with a small front garden. The main building is a mid-terraced, 2 storey house with an existing lean-to extensions to the rear and front porch extension.

The site is partly located within Flood Risk Zone 2; the front drive is located outside of any flood risk zone.



3.0 Proposal

The proposal seeks to build a first floor rear extension over the successful GF extension; planning application ref: 75562/APP/2020/1959. The works involved are considered minor under the NPPF criteria. They include a GF rear extension, following demolition of the existing extension, which increases the overall GF footprint by 11.2m², a minimal increase.

4.0 Flood Risk

Under the NPPG it states that minor developments are unlikely to cause significant flood risk unless they:

- Have an adverse effect on a watercourse, flood plain or its flood defences
- Would impede access to flood defence and management facilities, or
- Where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

None of the above apply in this case.

The EA advises, that the minimum requirements for an FRA submitted to the LA for residential extensions less than 250m² within Flood Zone 2 & 3, should confirm that:

- Floor levels within the proposed development will be set no lower than existing levels, and
- Flood proofing of the proposed development has been considered by the applicant and will be incorporated where appropriate, or
- 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.

It is considered that the first option is applicable in this case, and we have employed several strategies to mitigate the risks:

Flood Volume

An area of the garden measuring 55m² in area will be lowered by 5cm to increase the site water holding capacity by 2.75m³.

Drainage

New manhole to be installed on site will employ a backflow non-return valve, to prevent surcharge of effluent back into building.

Replacing the remaining impermeable hard-standing to the rear garden, with permeable paving, resulting in an increase of 27.4m² of permeable surface.

Soakaway

New soakaway to be installed designed to accommodate a 1/100 year storm.

We will also use water-butts to collect rainwater from the roofs, which can then be used for garden cleaning & watering.

Protection

We will protect against water damage through the following measures:

1. Inside face of the cavity wall will be coated with waterproof sealant, to lap with both the DPM and up to a height of 450mm above FFL.
2. Electrical wiring to from ceiling to sockets & switches.
3. Sealing all joints between walls and frames of doors.

4. Sealing all joints between new and old brickwork.
5. Ground floor walls will be constructed beginning with horizontal plasterboards, to limit the amount of replacement in case of water damage.
6. New aribricks, to be anti-flood air bricks.
7. No metal piping should be used under the extension to avoid future corrosion.

Evacuation

Vehicular access & parking arrangements remain exactly the same, with the capacity for 2 off-street parking spaces. The front of the house does not fall within the flood risk zone; therefore the occupants will have safe ingress and egress from the property during flooding periods.