# 161 West End Lane

## Flood Risk Assessment

March 2025

# Quality Management

| | |
|---|---|
| **Project** | 161 West End Lane Flood Risk Assessment |
| **Location** | 161 West End Lane, London, NW6 2LG |
| **Reference** | LE2025185FRA |

# Revision History

| Rev | Date | Issue / Purpose/ Comment | Prepared |
|---|---|---|---|
| R01 | March 2025 | Final | ZY |



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# Executive Summary

| | |
|---|---|
| **Site Name** | 161 West End Lane Flood Risk Assessment |
| **Location** | 161 West End Lane, London, NW6 2LG |
| **Grid Reference** | 525481 , 184487 |
| **EA Flood Zone Classification** | Flood Zone 1 |
| **Current Site Use** | Residential |
| **Description of proposed development** | construction of a new 1 bed Flat |
| **Vulnerability Classification** | Residential – 'More Vulnerable' |
| **Summary of Pre-development Risks** | • Fluvial/Tidal Flood Risk: Low Risk<br>• Flood Risk from Land, Surface Water and Sewers: Low Risk<br>• Groundwater Flood Risk: Low Risk<br>• Flood Risk from Artificial Sources: Low Risk<br>• Residual Flood Risk: Low Risk |

# 1. Introduction

## 1.1 Requirement

1.1.1 Liska Environmental has been commissioned to undertake a desk based Flood Risk Assessment (FRA) for a development at 161 West End Lane, London, NW6 2LG (Figure 3-1). It is understood by Liska Environmental that this report is to support a planning application for the construction of a new 1 bed Flat.

## 1.2 Report Objectives

1.2.1 The contents of this FRA describe the assessment of the proposal and the implications of the proposed development on flood risk. The FRA has been prepared following guidance provided in the revised National Planning Policy Framework (February 2025).

1.2.2 The aim of this assessment is to provide the level of detail necessary to demonstrate that the potential effects of flood risk (to the proposal) have been addressed by:

- Identifying the source and probability of flooding to the application site, including the possible effects of climate change;
- Determining the consequences of flooding to and from the proposed development proposal and advising on the how this will be managed, if necessary; and
- Demonstrating the flood risk issues described in this assessment are compliant with the relevant guidance.

## 1.3 Limitations

1.3.1 This report relies on publicly available information which Liska Environmental assumes to be correct: Liska Environmental cannot and does not verify accuracy of this data, and it is outside the scope of this commission to do so.

## 1.4 Sources of Information

1.4.1 Sources of information used during the compilation of this report include:

- Environment Agency (EA) website – '*Flood Map for Planning'* [Accessed 18/03/2025];
- British Geological Survey (BGS) website – *'GeoIndex'* and *'Lexicon of Named Rock Units'* [Accessed 18/03/2025];
- Department of Environment, Food, and Rural Affairs (DEFRA) website – *'MAGIC Map Application'* [Accessed 18/03/2025];
- Environment Agency (EA) website - '*Catchment Data Explorer'* [Accessed 18/03/2025].

# 2. Policy and Guidance

## 2.1 Thames Catchment Flood Management Plan (CFMP), 2009

2.1.1 A Catchment Flood Management Plan (CFMP) is a high-level strategic plan prepared by the EA, which identifies long-term (50 to 100 year) policies for sustainable flood risk within a catchment.

2.1.2 The relevant key messages contained within the Thames Region CFMP (2009) are that:

- Climate change will be the major cause of increased flood risk in the future; in urban areas and areas of narrow floodplain, flooding from heavy rainfall will be more regular and more severe. Surface water, sewer and fluvial flooding can occur within minutes of a severe rainfall event. Flooding can therefore occur at any time of the year, and there is very little time to provide flood warnings.
- Development and urban regeneration provide a crucial opportunity to manage flood risk; the location, layout and design of development can all reduce flood risk. For example, the use of SuDS can help to control surface water runoff.

