

Flood Risk Assessment

12 Windale Avenue, Blackbird Leys, Oxford OX4 6JD

Feb 2024

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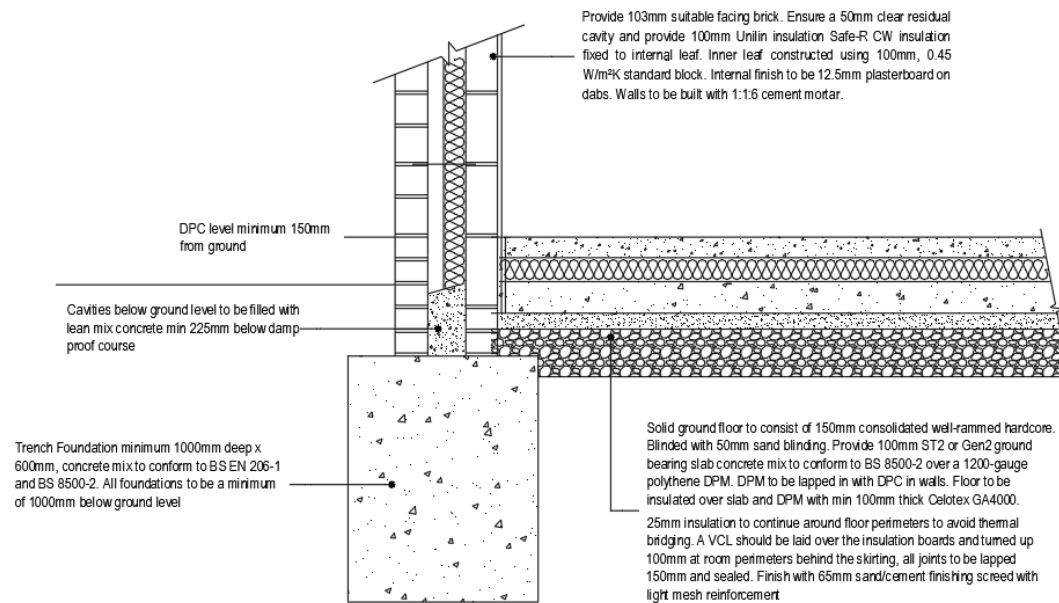
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Description of Proposal

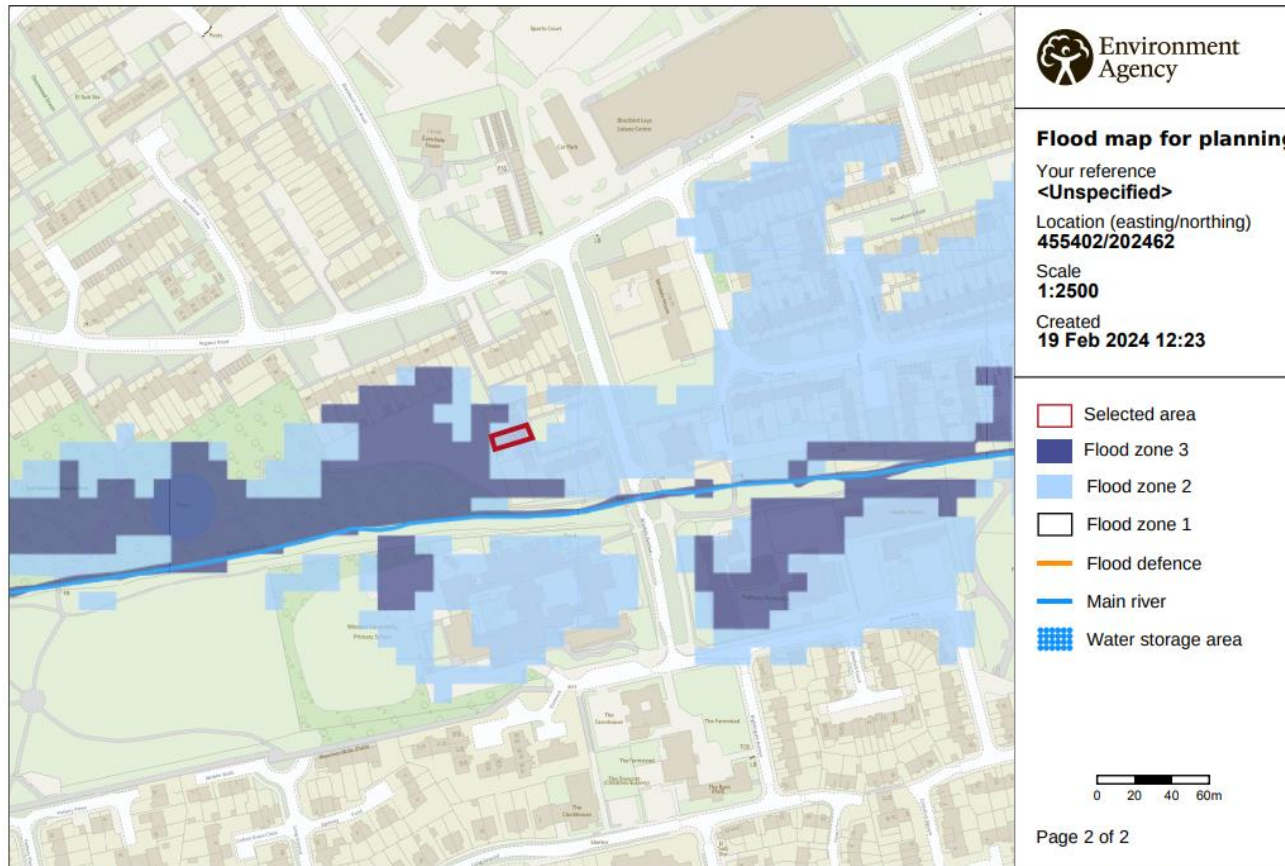
A single storey rear extension and front porch.

