

FLOOD RISK ASSESSMENT.

LOCATION: 187 FORDWYCH ROAD LONDON NW2 3NH

PROPOSAL: **SINGLE STOREY SIDE-REAR EXTENSION TO SINGLE DWELLING HOUSE**

The site:

The proposed planning application is for internal renovation and refurbishment of the existing single dwelling house plus single storey rear-side extension designed to meet Brent Council policies for residential extensions. The site is located within proximately of main Cricklewood Areas with close and easy access to public transport and shops.

Proposal for altering internal areas to meet planning policies for residential conversion as set out in Brent Council Policies by creating a family house extension to meet core policies. The proposal for rear-side extension as link to existing developed rear extension to line up with adjoining premises extension which has same rear-side extension and meeting residential extension policies SPD-2 (figure-7).

The EXISTING areas of the premises as follows:

Residential unit: Net internal floor area:

Ground floor area: 80M-SQ

First Floor area: 80M-SQ

Total unit area: 160m-sq @ overall site area : 240m-sq.

Proposed new areas: Net internal floor area:

The proposal for internal changes of areas & alterations to ground floor and upper floors will create larger family unit for C3-usage as defined on proposed plans.

Ground floor area: 112M-SQ

First Floor area: 80M-SQ

Total unit area: 192m-sq @ overall site area : 240m-sq.

All works to site by extension of the unit with soft landscaping and hardstanding to ensure the premises has suitable means of surface water. The proposed plans indicate the hardstanding areas to have permeable porous block paving to allow soakaway of any surface water. The proposal also demonstrate an Aco-drain channel to front of new unit to collect all surface water and as noted on proposed plans to dispense all new flat roof surface water and amenity surface water as result of collection into Aco-drain channel to discharge into front landscape soak-away trench in order to create water attenuation and recycling the surface water into soft landscaping areas.

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Registered in England & Wales

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The existing site is accessible from main front entrance via main road. The garden and associate landscape areas proposed to consist of hedges and new planting serving residential units. The area is predominately a residential usage. As shown in the attached map, I can confirm that the area of the site is located in Flood Zone 1 Environment Agency Department whilst the Brent Local Plan 2022 Policies Map confirmed as Flood Zone 3a. This information was provided by Environment Agency Department and also Brent Local Plan 2022 Policies.

The proposed scheme is to carry redevelopment of the site to erect new residential unit. As part of the proposed scheme, the new ground floors' internal finish level will be at 300mm above external level at the external level to the rear garden. Therefore the new houses will be designed to overcome the flooding & local surface water drainage.

Based on Environment Agency Data, the site is located in the flood zone 1 as shown on the map whilst the Brent Local Plan 2022 Policies Map confirmed as Flood Zone 3a.

The Proposal:

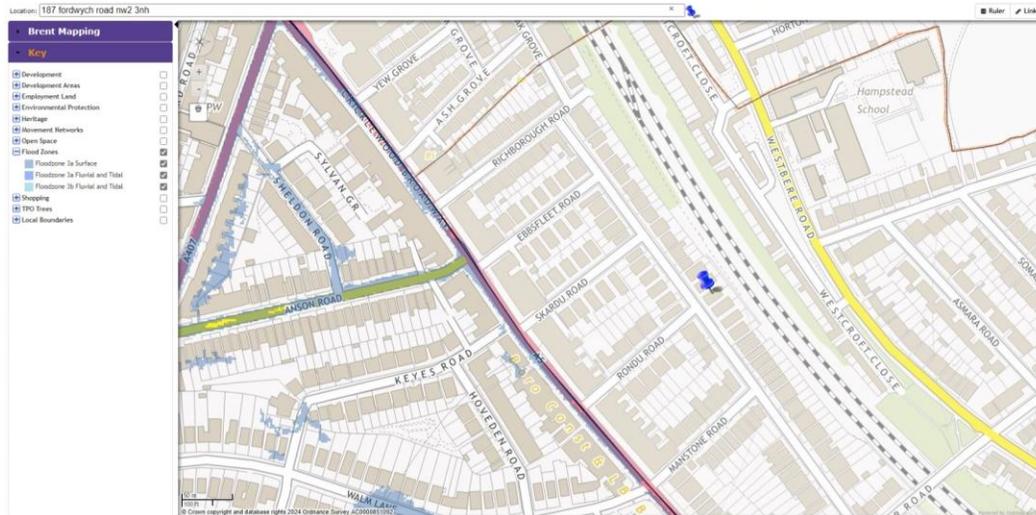
It is proposed to carry new single storey rear-side extension to link with rear outrigger of the premises. The new units finish floor level to be at the same level as ambulant accessibility to compliance with Part-M. Therefore the ground floor family new unit's FFL will be at 300mm above the external level at the main amenity and garden area.