## 2.2 Flood and Water Management Act, 2010

2.2.1 Combined with the Flood Risk Regulations 2009 ('the Regulations'), (which enact the EU Floods Directive in the England and Wales) the Flood and Water Management Act 2010 ('the Act') places significantly greater responsibility on Local Authorities to manage and lead on local flooding issues. The Act and the Regulations together raise the requirements and targets Local Authorities need to meet, including:

- Playing an active role leading Flood Risk Management;
- Development of Local Flood Risk Management Strategies (LFRMS);
- Implementing requirements of Flood and Water Management legislation;
- Development and implementation of drainage and flooding management strategies; and
- Responsibility for first approval, then adopting, management and maintenance of Sustainable Drainage Systems (SuDS) where they service more than one property.

2.2.2 The Act also clarifies three key areas that influence development:

1. ***Sustainable Drainage Systems (SuDS) -*** the Act makes provision for a national standard to be prepared on SuDS, and developers will be required to obtain local authority approval for in accordance with the standards, likely with conditions. Supporting this, the Act requires local authorities to adopt and maintain SuDS, removing any ongoing responsibility for developers to maintain SuDS if they are designed and constructed robustly.
2. ***Flood risk management structures -*** the Act enables the EA and local authorities to designate structures such as flood defences or embankments owned by third parties for protection if they affect flooding or coastal erosion. A developer or landowner will not be able to alter, remove or replace a designated structure or feature without first obtaining consent from the relevant authority.
3. ***Permitted flooding of third party land -*** The EA and local authorities have the power to carry out work, which may cause flooding to third party land where the works are deemed to be in the interest of nature conservation, the preservation of cultural heritage or people's enjoyment of the environment or of cultural heritage.

## 2.3 National Planning Policy Framework (NPPF), February 2025

2.3.1 In determining an approach for the assessment of flood risk for the proposal there is a need to review the policy context. The National Planning Policy Framework requires that consideration be given to flood risk in the planning process. The National Planning Policy Framework was revised and issued in July 2018 and outlines the national policy position on development and flood risk assessment.

2.3.2 The Framework states that the appropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in flood risk areas, it can be permitted provided it is made safe without increasing flood risk elsewhere.

2.3.3 The essence of NPPF is that:

- Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards;
- Polices in development plans should outline the consideration, which will be given to flooding issues, recognising the uncertainties that are inherent in the prediction of flooding and that flood risk is expected to increase as a result of climate change;
- Planning authorities should apply the precautionary principle to the issue of flood risk, using a risk-based search sequence to avoid such risk where possible and managing it elsewhere;
- The vulnerability of a proposed land use should be considered when assessing flood risk;
- Opportunities offered by new developments should be used to reduce the causes and impacts of flooding;
- Planning authorities should recognise the importance of functional floodplains, where water flows or is held at times of flood, and avoid inappropriate development on undeveloped and undefended floodplains; and
- Development is based on the concept of Flood Risk Reduction, particularly in circumstances where development has been sanctioned on the basis of the “Exception Test”.

# 3. Development Site Planning Considerations

## 3.1 Location

3.1.1 The site is located at 161 West End Lane, London, NW6 2LG at Ordinance Survey (OS) coordinates 525481 , 184487.


**Figure 3-1 Site Boundary. Source: Google Map**

## 3.2 Proposed Development

3.2.1 The proposal consists of the construction of a new 1 bed Flat. Further details about the proposals have been provided in Appendix B.

## 3.3 Local Geology

3.3.1 A review of the published geological information was carried out, including information from the BGS GeoIndex and Lexicon of Named Rock Units websites[1]. The geological sequence underlying the Site is summarised in Table 3-1.

[1] http://mapapps.bgs.ac.uk/geologyofbritain/home.html

**Table 3-1 Underlying Geological Sequence**

| Stratum | Name | Location | Description |
|---|---|---|---|
| Bedrock Geology | London Clay Formation - Clay, silt and sand | Onsite | Sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period. |
| Superficial Deposits | N/A | Onsite | N/A |

## 3.4 Flood Zone

3.4.1 Flood Zones describe the extent of flooding that would occur on the assumption that no flood defences are in place. The definition of Flood Zones is provided in Table 1 of the PPG and in table 3.1 below:

