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FLOOD RISK ASSESSMENT

Application Site:

23A Frays Avenue

West Drayton

Retention of As-Built Outbuilding (Retrospective)

Planning Application Ref: 820/APP/2026/1115

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1 Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a retrospective planning application for the retention of an as-built detached outbuilding at 23A Frays Avenue, West Drayton, UB7 7AF. The outbuilding is located within the residential curtilage of the property and is ancillary to the main dwelling, providing a home office, storage space and cloakroom facilities.

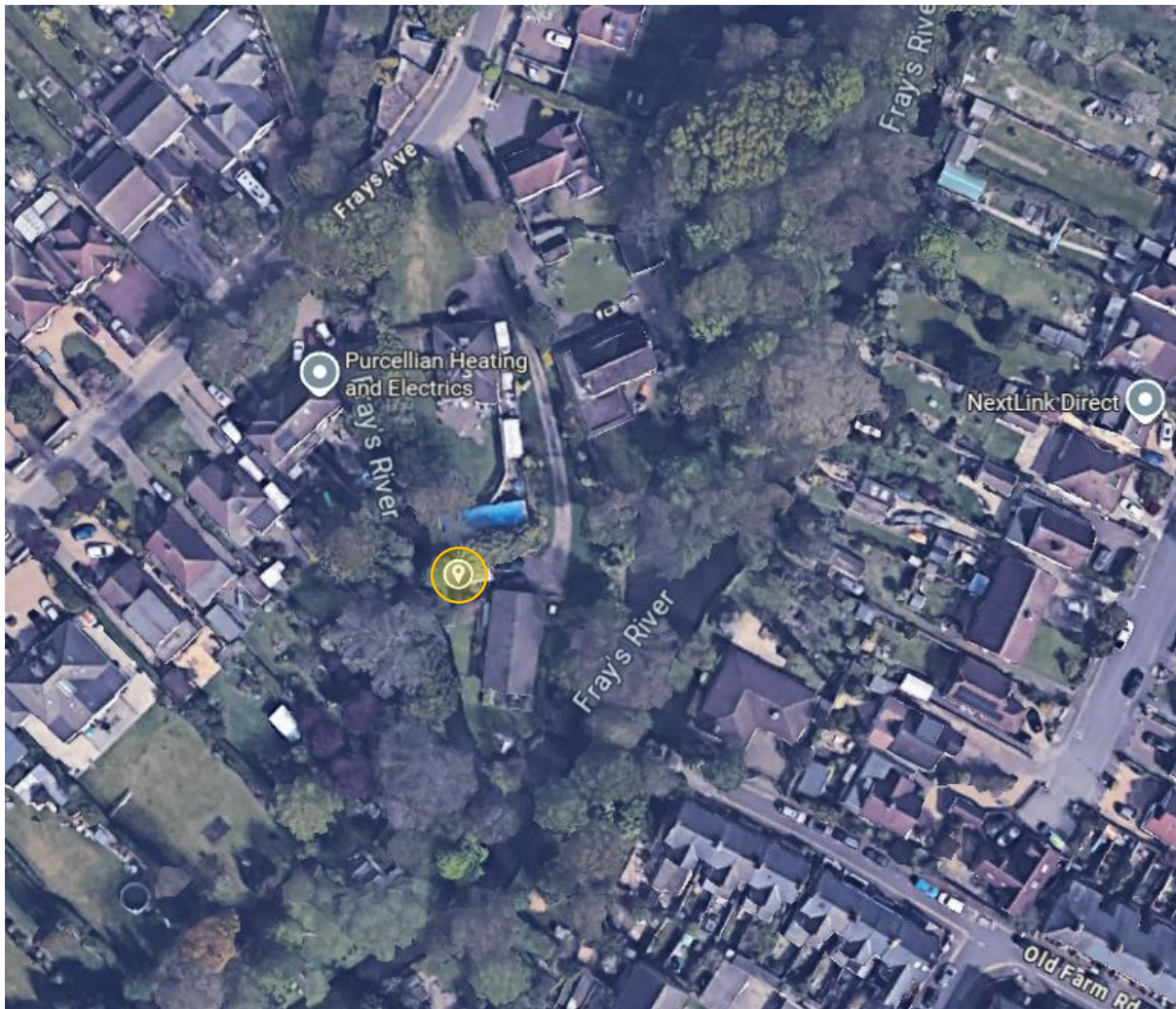


Figure 1. Site Plan

Planning permission was previously granted for an outbuilding within this part of the site, replacing a detached prefabricated garage which had previously occupied the area. The approved outbuilding had a footprint of approximately 21.1m² and was intended to occupy the position of the former garage. The outbuilding subsequently constructed differs from the approved scheme through an increase in footprint and a slight alteration to its siting. The as-built outbuilding has a footprint of approximately 28m².

The current Environment Agency Flood Map for Planning identifies the location of the as-built outbuilding as being within Flood Zone 3, an area with a high probability of river flooding. Accordingly, this FRA has been prepared specifically to consider the as-built outbuilding and its relationship with the existing flood risk conditions affecting the site.

This assessment has regard to the existing flood risk information available for the site, including the previous site-specific Flood Risk Assessment prepared by Lanmor Consulting Ltd in January 2023, Environment Agency flood mapping and the planning history relating to the previously approved outbuilding. The previous assessment identifies the Frays River as the principal source of fluvial flood risk affecting the site.

The assessment considers the existing flood risk characteristics of the site, the nature and scale of the as-built development, its potential effect on flood flows and floodplain storage, surface water drainage, flood resilience and mitigation measures, and safe access and egress. The purpose of the assessment is to demonstrate that the retention of the outbuilding can be accommodated without materially increasing flood risk elsewhere and that appropriate measures are in place to reduce the potential consequences of flooding.