The flood levels within the proposed development will be set no lower than existing levels & flood proofing of the development has been incorporated where applicable. Details of the flood resilience & resistant techniques are given below & attached as sections & plans for the new scheme, in accordance with "Preparing for floods" (ODPM 2003). The given details & specifications are generated in compliance with Building Regulations & British Standards as well as Environment Agency Guidelines.

- (i) The proposed floor levels will be as existing and above external level by minimum of 300mm. The floor level is more than 300mm above external level.
- (ii) Providing damp proof coarse at min. 150mm above external level & providing gullies at the corners of the building to discharge the surface water into front soakaway system set within front landscape and garden areas to form part of recycling surface water. The drainage scheme will be submitted to Thames Water as part of Build over Agreement & Approval prior to construction.
- (iii) Providing cavity wall construction with air bricks below DPC level & using Airbricks covers as given in EA documents. The external walls consist of facing bricks & cavity insulation with inner block wall & plastered. All brick works to have pointing & repair to the existing façade in order to minimize any seepage. Providing Lime based plaster over water resistant render such as sand/cement render.

- (iv) The proposed floor to level above new damp proof membrane and meet building regulations standards. The floor board to be WBP plywood which has better resistance to water.
- (v) All windows & openings to be adequately sealed at the edges & in compliance to British standards.

All workmanship & designs are carried out in accordance to British Standard & Building Regulation’s approval. Brent Local Plan 2022 Policies Map confirmed as Flood Zone-3a



POLICY BSUI3 MANAGING FLOOD RISK

Proposals requiring a Flood Risk Assessment must demonstrate that the development will be resistant and resilient to all relevant sources of flooding including surface water. Proposed development must pass the sequential and exceptions test as required by national policy. The design and layout of proposals requiring a Flood Risk Assessment as set out in paragraph 6.7.37 must contribute to flood risk management and reduction and:

- a) minimise the risk of flooding on site and not increase the risk of flooding elsewhere;
- b) wherever possible, reduce flood risk overall;
- c) ensure a dry means of escape;
- d) achieve appropriate finished floor levels which should be at least 300mm above the modelled 1 in 100 year plus climate change flood level; and
- e) not create new basement dwellings in areas of high flood risk.

Proposals that would fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

Opportunities will be sought from the redevelopment of sites in functional floodplain (flood zone 3b) to restore the natural function and storage capacity of the floodplain. Proposals that result in an increase in natural flood storage capacity and the environmental quality of the watercourse, will be encouraged.