Both aspects of the proposal will have no step downs – the ground floor level will be continuous with the existing ground floor level.

Below is a section of the foundation and ground floor detail:

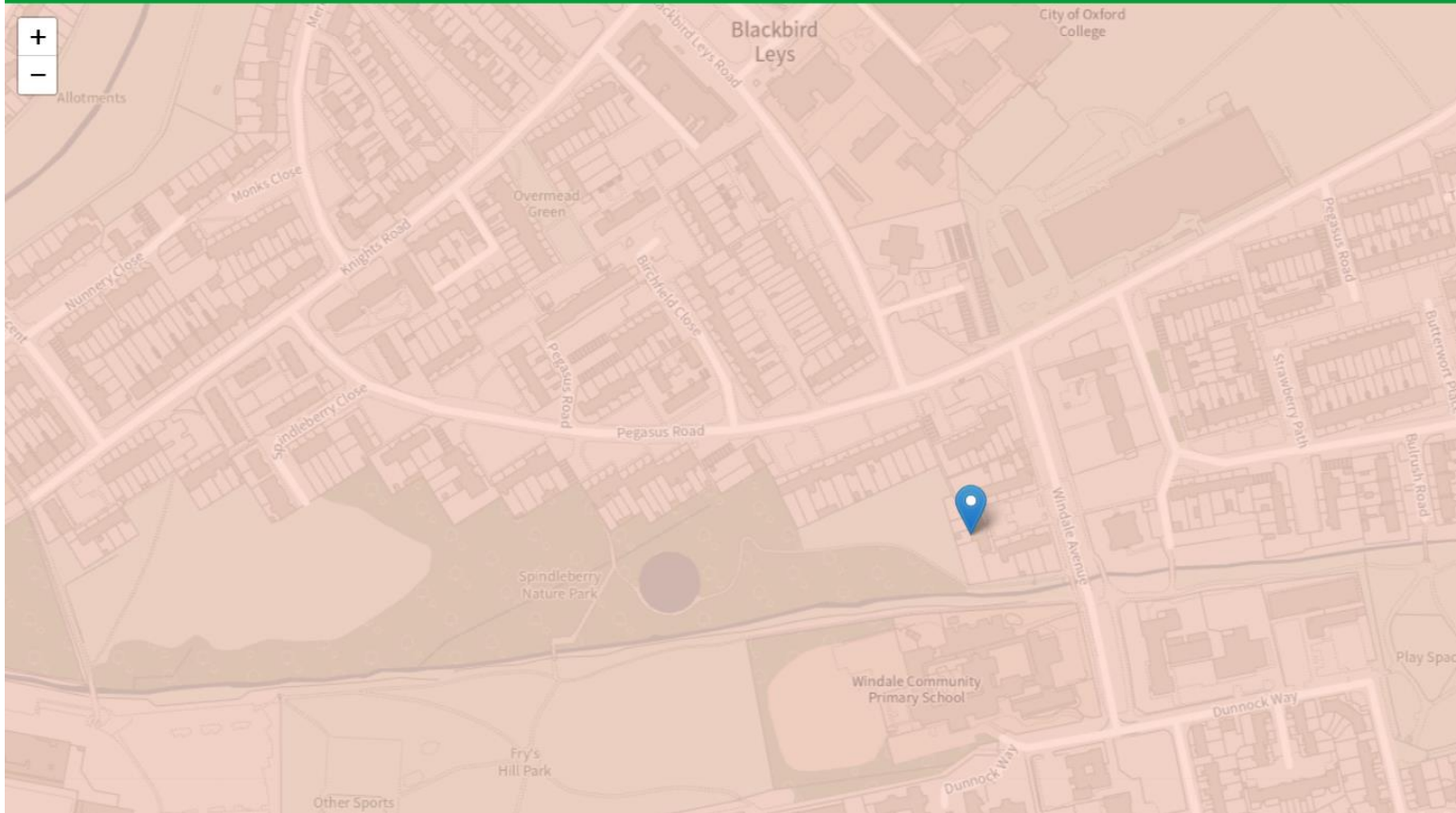


12 Windale Avenue sits within a Zone 2 area as shown below:



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Zone 2	Land having between a 1% and 0.1% annual probability of
Medium	river flooding; or land having between a 0.5% and 0.1%
Probability	annual probability of sea flooding. (Land shown in light blue on the Flood Map)



Gloucestershire and the Vale Management Catchment peak river flow allowances

	Central	Higher	Upper
2020s	11%	17%	33%
2050s	11%	19%	43%
2080s	26%	41%	84%

This map contains information generated by [UK Centre for Ecology and Hydrology](#) using UK Climate projections.