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Project Address:

71 Chester Road,
Northwood,
London,
HA6 1BG

FLOOD RISK ASSESSMENT

FLOOD RISK ZONE

This document has been prepared by Extension Architecture on behalf of the client at 71 Chester Road
in support of the Householder Application.

Description of Works:

Erection of a first-floor rear extension to the existing dwelling

Property Information

Address: 71 Chester Road

Property Type: Residential

Local Authority: London Borough of Hillingdon

Introduction

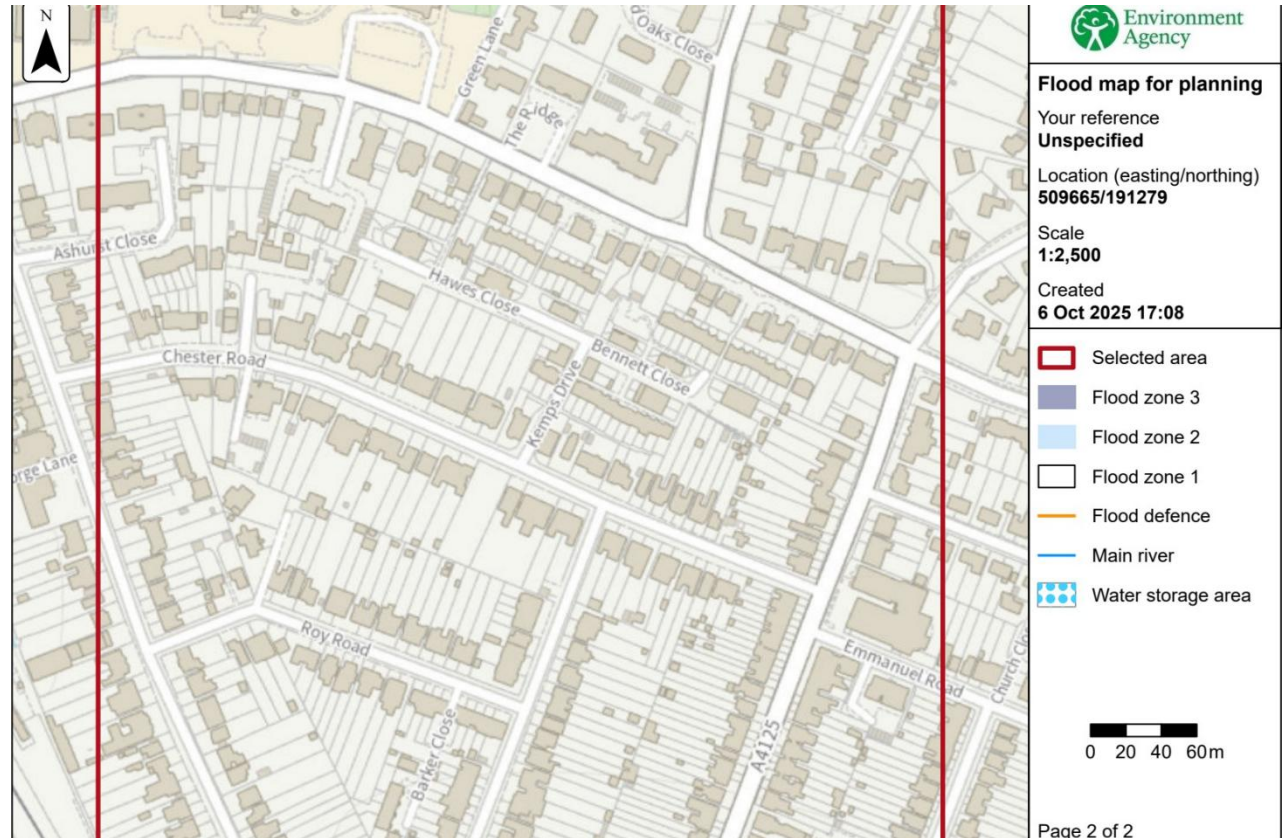
This Flood Risk Assessment is designed to comprehensively evaluate the potential flood hazards associated with the property located at 71 Chester Road. The assessment will take into consideration the property's position within Flood Risk Zone 1, specifically in relation to the erection of a ground floor wraparound extension, front porch, internal alteration, floor plan redesign, and associated works.

Flood Risk Zone 1

The property falls within Flood Risk Zone 1, denoting the lowest level of flood risk. In this zone, the likelihood of river or surface water flooding is minimal. It's worth noting that most developments smaller than 1 hectare (ha) within Flood Zone 1 typically do not necessitate a Flood Risk Assessment (FRA) as part of the planning application process.

Additional Risk Factors Considered:

- Surface water, groundwater, and reservoir flood risk.
- Hillingdon Council's planning authority's strategic flood risk assessment (SFRA), which includes future flood risk.



Exception Statement

In accordance with flood risk regulations, a detailed flood risk assessment is mandated for developments within Flood Zone 1 only under specific conditions, such as when the site is larger than 1 hectare or if the area is designated as having critical drainage problems by the Environment Agency. Neither of these conditions applies to the current proposal.

Furthermore, the proposed development site is merely 0.02 hectares, qualifying for exemption from the FRA requirement. Therefore, an Exemption Statement has been provided, confirming that a Flood Risk Assessment is not warranted due to the low potential for river and surface water flooding.

This Exemption Statement serves to mitigate the need for a comprehensive Flood Risk Assessment and reaffirms the minimal flood risk associated with the proposed development.