2 Site description and development

The application site comprises 23A Frays Avenue, West Drayton, UB7 7AF, a residential property situated to the south of Frays Avenue and accessed via a shared driveway. The site has an unusual setting, with the Frays River extending around parts of the site. The previous planning documentation identifies the site as being bordered by the river along three sides, with No. 23 Frays Avenue forming the remaining boundary.

The part of the site occupied by the current outbuilding has previously been developed. A detached prefabricated garage formerly occupied this area and was subsequently demolished. Planning permission was granted in 2023 for a replacement detached outbuilding comprising a home office, store and WC, with a footprint of approximately 21.1m². The approved scheme was designed to broadly follow the footprint and position of the former garage.

The outbuilding as constructed remains ancillary to the main dwelling and is used as a home office, store and cloakroom. The as-built structure has a footprint of approximately 28m², with a dual-pitched roof and an overall ridge height of approximately 3.51m. The external finishes comprise timber shiplap cladding, grey slate roof tiles and UPVC windows.

The as-built outbuilding differs from the previously approved scheme principally in its footprint and precise siting. However, it remains a relatively small, single-storey ancillary structure located within an area of the residential curtilage which has historically accommodated an outbuilding/garage.

The outbuilding has been constructed on a raised base, with the finished floor level elevated above the immediately surrounding external ground. From a visual assessment of the as-built construction, the finished floor level is estimated to be approximately 300mm above the adjacent ground level. The surrounding land is uneven and generally falls away from the outbuilding towards the adjoining watercourse. The 300mm dimension is an approximate observation rather than a surveyed level and is therefore considered as such within this assessment.

