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Project Address:

18 Mill Drive,
Ruislip,
London,
HA4 7GL

FLOOD RISK ASSESSMENT

FLOOD RISK ZONE

This document has been prepared by Extension Architecture on behalf of the client at 18 Mill Drive, HA4 7GL,
in support of the Householder application.

Description of Works:

Proposed ground floor rear extension, loft rear dormer, removal of rear garden decking to level it with the natural ground and all other associated works at 18 Mill Drive.

Property Information

Address: 18 Mill Drive, HA4 7GL

Property Type: Residential

Local Authority: London Borough of Hillingdon

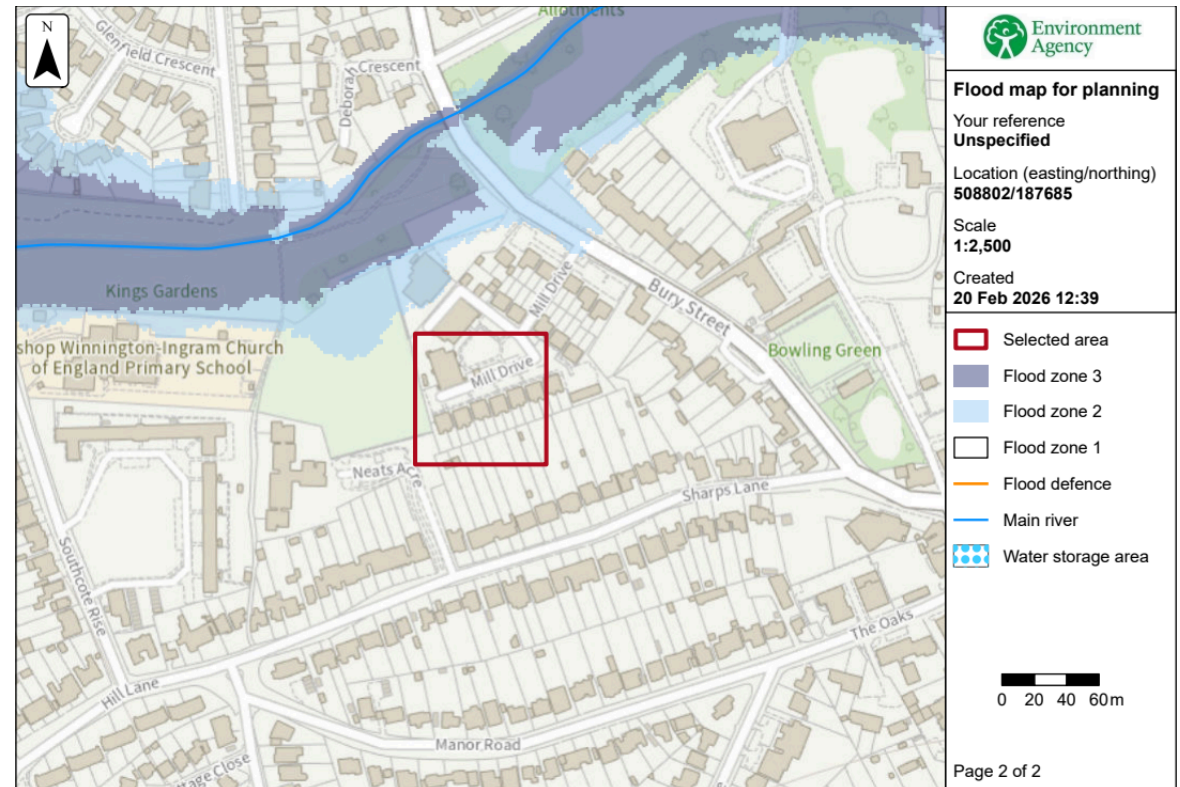
Introduction

This Flood Risk Assessment is designed to comprehensively evaluate the potential flood hazards associated with the property located at 18 Mill Drive. The assessment will take into consideration the property's position within Flood Risk Zone 1, specifically in relation to the proposed ground floor rear extension, loft rear dormer, removal of rear garden decking to level it with the natural ground and all other associated works at 18 Mill Drive.

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.

Proposed Development and Mitigation

- **Finished Floor Levels:** Raised 150 mm above existing ground to reduce flood risk.
- **Flood-Resistant Construction:** Use water-resistant materials for walls, floors, and fittings.
- **Surface Water Management:** Implement SuDS (soakaways, permeable surfaces) to manage runoff.
- **Safe Access/Egress:** Existing access maintained; occupants advised to follow Environment Agency flood warnings.
- **Flood Warning Registration:** Occupants to register with the Environment Agency flood warning service.systems.

Residual Risks

- Residual risk remains in extreme flood events beyond design standards.
- Emergency procedures should be in place for occupant safety.

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.