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
524248/185433

Created
17 Dec 2024 8:12

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

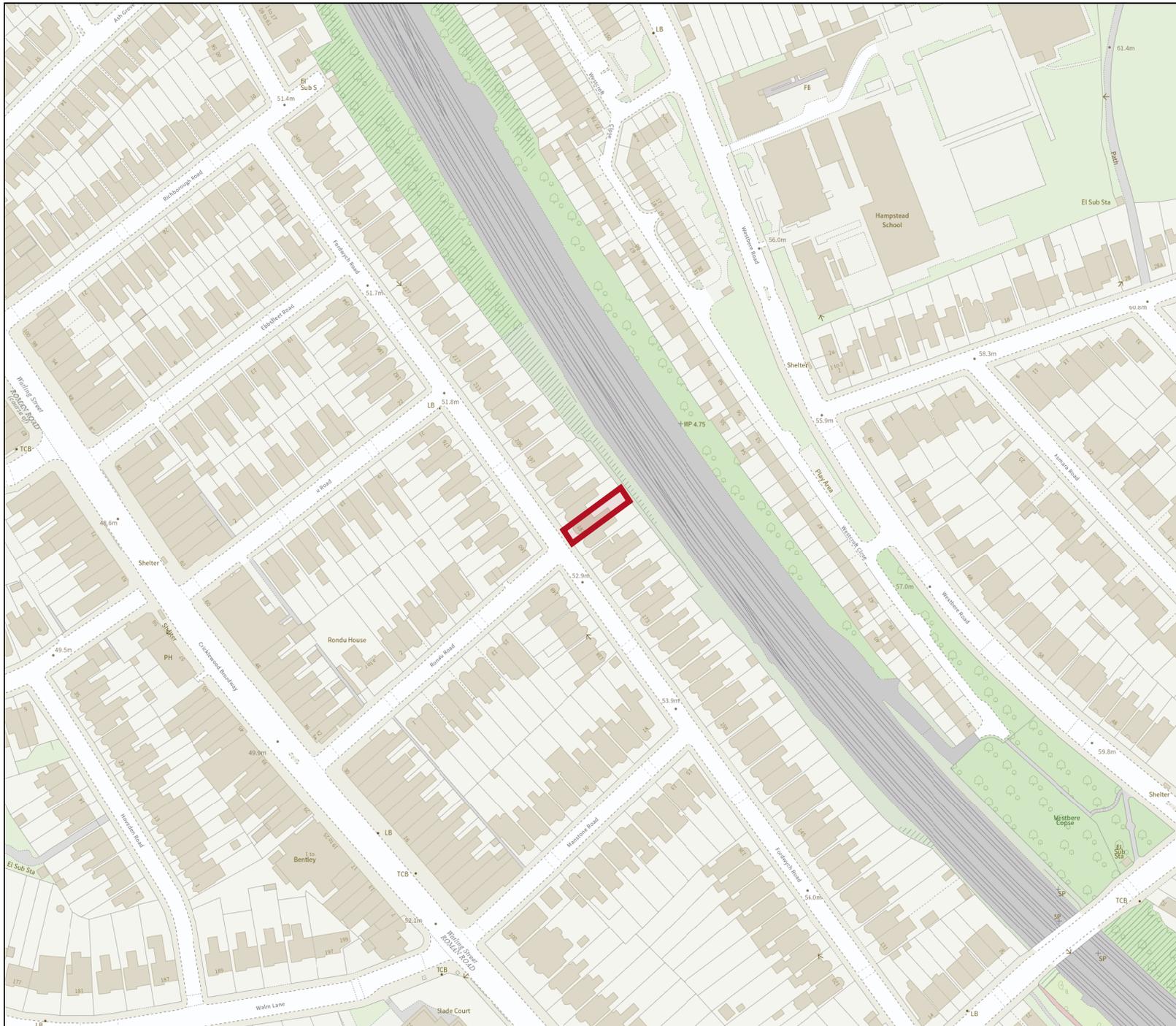
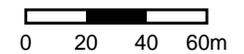
Your reference
<Unspecified>

Location (easting/northing)
524248/185433

Scale
1:2500

Created
17 Dec 2024 8:12

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



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This location is in flood zone 1

What flood zone 1 means

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.02 ha.

Find out more about [flood zones and what they mean \(/flood-zone-results-explained?zone=FZ1\)](#).

There is a risk of flooding from surface water at this site. You should check one of the following:

