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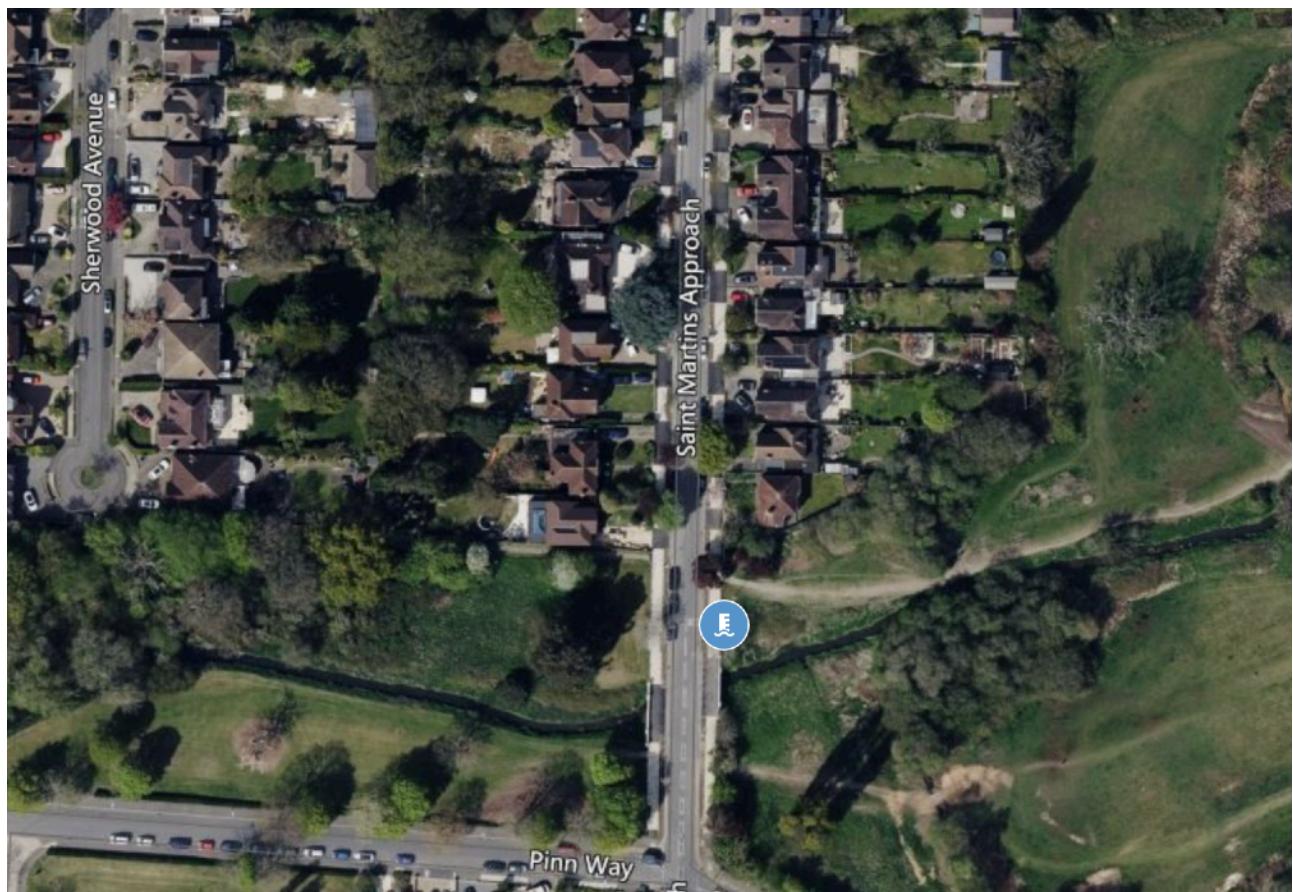
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Architects

Flood Risk assessment for 37 St Martins Approach, Ruislip, HA4 7QH (in support of planning application for single storey rear extension)

A search on the Environment Agency Web site indicated that the site is in flood zone 2, an area with a medium probability of flooding.

The site is located in vicinity of River Pinn and right on the edge of the flood zone.



According to <https://check-for-flooding.service.gov.uk/> the highest level on record for river Pinn is 1.83m with top of normal range at 1.20m as measured at the station no.7005 with the datum of 39.00.

For comparison, the datum of the plot at 37 St Martins approach is generally above 49.00

How levels here could affect nearby areas

1.83m	Water reaches the highest level recorded at this measuring station (recorded on 23 June 2016)	Show on chart
1.20m	This is the top of the normal range	Show on chart
0.20m	Latest level	

No two flood events are the same. Flooding might not happen again at the same historical levels if, for example, flood defences are now in place.

▼ [View technical information for this measuring station](#)

Site datum	39.00m (Above Ordnance Datum)
Station name	Ruislip
Normal range	0.14m to 1.20m
Station ID	7005



According to <https://check-long-term-flood-risk.service.gov.uk/> the flood risk from surface water is Low.

