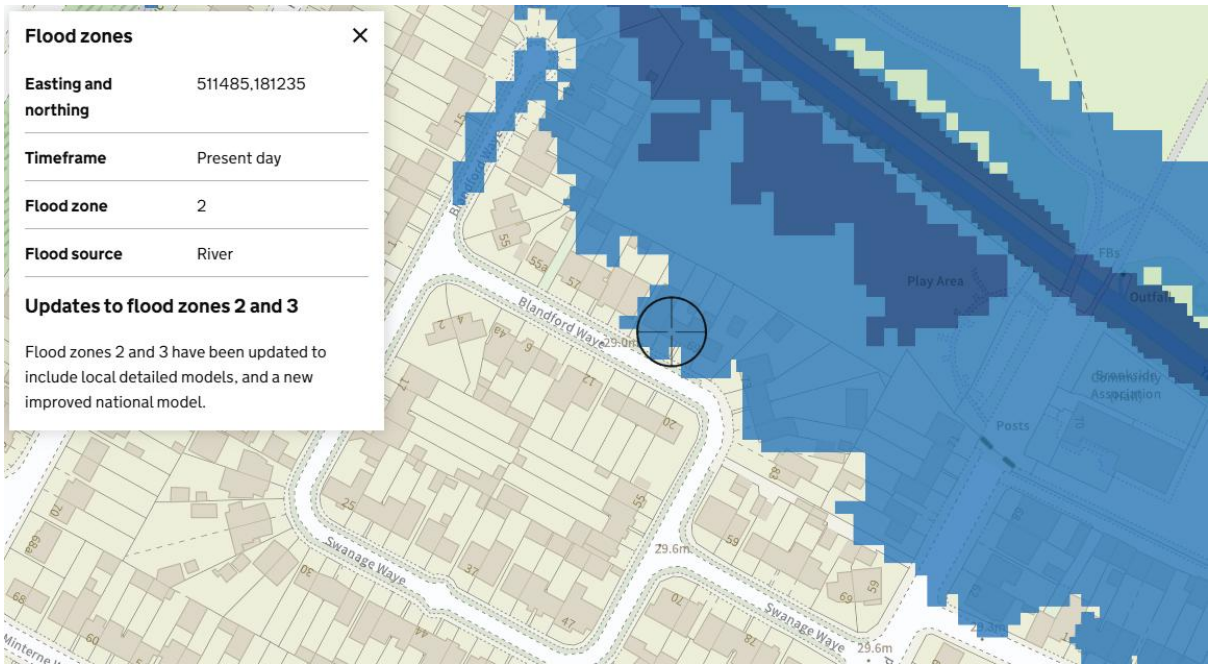
FLOOD RISK ASSESSMENT

Proposed rear Outbuilding

67 Blandford Waye, Hayes, UB4 0PB



1. Introduction

This Flood Risk Assessment supports a planning application for a single-storey outbuilding within the rear garden of 67 Blandford Waye.

The outbuilding will be used only for purposes ancillary to the main dwelling, such as domestic storage, a gym, hobby room or home office. It will not be used as:

- Sleeping or living accommodation.
- A self-contained annexe.
- Guest accommodation.
- A separate dwelling; or
- Premises occupied independently of the main house.

No additional residential unit or household will be created.

The site is within Environment Agency Flood Zone 2. The proposal must therefore remain safe throughout its lifetime and must not increase flood risk elsewhere.

2. Planning considerations

The proposal constitutes minor householder development within the curtilage of an existing dwelling. It does not create a separate dwelling or introduce sleeping accommodation.

A formal Sequential Test is not normally required for minor householder development of this nature. Nevertheless, the outbuilding will be positioned on the highest and lowest-risk reasonably available part of the garden and away from any identifiable flood-flow or surface-water route.

The proposal has been assessed against national flood-risk guidance, London Plan Policies SI 12 and SI 13, Hillingdon Local Plan Policy EM6 and Policies DMEI 9 and DMEI 10.

3. Sources of flood risk

The principal potential sources are:

- River flooding associated with the site's Flood Zone 2 designation;
- Surface-water runoff during intense rainfall;
- Groundwater;
- Surcharging or blockage of drainage and sewer systems; and
- Residual risk from reservoirs or other artificial sources.

The Environment Agency modelled flood level should be obtained and compared with surveyed garden and building levels before the final finished floor level is fixed.

Surface-water mapping and the site layout should also be checked to ensure the building will not obstruct an existing flow route.

4. Flood-risk mitigation

The following measures will be incorporated:

- The finished floor level will be set as high as reasonably practicable;
- Where achievable, the floor will be at least 300 mm above the applicable design flood level;
- The floor will not be set below the appropriate existing house or surrounding ground level;
- External ground raising will be kept to a minimum;
- Existing flood-flow and surface-water routes will be retained;
- The development will not direct floodwater towards the house or neighbouring properties;
- Level-for-level compensatory flood storage will be provided if the building is shown to displace floodwater;
- The floor will be constructed using reinforced concrete and a suitable waterproof membrane;
- Wall-to-floor junctions and service entries will be sealed;

- Flood-resistant doors, closable airbricks or demountable barriers will be used where appropriate;
- Non-return valves will be fitted to drainage connections;
- Electrical sockets, controls and vulnerable equipment will be raised above the predicted flood level;
- Water-resistant floor and wall finishes will be used at lower levels;
- Chipboard, MDF, gypsum plaster and other highly absorbent materials will be avoided at low level; and
- Chemicals, fuels and other polluting materials will not be stored below the flood-resilient design level.

The outbuilding will not be occupied when a flood warning is in force.

5. Surface-water drainage

Runoff from the new roof will be managed using sustainable drainage measures such as:

- A water butt or rainwater-harvesting system;
- A properly designed soakaway, subject to infiltration and groundwater testing;
- Permeable paving;
- A rain garden; or
- Attenuated discharge to an existing lawful drainage system.

Surface water will be directed away from the main house, the outbuilding entrance and neighbouring properties.

If the drainage system is exceeded during an extreme storm, water will be able to pass safely around the building without entering the house or being diverted onto adjoining land.

6. Safe access and flood response

The route between the outbuilding and main house will be kept clear and free from stored items.

The occupants should register for Environment Agency flood warnings where available. When a warning is received, users will:

- Leave the outbuilding;
- Return to the main dwelling before the garden floods;
- Move vulnerable items above the predicted flood level;
- Install any demountable barriers; and
- Follow emergency-service advice.

If leaving the property is unsafe, occupants will use the upper floor of the main dwelling as a place of refuge. The outbuilding itself will not be used as flood refuge.

7. Conclusion

The proposal is a minor ancillary outbuilding and will not provide sleeping, living or independent residential accommodation.

Although the site is within Flood Zone 2, the development can be made safe through raised floor levels, flood-resistant and flood-resilient construction, protected services, sustainable drainage and appropriate flood-warning procedures.

The proposal will retain existing flood-flow routes, minimise external land raising and provide compensatory storage if required. It will therefore not increase flood risk to the main house, neighbouring properties or land elsewhere.

Subject to implementation of these measures, the proposal is acceptable in flood-risk terms and complies with national, London-wide and Hillingdon planning policy.