

Flood Risk Statement

44 Willes Rd, London NW5 3DL

1.1 Purpose

The purpose of this document is to provide supplementary information to support the application for the following:

'Erection of a single storey ground floor extension, first floor rear extension and a dormer to rear part of the existing butterfly roof to 44 Willes Road, London, NW5 3DL. Proposals include new roof lights, glazing and doors.'

The site is located at:

44 Willes Rd, London NW5 3DL

The contact for any correspondence regarding the project will be the agent:

JUB STUDIO
122 Church Walk
London
N16 8QW

1.2 The site

The proposed site is 44 Willes Rd, London NW5 3DL. The site is currently a three storey building. The local context of the site is predominately residential.

1.3 The proposal

'Erection of a single storey ground floor extension, first floor rear extension and a dormer to rear part of the existing butterfly roof to 44 Willes Road, London, NW5 3DL. Proposals include new roof lights, glazing and doors.'

1.4 Flood Risk Statement

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

1.5 Proposals to Mitigate Flood Risk

In order to avoid or minimise any sources which could contribute to potential flooding, we hereby confirm the following details of flood proofing, resilience and resistance techniques will be incorporated into the proposed scheme:-

- All new Electrical sockets installed will be raised
- Permeable materials are to be used in the rear garden area

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
528737/184898

Created
16 Dec 2024 10:23

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.

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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
528737/184898

Scale
1:2500

Created
16 Dec 2024 10:23

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

0 20 40 60m

