

Flood Risk Assessment

132 Royal College Street, London, NW1 0TA



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Introduction

Urban Context

This report presents the proposed scheme for 132 Royal College Street, London, NW1 0TA [see map]. It outlines the scheme in relation to specific areas of flood risk and prevention.

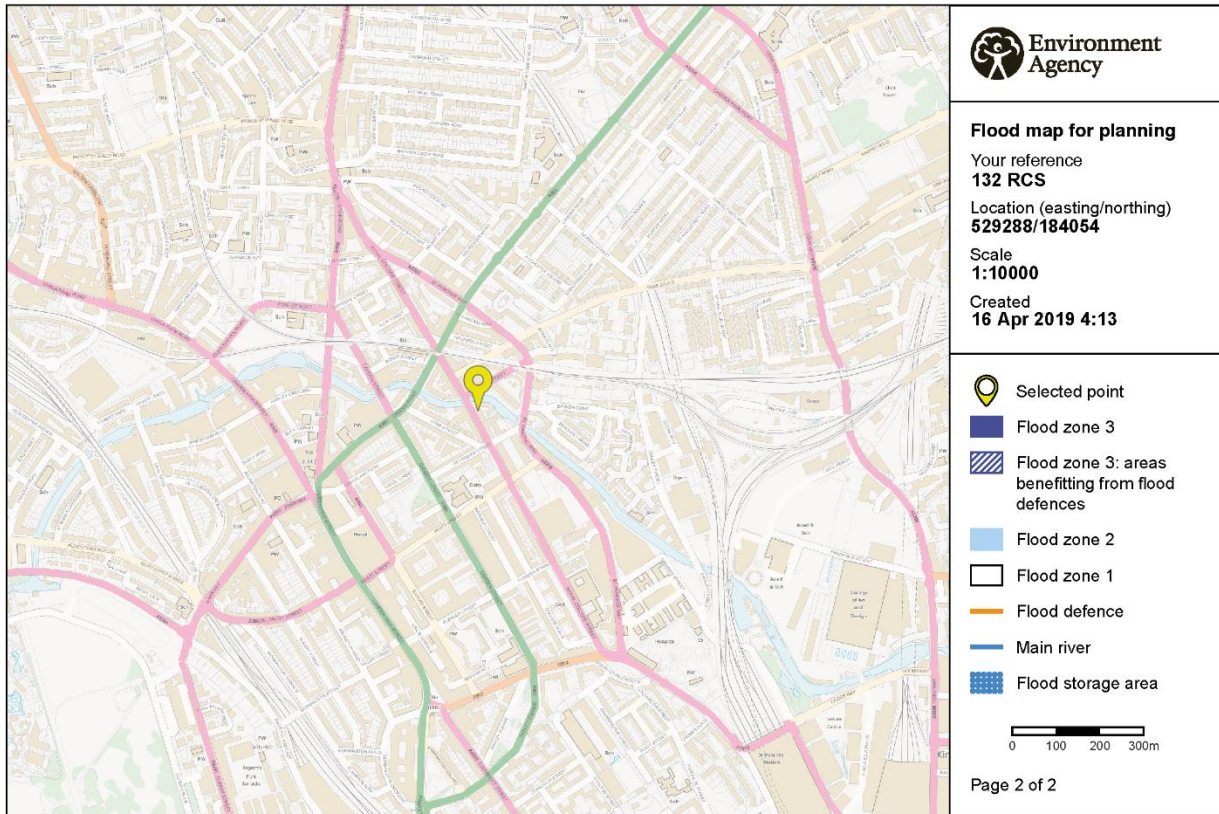
This proposal is for the permitted development from offices (B1 use to 1 residential dwelling (C3 use).



Flood Risk Assessment

Investigating if the site is not within an area of potential flooding, the maps below from environmental agency website indicate the proposed is far outside any areas of Flood warning and risk of flooding from rivers and sea.

Fig 1: Flood map for planning



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Flood map for planning

Your reference
132 RCS

Location (easting/northing)
529288/184054

Created
16 Apr 2019 4:13

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

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

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.

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