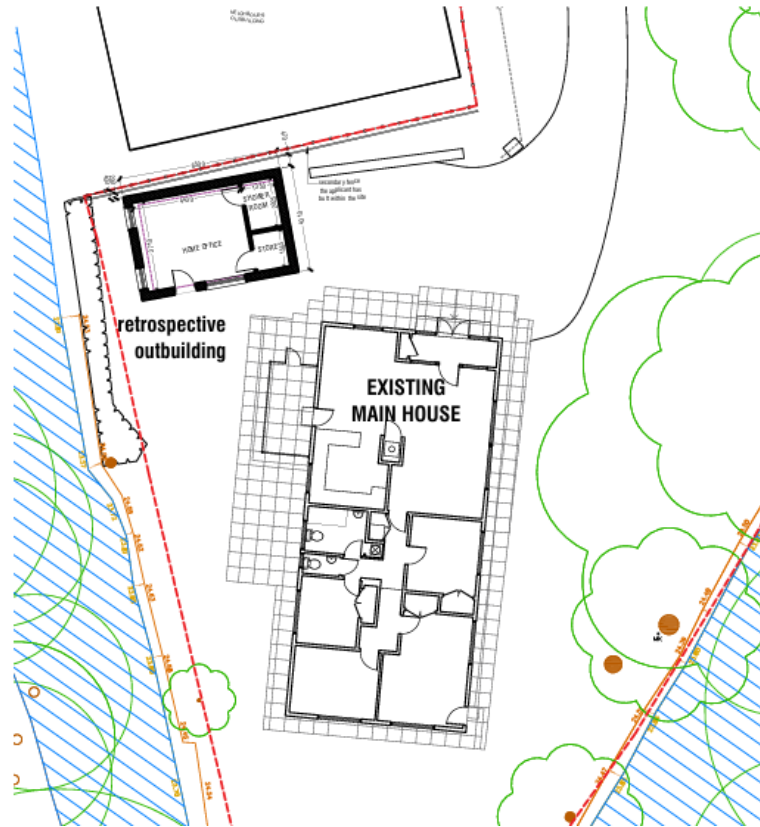


Figure 2. As built layout plan



Figure 3. Site Photograph

3 Flood risk context and sources of flooding

The Environment Agency Flood Map for Planning identifies the location of the as-built outbuilding within Flood Zone 3. Flood Zone 3 represents land with a high probability of flooding from rivers or the sea. The Environment Agency mapping also shows Flood Zone 2 affecting other parts of the site.

The principal source of flood risk affecting the site is fluvial flooding from the Frays River. The previous site-specific Flood Risk Assessment prepared by Lanmor Consulting Ltd considered Environment Agency flood information for the site and identified the Frays River, which extends along the eastern and western sides of the site, as the principal source of fluvial flood risk.



Figure 4. Environment Agency Flood Map for Planning.

The previous FRA also considered other potential sources of flooding. Environment Agency surface water mapping available at the time indicated the site to be at very low risk of surface water flooding. The assessment also identified the potential for groundwater flooding based on the West London Strategic Flood Risk Assessment mapping, while reservoir mapping indicated that the site could potentially be affected in the event of a reservoir flooding incident.

The previous FRA confirmed that there are no formal flood defences protecting the site. The flood risk associated with the current outbuilding is therefore considered primarily in relation to the natural fluvial floodplain of the Frays River. For the purposes of this assessment, fluvial flooding is therefore considered to be the principal flood risk requiring detailed consideration. Surface water, groundwater and reservoir flooding are recognised as potential secondary sources and are considered alongside the proposed flood mitigation and resilience measures.

4 Flood risk to the development and climate change

The principal flood risk to the as-built outbuilding is fluvial flooding associated with the Frays River. As identified in the current Environment Agency Flood Map for Planning, the outbuilding is located within Flood Zone 3 and the potential for flooding must therefore be taken into account in considering the retention of the development.

A site-specific Flood Risk Assessment was previously undertaken by Lanmor Consulting Ltd in January 2023. This assessment considered detailed Environment Agency flood information and modelled flood events for the Frays River. The previous assessment identified varying levels of flood risk across the wider site, with the areas adjoining the river being more susceptible to fluvial flooding.

The previous FRA also considered the potential effects of climate change on fluvial flooding. The modelling available at that time included a climate change scenario based on an increase in peak river flows. This information demonstrates that the potential effect of climate change has previously been considered as part of the site-specific assessment of the property.