**Table 3-1: Flood zone terminology**

| Flood Zone | Definition |
|---|---|
| Zone 1<br>Low Probability | Land having a less than 1 in 1,000 annual probability of river or sea flooding.<br>(Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3) |
| Zone 2<br>Medium Probability | Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or<br>Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.<br>(Land shown in light blue on the Flood Map) |
| Zone 3a<br>High Probability | Land having a 1 in 100 or greater annual probability of river flooding; or<br>Land having a 1 in 200 or greater annual probability of sea flooding.<br>(Land shown in dark blue on the Flood Map) |
| Zone 3b<br>The Functional Floodplain | This zone comprises land where water has to flow or be stored in times of flood.<br>Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency.<br>(Not separately distinguished from Zone 3a on the Flood Map) |

3.4.2 The site lies within the Environment Agency's Flood Zone 1 which is described within PPG Table 1 as having a ' Low Probability' of flooding. The Environment Agency's flood zone map is shown in Appendix A.

## 3.5 Vulnerability Classification

3.5.1 The proposed development is considered to fall under the classification of 'More Vulnerable' land uses based on Table 2 of PPG Technical Guidance. Table 3: Flood Risk Vulnerability and Flood Zone Compatibility in PPG, states that these land uses are compatible in Flood Zone 1 (with the requirement to apply the Exception Test) (as in Table 3.2 below).

**Table 3.2: Flood Zone Risk and Vulnerability**

| **Flood Zones** | **Flood Risk Vulnerability** | | | | |
|---|---|---|---|---|---|
| | Essential infrastructure | Highly vulnerable | More vulnerable | Less vulnerable | Water compatible |
| Zone 1 | ✓ | ✓ | ✓ | ✓ | ✓ |
| Zone 2 | ✓ | Exception Test required | ✓ | ✓ | ✓ |
| Zone 3a | Exception Test required | ✗ | Exception Test required | ✓ | ✓ |
| Zone 3b | Exception Test required | ✗ | ✗ | ✗ | ✓ |

Key: ✓Development is appropriate ✗Development should not be permitted

## 3.6 Sequential Test and Exception Test

3.6.1 Paragraph 172 of the NPPF sets out guidance on the application of the Sequential Test, the aim of which is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Where areas of lower risk are not available, the Exception Test, as set out in paragraph 178 of the NPPF can be applied, to ensure that flood risk to people and property will be managed satisfactorily.

3.6.2 As the proposed development is located in Flood Zone 1, and there would be no additional vulnerability to flood risk nor any worsening of flood risk elsewhere over that as a result of the proposal on this site. Therefore, a Sequential and Exception Test are considered as passed.

# 4. Sources of Flooding – Actual Flood Risk

4.1.1 The NPPF describes potential sources of flooding. It is necessary to consider the risk of flooding from all sources within a FRA. This section provides a review of flooding from land, sewers, groundwater and artificial sources, in addition to that from rivers and the sea.

## 4.2 Fluvial/Tidal Flood Risk

4.2.1 The Environment Agency's Flood map for Planning, was used to identify risk of flooding at site (refer Appendix A). These confirm that the site is in Flood Zone 1 . The Environment Agency classifies the site, as being within a very low risk area of flooding.

## 4.3 Flood Risk from Land, Surface Water and Sewers

4.3.1 Flooding from land can be caused by rainfall being unable to infiltrate into the natural ground or entering the drainage systems due to blockage, or flows being above design capacity. This can then result in (temporary) localised ponding and flooding. The natural topography and location of buildings/structures can influence the direction and depth of water flowing off impermeable and permeable surfaces.

4.3.2 Surface water flooding can be difficult to predict, much more so than river or sea flooding as it is hard to forecast exactly where or how much rain will fall in any storm. The Environment Agency classifies the site, as being within a very low risk area of flooding (i.e. each year this area has a chance of flooding of less than 0.1%).

4.3.3 According to Camdem SFRA 2024 Figure 16, the site is located in a Camdem Critical Drainage Area (Group3_010), but not within a Local Flood Risk Zone.

