

Flood Risk Assessment

11 Swakeleys Road
Ickenham
Uxbridge UB10 8DF

(First Floor Flat)

10th June 2026

Introduction

The site is located in the Flood Zone 1.

This Flood Risk Assessment has been prepared in conjunction with the guidance provided in the publication 'Technical Guidance to the National Planning Policy Framework' produced by the Department for Communities and Local Government in order to meet the objectives of the 'National Planning Policy Framework'. It has been produced in regards to the property 11 Swakeleys Road development for which Full Planning Application will be submitted for a change of use for the first floor flat from C3 to C4 where planning permission is required.

The site area is 401m² (0.0401 HA)

Application Planning Policy

National Planning Policy Framework (NPPF), issued by the Department for Communities and Local Government in December 2023, deals with development planning and flood risk based on planning zones and the Environment Agency Flood Map. The requirement of the policy is for flood zones and vulnerability classification relevant to the proposed development to be established and identified, based upon an assessment of existing and future conditions.

Site Description and Location

11 Swakeleys Road is commercial with a residential flat on the first floor.

The existing development manages surface water through gutters and rainwater pipes that drain to the public sewer. These are located at the rear and side of the property where they will remain.

Proposed Development

We are proposing a change of use for the first floor flat from C3 to C4.
The rainwater drainage will be the same as existing.

Flood Zones and what they mean.

Flood zone 1

Locations in flood zone 1 have a low probability of flooding. This means in any year land has a less than 0.1% chance of flooding from rivers or the sea.

Flood zone 2

Locations in flood zone 2 have a medium probability of flooding. This means in any year land has between a 1% and 0.1% chance of flooding from rivers and between a 0.5% and 0.1% chance of flooding from the sea.

Flood zone 3

Locations in flood zone 3 have a high probability of flooding. This means in any year land has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea.

The property is in the flood zone 1 and the site is less than 1 hectare in area, therefore further flood risk assessments are not required for planning. See flood map below.

Sources of Flooding

1. Fluvial Flooding. N/A

2. Tidal Flooding. N/A

3. Flood defences. N/A

4. Climate Change. N/A

5. Surface water flooding.

The OS Mapping and the EA's Mapping shows that there are no indications of large canals in the area of the site, therefore there is no risk of flooding

6. Drainage and infrastructure.

The drainage and infrastructure, are already in place as existing. There will not be any changes to the existing main drains levels.

7. Groundwater.

There have not been any historic flooding incidents within this area of the property. The property is largely situated on soft landscaping and any all new external material will be permeable.

8. Canals, lake and reservoirs.

There are none in the close vicinity of the site.

Historic Flooding.

The strategic flood risk documents by Hillingdon Council do not indicate any historic flooding.

There will not be any construction carried out apart from minor internal alterations to the first floor flat.

Drainage

All drainage is as existing

The external rear ground area of the site will remain as existing.

Conclusion.

The site is in the Zone 1 where no flooding has been identified.

This is small site 401m² (0.0401 HA).

The external areas of the site will remain as existing.

There is no increase of volume of water run-off.

Therefore, we consider that our proposed scheme is suitable for this site.