The current development comprises a small ancillary outbuilding rather than residential sleeping accommodation. Its use is limited to a home office, storage and cloakroom associated with the main dwelling. The building is therefore not intended for overnight occupation, and the period of exposure of its users to a potential flood event is limited compared with the main dwelling.

The outbuilding has also been constructed with its finished floor raised above the immediately surrounding ground level. Based on the as-built condition and site photographs, this is estimated to be approximately 300mm above the adjacent external ground level. This provides a degree of separation between the internal floor and surrounding ground. However, in the absence of a surveyed finished floor level directly compared against a modelled design flood level, this assessment does not rely on the 300mm raised floor as evidence that the building would remain above the design flood level.

Taking the above into consideration, the principal issue is therefore not the introduction of sleeping accommodation or an intensification of residential occupation within the floodplain, but the effect of the as-built structure itself on flood risk. The potential effect on floodplain storage and flood flows is considered separately in the following chapter.

5 Impact on floodplain storage and flood flows

The as-built outbuilding has a footprint of approximately 28m², compared with approximately 21.1m² for the previously approved outbuilding. This represents an increase of approximately 7m². However, the development is located within an area of the site that has historically accommodated a detached garage and subsequently benefited from planning permission for a replacement outbuilding.

As the outbuilding is located within Flood Zone 3, the additional footprint has the potential to result in some displacement of floodwater during a flood event. Unlike the previously approved scheme, it would therefore not be appropriate to conclude that there is no change in floodplain storage. The relevant consideration is the scale of the additional built footprint and whether it is likely to materially affect flood storage or the movement of floodwater across the wider site.

The increase in footprint is relatively limited, at approximately 7m², and forms part of a small single-storey ancillary building within an already developed residential curtilage. A substantial proportion of the current footprint overlaps the area previously occupied by the former garage and the subsequently approved outbuilding. The incremental change in built footprint within the floodplain is therefore limited in extent.

The surrounding garden remains predominantly open and permeable, allowing floodwater to spread across the wider site during an extreme flood event. The site photographs also indicate that the external ground surrounding the outbuilding is not enclosed by walls or other substantial barriers that would prevent the movement of water across the garden.

On this basis, while the as-built development results in a modest increase in built footprint compared with the previously approved arrangement, the scale of the change is limited in the context of the wider site. There is no evidence available to indicate that the outbuilding creates a significant obstruction to the wider floodplain. Nevertheless, in the absence of detailed hydraulic modelling specifically for the as-built footprint, this assessment does not seek to quantify the precise volume of displaced floodwater.



Figure 5. Comparison of Approved and As-Built Outbuilding Footprints

6 Flood mitigation and resilience

Given the location of the outbuilding within Flood Zone 3, consideration has been given to measures that reduce the potential consequences of flooding should a significant flood event occur. The approach is proportionate to the scale and use of the building, which remains ancillary to the main dwelling and does not provide sleeping accommodation.

The outbuilding has been constructed on a raised base, with the finished floor level visibly above the immediately surrounding external ground. Based on the as-built condition and site photographs, the difference is estimated to be approximately 300mm. The surrounding ground generally falls away from the building towards the watercourse. This raised construction provides a degree of resilience against shallow flooding affecting the surrounding garden. However, as noted previously, the finished floor level has not been surveyed against Environment Agency modelled flood levels and is therefore not presented as being above the design flood level.

The use of the building also limits the potential consequences of flooding. The accommodation comprises a home office, store and cloakroom and is used only in association with the main dwelling. It does not contain a bedroom or other sleeping accommodation and is not intended to operate as a separate residential unit.

In the event that a flood warning is issued or flooding is anticipated, use of the outbuilding can be suspended and occupants can leave the building in advance of floodwater affecting the site. Items susceptible to water damage can also be stored above floor level where practicable. The ancillary nature of the building therefore allows a precautionary approach to be taken during periods of increased flood risk.