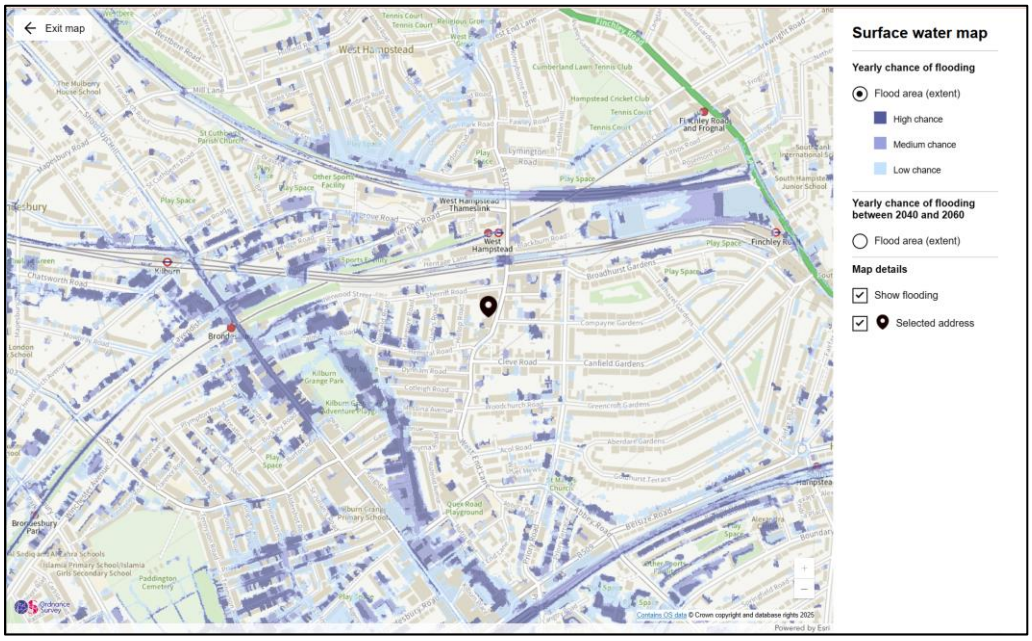



Figure 4-1: Surface Water Flood Map (Source Environment Agency[2])

## 4.4 Local Flooding and Drainage Records

4.4.1 According to Camden flooded street list, West End Lane was flooded in 2002 and 2021. Camden's Flood Risk Management Strategy states that:

*"West Hampstead also experienced surface water and sewer surcharge flooding in 1975, 2002 and in 2021. During the July 2021 events, the impact of surface water flooding was relatively low compared to other areas of Camden; however, isolated incidents of flooding were reported near to West End Lane and the West Hampstead Fire Station. Although the rainfall return period was lower than for other areas (less than a 2% AEP rainfall event), the risk of surface water flooding in West Hampstead is still considered to have reduced as a result of the West Hampstead Flood Relief Scheme."*

4.4.2 Extra flood resistance and resilience measures have been proposed to ensure that people will be kept safe from the identified flood hazards in section 5.2. SuDS will also be implemented (i.e water butt and permeable paving) as part of the proposed design to limit the runoff generated by the proposed development and consequently, provide betterment to the existing surface water flooding on site.

## 4.5 Groundwater Flood Risk

4.5.1 As the proposed development is on ground level or above, the risk of flooding from this source could be considered low.

[2] http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?&topic=ufmfsw#x=357683&y=355134&scale=2

## 4.6 Flood Risk from Artificial Sources

4.6.1 Artificial sources of flooding include reservoirs, canals, ponds and mining abstraction.

4.6.2 A review of the Environment Agency Reservoir Maps indicates that the site is not within an area at risk from reservoir flooding.

## 4.7 Residual Flood Risk

4.7.1 Residual Risk is defined as 'the risk which remains after risk avoidance, reduction and mitigation measures have been implemented'. For the purpose of assessing flood risk, it is assumed that events greater than those assessed as Actual Risk are considered a 'Residual Risk'.

4.7.2 As proposed development is located in a low flood risk zone and does not benefit from the presence of significant defences. As such, the residual risk to the site could be considered to be relatively low.

## 4.8 Summary of flood risk

4.8.1 Table 4.1 below summarises the types of flood risk at the Site:

**Table 4-1: Summary of flood risk**

| **Source of risk** | **Ongoing risk** |
|---|---|
| Fluvial/Tidal Flood Risk | Low Risk |
| Flood Risk from Land, Surface Water and Sewers | Low Risk |
| Groundwater Flood Risk | Low Risk |
| Flood Risk from Artificial Sources | Low Risk |
| Residual Flood Risk | Low Risk |

# 5. Flood Risk Management

## 5.1 Principles of Flood Risk Management

5.1.1 NPPF requires a precautionary approach to be undertaken when making land use planning decisions regarding flood risk. This is partly due to the considerable uncertainty surrounding flooding mechanisms and how flooding may respond to climate change. It is also due to the potentially devastating consequences of flooding to the people and property affected.