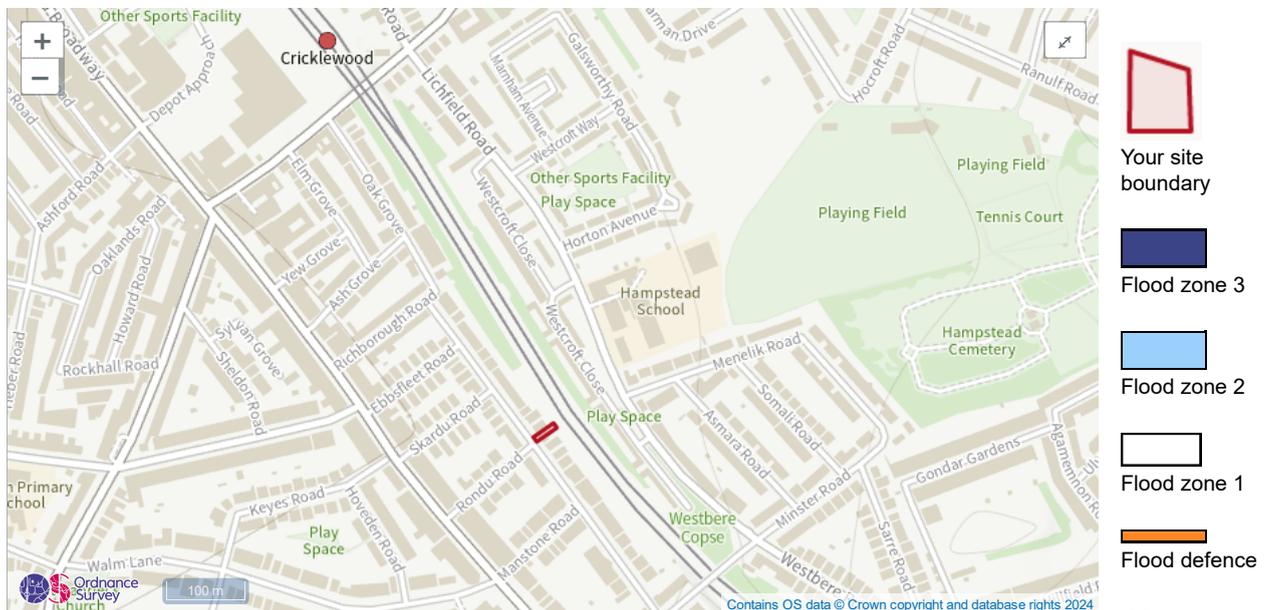
- [the surface water map on the check your long term flood risk service \(https://check-long-term-flood-risk.service.gov.uk/map?eastings=524248&northing=185433&map=SurfaceWater\)](https://check-long-term-flood-risk.service.gov.uk/map?eastings=524248&northing=185433&map=SurfaceWater)
- [the risk of flooding from surface water dataset on the data services platform \(https://environment.data.gov.uk/dataset/51a5c4e7-10d3-4f34-bb0e-558835ab8c85\)](https://environment.data.gov.uk/dataset/51a5c4e7-10d3-4f34-bb0e-558835ab8c85)

To find out about other factors that might affect the flood risk of this location, you should also check:

- [groundwater and reservoir flood risk \(https://check-long-term-flood-risk.service.gov.uk\)](https://check-long-term-flood-risk.service.gov.uk)
- Camden planning authority's strategic flood risk assessment (SFRA), which includes future flood risk

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.





Main river



Water storage area

▶ [What the flood map shows](#)

Download the flood map for this location

The flood map is suitable for a local planning authority to use when checking a planning application to see if a development is:

- in flood zone 1, 2 or 3
- within 20 metres of a main river or a flood defence
- a water storage area (also likely to be flood zone 3b in the SFRA)

▶ [Add a reference to the flood map and set the scale](#)

[Download this flood map \(PDF\)](#)

Decide what you need for your planning application

You only need an FRA in flood zone 1 when one or more of these points apply:

- the development has a site area of 1 ha or more
- it's in an [area with critical drainage problems \(https://www.data.gov.uk/dataset/d10fb8e5-f3af-48c1-a489-8c975b0165de/areas-with-critical-drainage-problems\)](https://www.data.gov.uk/dataset/d10fb8e5-f3af-48c1-a489-8c975b0165de/areas-with-critical-drainage-problems)
- the local planning authority's SFRA shows it'll be at increased flood risk in future
- the site is at risk from other sources of flooding and its development would increase its vulnerability classification

Order flood risk data for rivers and the sea

To order flood risk data for this site, contact the Environment Agency team in Hertfordshire and North London at hnlquiries@environment-agency.gov.uk

Your email should say that you are ordering flood risk data and include:

- the address
- a map showing the site boundary

Your site is in flood zone 1, so it is unlikely we'll have any flood risk data for it. You can place an order, and we will email you if none is available.

Get help deciding what flood risk information you need

Email the Environment Agency team in Hertfordshire and North London at: hnlquiries@environment-agency.gov.uk.

Change the location

- [Redraw the boundary of your site](#)
- [Search for a different location](#)

[Privacy notice \(/privacy-notice\)](#)

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