The flooding from reservoirs is extremely unlikely.

Mitigation measures

The proposed extension is to be at the existing ground level. No lowering of floor levels is proposed.

The foundation and base of the walls up to 0.3m above ground level will be constructed of low permeability materials such as concrete or block/brick with special mortar and render.

The ground floor is open plan with easy access to all parts for draining and cleaning after flooding.

Surface water will be dealt with using sustainable drainage by discharging to soak-away where possible with a new soakaway in the rear garden shown on the submitted drawing GA (0) 09 Site Plan as Proposed

No new impermeable landscaping is proposed.

Flood map for planning

Your reference

37 St Martins Approach

Location (easting/northing)

509106/188090

Created

31 Jan 2023 8:56

Your selected location is in flood zone 2, an area with a medium 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 www.gov.uk/guidance/flood-risk-assessment-standing-advice)

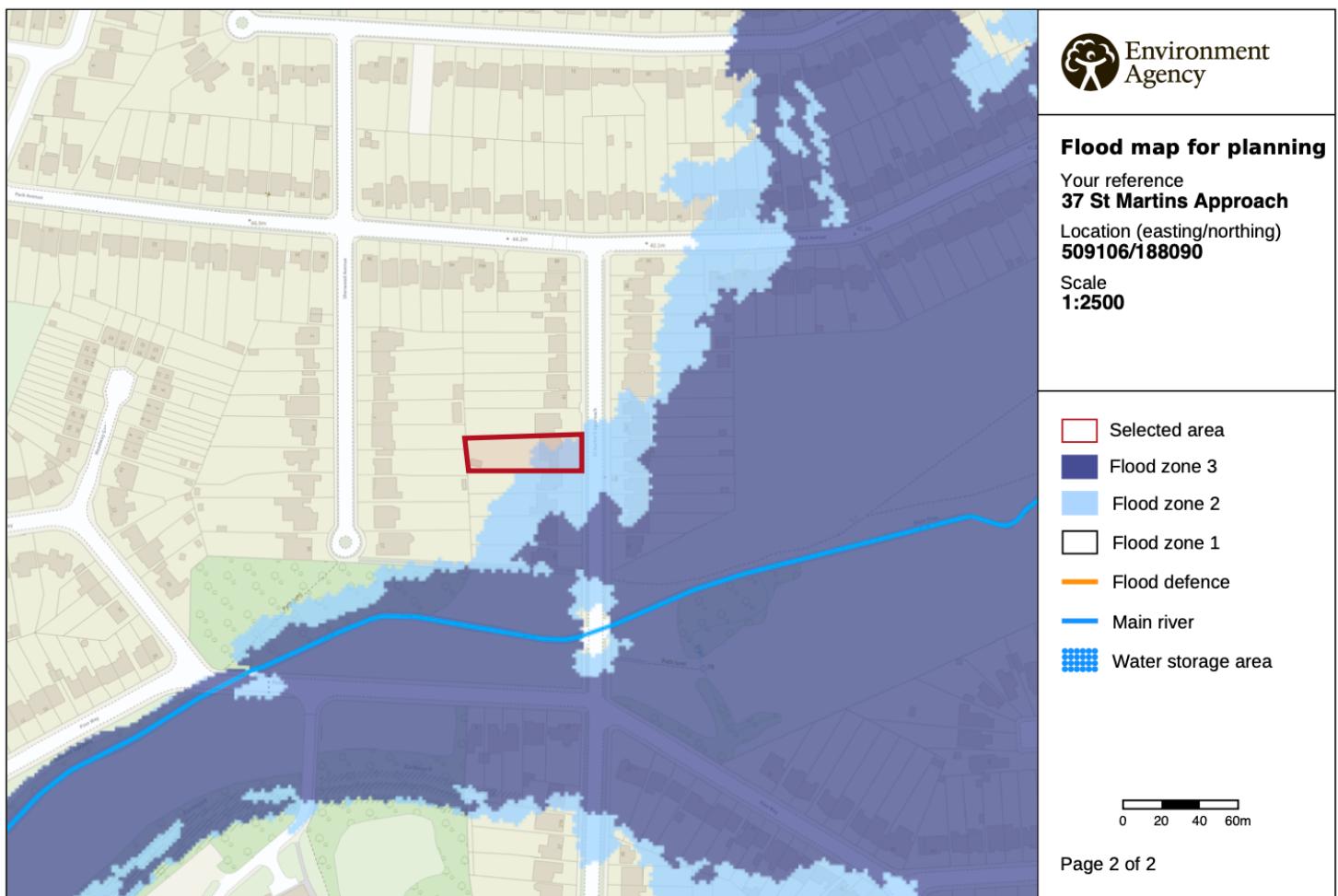
Notes

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/>

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