5.1.2 Flood risk is a combination of the probability of flooding and the consequences of flooding. Hence 'managing flood risk' involves managing either, the probability of flooding or the consequences of flooding, or both.

5.1.3 NPPF requires flooding from tidal, fluvial, land, surface water & sewerage and from groundwater to be considered. The flood risk management measures discussed in this section are based on the sources of flooding identified in Section 4 that are considered to pose a risk to the development proposals.

## 5.2 Flood Resilient Measures

5.2.1 The Environment Agency classifies the development area of the site is located in an area with a very low risk of surface water flooding.

*Floor construction*

5.2.2 Concrete ground-supported floors will be installed and concrete slabs of at least 100mm thickness will be specified.

5.2.3 Damp Proof Membranes (d.p.m.) will be included in the design to minimise the passage of water through ground floors.

*Insulation materials*

5.2.4 Floor insulation will be a closed-cell type to minimise the impact of flood water.

*Service entries (Cables and pipes)*

5.2.5 Wiring for telephone, TV, Internet and other services will be protected by suitable insulation to minimise damage.

5.2.6 Wall sockets will be raised to as high as is feasible and practicable to avoid damage if flood waters inundate the property.

## 5.3 Finished Floor Level (FFL)

5.3.1 The finished floor level is to be set to a minimum 150mm above external ground level.

## 5.4 Sustainable Drainage Systems (SuDS)

5.4.1 A sustainable drainage system (SuDS) is recommended to help to reduce the surface water discharge rate based on the proposed development. The requirements for SuDS will ensure that any redevelopment or new development does not negatively contribute to the surface water flood risk off site and instead provides a positive benefit to the level of risk in the area. It will also ensure that appropriate measures are taken to increase the flood resilience of new properties and developments in surface water flood risk areas, such as those identified as being in an area with critical drainage problems.

5.4.2 The SuDS hierarchy and management train has been discussed in the SuDS Manual (C753) which aims to mimic the natural catchment processes as closely as possible. The general hierarchy of the SuDS measures is provided in Table 5-1 below.

Table 5-1 SuDS measures Hierarchy

| Measures | Description |
|---|---|
| Prevention | The use of good site design and housekeeping measures to prevent runoff and pollution (e.g. rainwater harvesting/reuse, Water butt). |
| Source control | Control of runoff at or very near its source (e.g. soakaways, porous and pervious surfaces, green roofs). |
| Site control | Management of water in a local area on site (e.g. routing water to large soakaways, infiltration or detention basins) |
| Regional control | Management of runoff from a site or several sites (e.g. balancing ponds, wetlands). |

5.4.3 Table 5-2 below presents the feasibility assessment of the SuDS measures for the site.

Table 5-2 Feasibility Assessment of SuDS measures for the site

| SuDS Measures | Description | Feasibility for the site |
|---|---|---|
| Source control | Surface runoff can be improved by implementing rainwater harvesting using water butt | Yes |
| Source control | Permeable paving | Yes |

5.4.4 Based on the general assessment of the potential SuDS measures above, it is recommended that a water butt and Permeable paving can be proposed to help to improve the surface runoff from the site. The sustainable drainage solutions should aim to achieve a minimum of 50% reduction in flows through permeable paving attenuation system within the landscaped areas.

5.4.5 This report is not to be used for detailed design of drainage systems. Site drainage layout will be submitted at the detailed design stage. It is assumed that this detail can be secured by condition if required.

# 6. Flood Evacuation Plan

## 6.1 Preparation before a flood

6.1.1 It is a good idea to prepare a plan before any flooding may happen:

- Aware of when flooding might happen
- Equipped to deal with the potential flooding if remaining in the property
- Familiar with a plan of action to take when it does flood

### *Awareness*

6.1.2 There are several sources of information on possible flooding events. The Environment Agency in conjunction with the Met Office issue warnings. Local radio and televisions stations will broadcast warnings and the tide tables will indicate the days of the highest tides, and therefore if possible, All residents should sign up to receive flood warnings.

