50°North
Architecture
Sustainability
Design

Flood Risk Assessment

Client	Mr & Mrs Gulati
Address	7 Burghley Road, London NW5 1UD
Description of works	Two storey rear extension. Change to fenestrations at the rear and new external deck and steps to rear garden. Roof lights at the front and rear and dormer extension to the roof at the rear.
Date	30th May 2024

https://flood-map-for-planning.service.gov.uk/

INTRODUCTION

This is a Flood Risk Assessment to accompany a Householder Planning Application for the above address in the London Borough of Camden. Any queries regarding the application should be addressed to 50 Degrees North, thank you.

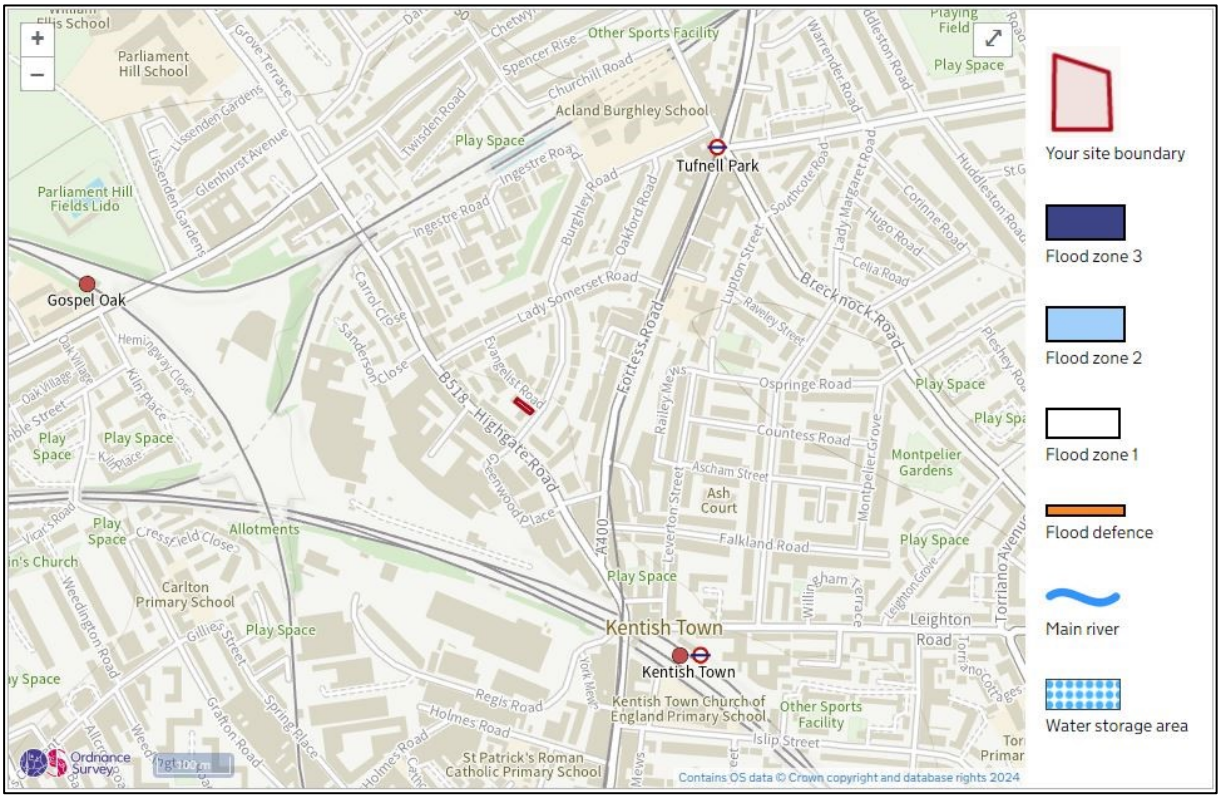

FIG 1 – E.A. FLOOD MAP EXCERPT FOR REFERENCE ONLY

SITE & USE

The proposed development is located at 7 Burghley Road, London NW5 1UD and is currently a 3 storey mid-terrace dwelling. The Environment Agency Flood Risk Assessment Map for the area indicates that the site is within Flood Zone 1 with land having a 1 in 100 or greater annual probability of river flooding. This application aims to demonstrate that the development is safe, does not increase the risk of flooding elsewhere and where possible reduces risk overall.

PROPOSED DEVELOPMENT

The proposal is for layout alteration works to the property on each level. Two storey rear extension. Change to fenestrations at the rear and new external deck and steps to rear garden. Roof lights at the front and rear and dormer extension to the roof at the rear.

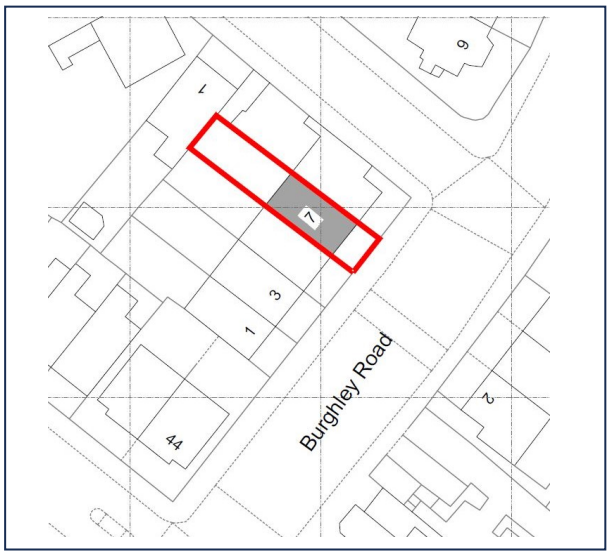

FIG 2 – SITE LOCATION PLAN FOR REFERENCE ONLY

FLOOD MANAGEMENT AND MITIGATION MEASURES

The proposed work is not considered to increase any known flood risk to the location as It complies with the Environment Agency Standing Advice on Minor Developments in Flood zone 1. Where applicable the new finished floor levels will be set 150mm above the existing ground level and not flush.

Installation of fixtures and fittings that minimize the damage caused during any future flooding thereby future proofing the building – This includes a robust kitchen design and electrical sockets and other fittings at 750mm above the FFL.

In addition, we propose that the new internal and external walls are to be made of concrete blockwork or other masonry type with water resistant finishing externally so that, in the event of flood damage, limited damage to the superstructure will occur and the clean up operation may be facilitated.

Any new paving on the site will be permeable paving. A soak-away will be provided in the rear garden to building control approval.