

**Flood Risk Assessment
58, St. Margaret's Road
Ruislip
HA4 7PA**

**FLOOD RISK ASSESSMENT
1848 Doc – PL 03**

Proposal: First Floor Side Extension & Conversion of Roof Space.

1. Site & Locality:

The proposed application site is located at the far southern end of St. Margaret's Road and is the last property on the west side of said road. It is a three bedroom semi-detached house built around the late 1920's to mid-1930's. The plot borders the open land that includes the Bishop Winnington Ingram Fields and through which the Celandine Route runs. The site lies within the Developed Area as noted in the London Borough of Hillingdon's Local Plan: Part One – Strategic Policies (2012). The River Pinn also runs through the adjoining open land and hence the property is in Flood Zone 2. The latter issue was dealt with under the planning approval referred to in s.2 below.

2. Flood Zone:

The River Pinn runs through the adjoining open land and prompted consultation of the Government's Flood Map for Planning website and it appears the subject property falls within Flood Zone 1 and, therefore, a Flood Risk Assessment is not required. See below

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Flood map for planning

Your reference
1848 FRA

Location (easting/northing)
508627/187837

Created
27 Apr 2022 10:16

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

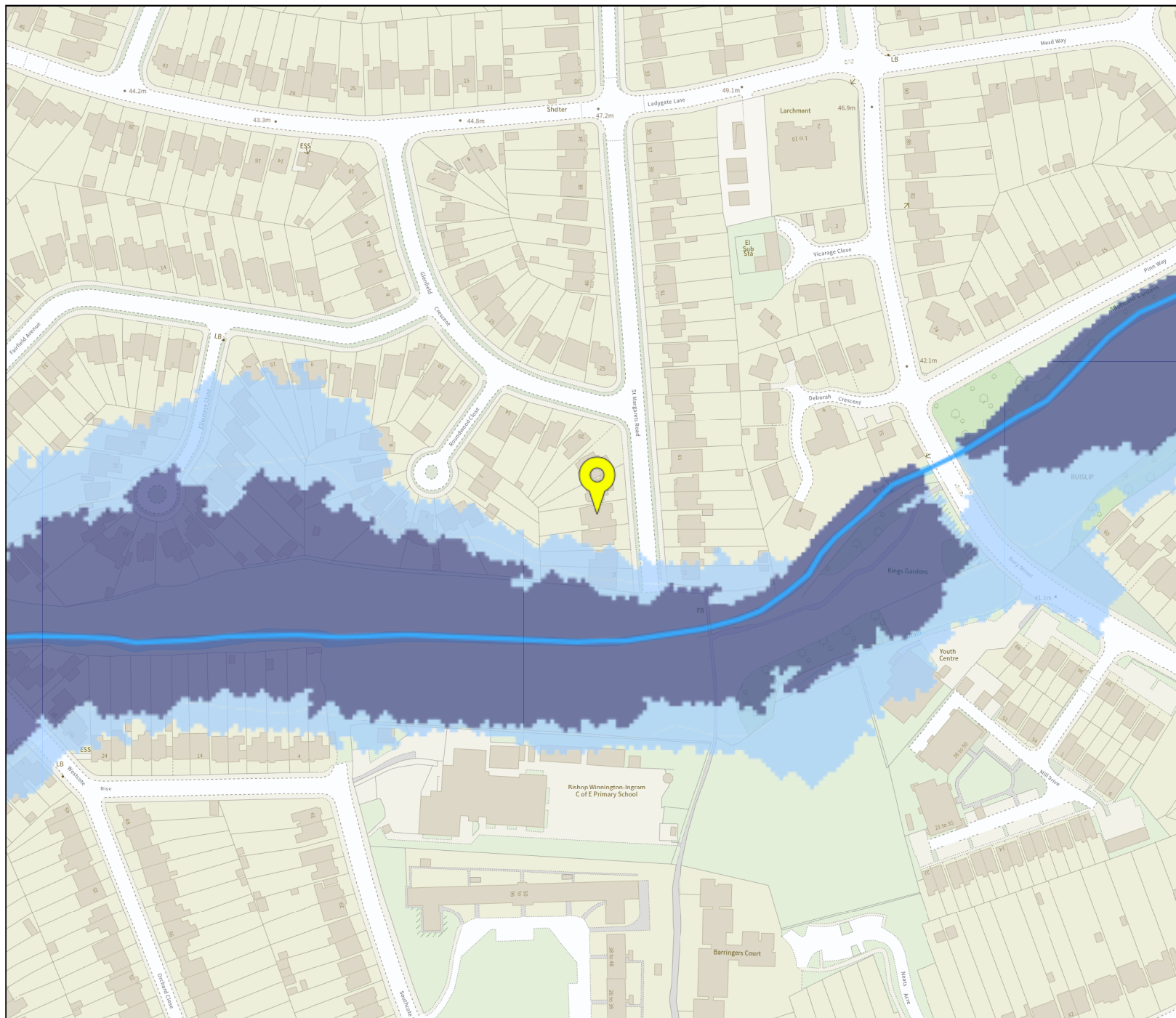
Notes

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/>

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Flood map for planning


Your reference
1848 FRA

Location (easting/northing)
508627/187837

Scale
1:2500

Created
27 Apr 2022 10:16

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m