6.1.3 All residents and the landlord/property manager should make a list of key contacts (Table 1 above), for if a flood event should occur.

### *Equipment*

6.1.4 You could put together and keep a flood kit containing the following items:

- Insurance documents
- Torch;
- First aid kit.
- Mobile phone charger
- Portable radio (wind-up preferable);
- Bottled water
- Toiletries, sanitary supplies
- Spare clothes and blankets
- Canned food (and can opener)

### *Familiarisation*

6.1.5 Become familiar with this response plan and its contents. Consider practising your evacuation, the way you might practise leaving the house in case of fire. Become familiar with the safest route from the property to safe ground. Get to know your local Community Resilience Group members and volunteer Emergency Co-ordinator.

## 6.2 During a flood

### *What to do in the receipt of a warning*

6.2.1 If you receive a warning:

- Stay Calm and do not panic.

- Tune into local radio stations to check at what time the flooding is expected
- If flooding is expected, evacuation should not be considered.
- Fasten your outer doors and fix any flood protection devices.
- Switch off gas and electricity before the property is flooded. Do not touch if the electrics are already wet.
- Move upstairs to the safe refuge.
- Ensure that neighbours are aware of the situation (if safe to do so)
- Take food, clothes, blankets, candles/torches with you.
- Fill bath and buckets with water in case mains supply is shut off.
- Drinking water should be stored in clean containers.
- Try to move valuable objects to a place of safety or protect them by placing in sealed plastic bags.
- Take essential medicines, personal documents/identification for each resident.

6.2.2 If you are advised to evacuate, then do so. Ignoring such a warning could put the safety of your household or those who come to your rescue in danger. Dry refuge within the building should be found and the residents should remain here until the flood event has receded or until emergency procedures have been put in place to evacuate.

## 6.3 After a flood

### *What to do after flooding*

6.3.1 Never re-enter premises until you are certain they are safe. As well as possible contamination by sewage or fuels, there is risk of damaged electrics and potential damage to the structure of your building.

6.3.2 Access to the site should be prohibited until the flood warning has been revoked and it is deemed safe to enter the site.

6.3.3 Health risks can be minimised by taking general hygiene precautions. It is vital that the health and safety of residents is not put at risk.

6.3.4 After a flood event has occurred:

- Dispose of any contaminated food, including tinned food, defrosted food and packaged food that has been exposed to flood water.
- Ventilate your house, being aware of security.
- Call your insurance company's (24 hour) Emergency Helpline as soon as possible. They will be able to provide information on dealing with your claim and assist in getting things back to normal.
- Keep a record of the flood damage ( especially photographs or video footage), make notes of all phone calls to insurers and what was said, and retain correspondence with insurers after the flood. Do not throw away damaged goods until your insurer has authorised you to do so.

- Commission immediate emergency pumping/repair work, if necessary, to protect your property from further damage. Check with your insurance company beforehand that you can do this without further approval (remember to get receipts).
- Get advice where detailed, lengthy repairs are needed. Your insurer or loss adjuster can give advice on reputable contractors / tradesmen. Beware of bogus tradesmen and always check references.
- Check with your insurer if you have to move into alternative accommodation as the cost is normally covered under a household policy, and make sure your insurance company knows where to contact you if you have to move out of your home.