The combination of the raised finished floor, limited ancillary use and absence of sleeping accommodation reduces the potential consequences of flooding to the occupants and contents of the outbuilding. These measures do not remove the underlying fluvial flood risk associated with the site, but provide a proportionate level of resilience for the nature and scale of the development.



figure 6. Raised base and existing ground level around the outbuilding

7 Surface water drainage

The previous site-specific Flood Risk Assessment considered the potential for surface water flooding at the site. Environment Agency mapping available at the time indicated the site to be at very low risk of surface water flooding, with Frays Avenue also not identified as being at significant risk from this source.

The as-built outbuilding has a roof area of approximately **28m²**. Rainwater falling onto the roof is collected by the existing guttering and directed to a downpipe located on the riverside of the building. This prevents uncontrolled discharge of roof water immediately around the external walls of the outbuilding.

The wider garden surrounding the outbuilding remains predominantly soft landscaped and permeable. Given the relatively small roof area and the existing drainage arrangement, the volume of surface water generated by the outbuilding is limited.

The existing rainwater arrangement provides a means of collecting and directing roof runoff away from the building. On this basis, the development is not considered likely to result in a significant increase in surface water flood risk within the site or elsewhere.



Figure 7. Existing Rainwater Downpipe to Outbuilding

8 Safe access and egress

Consideration has been given to the safety of users of the outbuilding in the event of a flood. The building is ancillary to the main dwelling and is used as a home office, store and cloakroom. It does not provide sleeping accommodation and is not intended for permanent or independent residential occupation.

The previous site-specific Flood Risk Assessment considered access to and from the wider property during a flood event. Based on the Environment Agency information available at that time, the assessment identified access towards Frays Avenue to the north as the principal route from the property and considered the available flood hazard information in relation to this route.

Due to the ancillary nature of the outbuilding, users are not expected to remain within the building during a significant flood event. Where a flood warning is issued or flooding is anticipated, use of the outbuilding should cease and occupants should leave the building before floodwater affects the site.

The absence of sleeping accommodation is particularly relevant, as occupation of the outbuilding would generally occur while users are awake and able to respond to changing conditions or flood warnings. The outbuilding would therefore not introduce additional overnight occupants into the area at risk of flooding.

A precautionary approach should be followed during periods of elevated flood risk, with users monitoring relevant Environment Agency flood warnings and avoiding use of the outbuilding where flooding of the site is anticipated. This provides a proportionate approach to safe access and egress having regard to the small scale and ancillary use of the development.

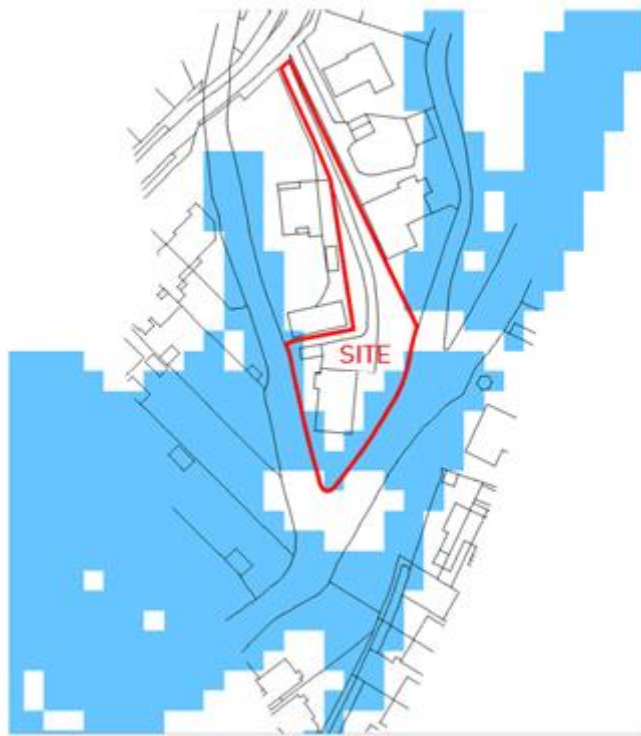


Figure 8. EA flood model

9 Sequential and exception test considerations

The Environment Agency's current flood risk standing advice confirms that development within the curtilage of an existing dwelling for purposes incidental to the enjoyment of that dwelling falls within the definition of minor development. The current proposal comprises the retention of a small ancillary outbuilding within the residential curtilage of 23A Frays Avenue.