# 7. Conclusions & Recommendations

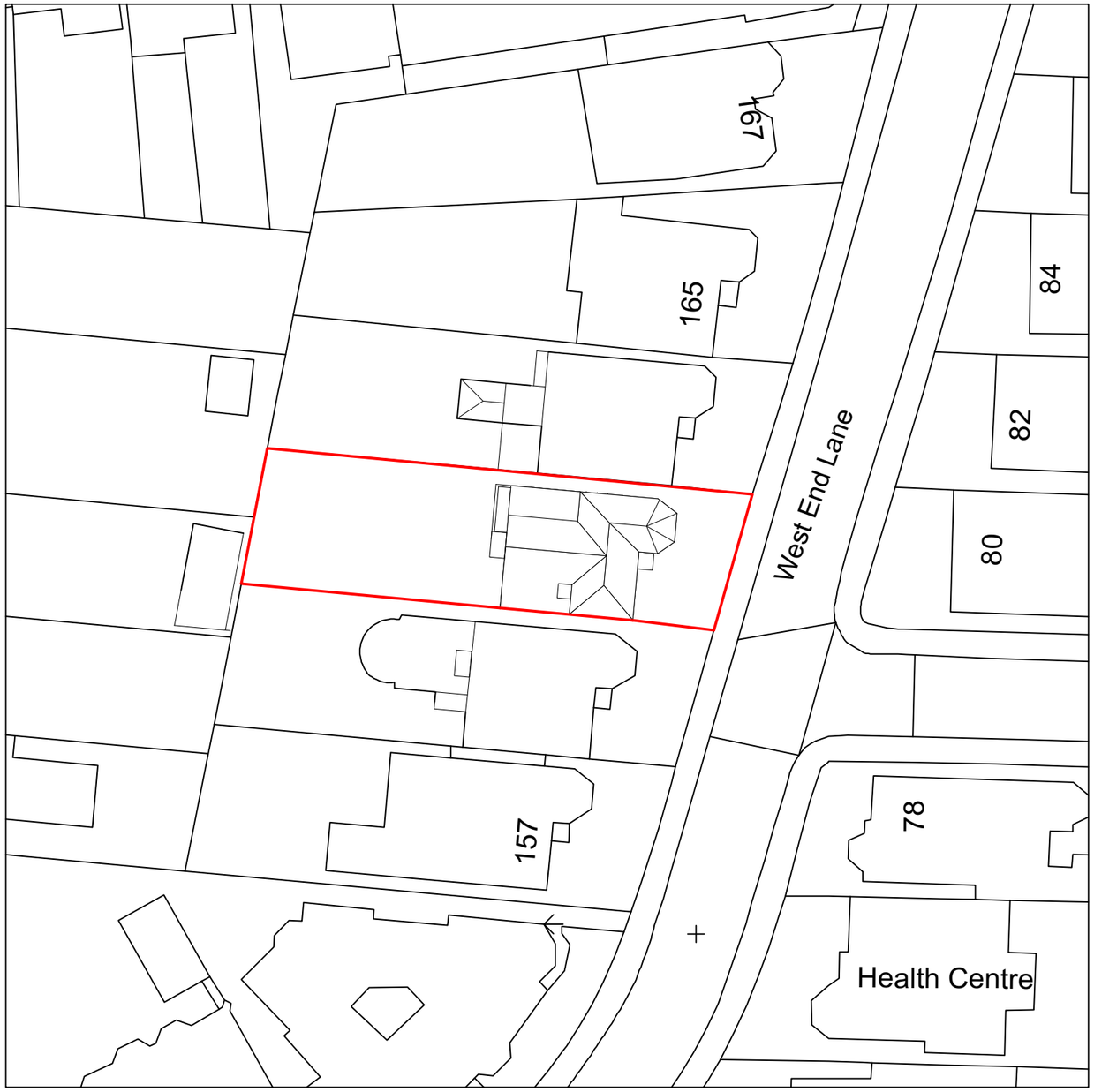
7.1.1 An assessment of areas potentially at risk from flooding has been undertaken and the development proposals have been examined in relation to their potential to increase flood risk both on and off site. This desk based FRA accompanies the full planning application for the construction of a new 1 bed Flat at 161 West End Lane, to demonstrate that flood risk has been given material consideration throughout the development planning process and development should not be restricted at this Site due to flood risk.

7.1.2 The site is located within Flood Zone 1 according to the Environment Agency Flood Zones Maps. The current and proposed development Site use is classified as a ‘More Vulnerable’ land use and ‘Minor Development’ according to NPPF. Therefore, the site is compatible with the Environment Agency’s vulnerability tests.