Current Environment Agency guidance also confirms that householder development is exempt from the Sequential Test. The purpose of the Sequential Test is generally to direct new development towards areas at the lowest probability of flooding by considering reasonably available alternative sites. In this case, the proposal is a householder development within the curtilage of an existing dwelling and does not involve the creation of a new dwelling or separate planning unit. A separate Sequential Test is therefore not considered necessary.

The outbuilding is also closely related to the established use of this part of the residential site. A detached garage previously occupied the area and planning permission was subsequently granted for a replacement ancillary outbuilding. The current proposal therefore relates to the retention of an ancillary structure within an established residential curtilage rather than the introduction of a new independent residential use.

The Environment Agency's current guidance confirms that the Sequential and Exception Tests do not need to be applied to the categories of development exempted from the Sequential Test. Notwithstanding this exemption, the flood risk associated with the development has been considered within this FRA, including the Flood Zone 3 location, potential effect on floodplain storage and flows, finished floor level, flood resilience and safe access and egress.

Accordingly, the consideration of the application should focus on whether the development is appropriately safe and whether it can be retained without materially increasing flood risk elsewhere. These matters have been addressed within the preceding chapters of this assessment.

10 Summary and conclusion

This Flood Risk Assessment has been prepared in support of the retrospective planning application for the retention of the as-built ancillary outbuilding at 23A Frays Avenue, West Drayton, UB7 7AF. The assessment has considered the current Environment Agency flood mapping, the previous site-specific Flood Risk Assessment, the planning history of the site and the as-built form and use of the outbuilding.

The current Environment Agency Flood Map for Planning identifies the location of the outbuilding within Flood Zone 3, with fluvial flooding from the Frays River representing the principal source of flood risk. Other potential sources of flooding, including surface water, groundwater and reservoir flooding, have also been considered within this assessment.

The outbuilding is a small, single-storey structure used solely for purposes ancillary to the main dwelling, comprising a home office, store and showroom. It does not provide sleeping accommodation and does not constitute a separate residential unit. The part of the site occupied by the building has also previously accommodated a detached garage and subsequently benefited from planning permission for a replacement ancillary outbuilding.

The as-built outbuilding has a footprint of approximately 28m², compared with approximately 21.1m² for the previously approved outbuilding. The assessment therefore recognises that there has been a modest increase in built footprint and does not rely on the previous conclusion that there would be no change in floodplain storage. However, the additional footprint is limited to approximately 7m², and a substantial proportion of the structure occupies an area of the site which has previously been developed.

The outbuilding has been constructed on a raised base, with the finished floor level estimated from the as-built condition to be approximately 300mm above the immediately surrounding ground level. This provides a degree of resilience against shallow flooding, although in the absence of surveyed levels it is not relied upon as evidence that the finished floor would remain above the design flood level.

The ancillary nature of the building and absence of sleeping accommodation also reduce the potential consequences of flooding to its users. In the event of a flood warning or anticipated flooding, use of the outbuilding can cease and occupants can leave the building in advance of floodwater affecting the site.

Overall, having regard to the small scale and ancillary nature of the development, its previous developed context, the limited increase in footprint and the flood resilience and management measures identified within this assessment, the retention of the as-built outbuilding is considered capable of being accommodated without materially increasing flood risk elsewhere or placing its users at unacceptable flood risk.

Annexure

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	505721/179701	17 September 2026 09:42

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

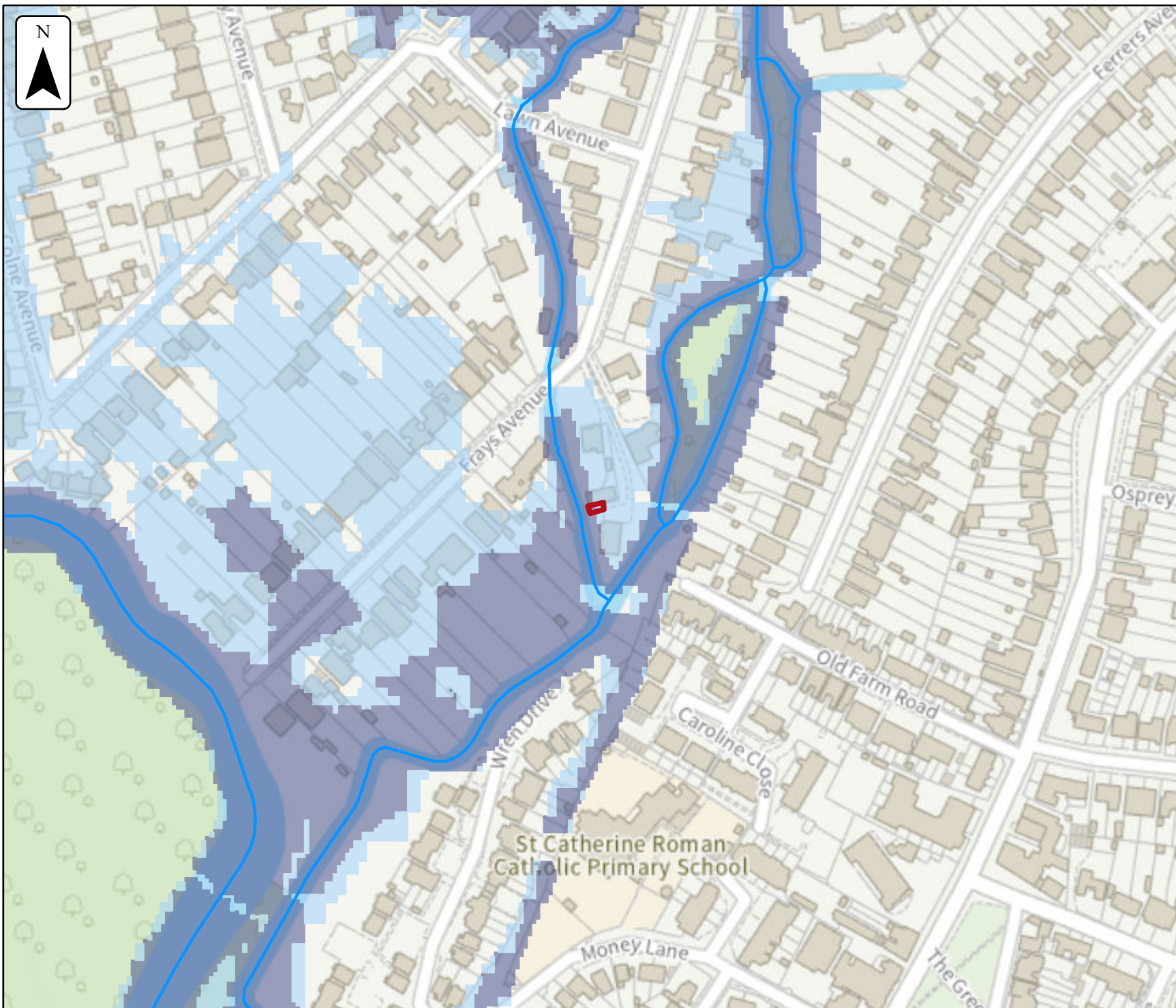
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)
505721/179701

Scale
1:2,500

Created
17 Sep 2026 09:42

-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m