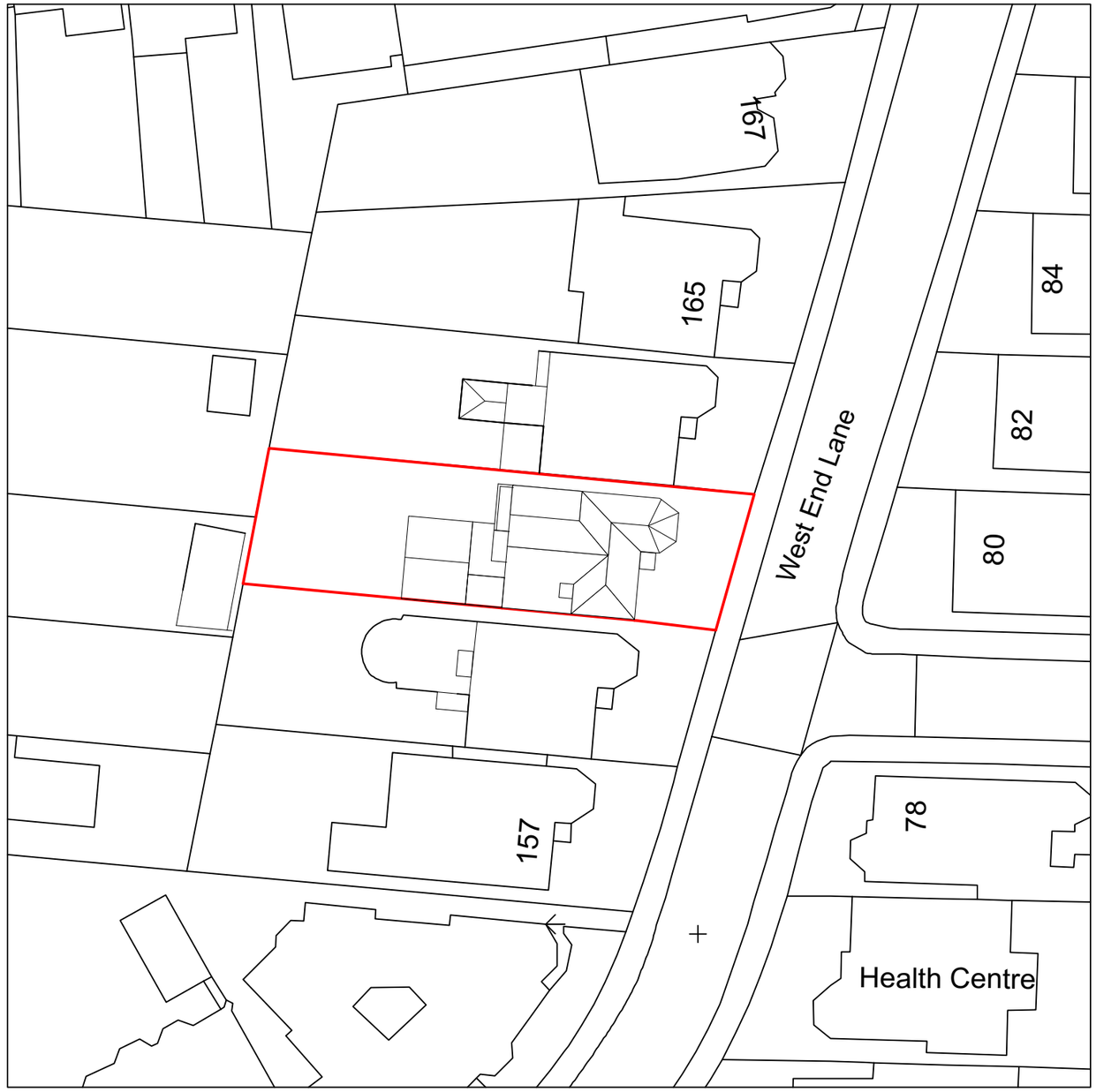
7.1.3 In line with the NPPF, all sources of flooding have been considered and assessed, using readily available sources of information. The site is located in the area with low risk from all sources including fluvial/tidal risk, groundwater, surface water and reservoir.

7.1.4 The development proposal has considered flood risk at all stages throughout the development of the final layout and reflects the flood risk constraints and the need to manage, and where possible reduce, flood risk in compliance with the guidance in NPPF. The proposal will not increase the risk of flooding to others and as a result, proposed development at this site should not be restricted as a result of flood risk.

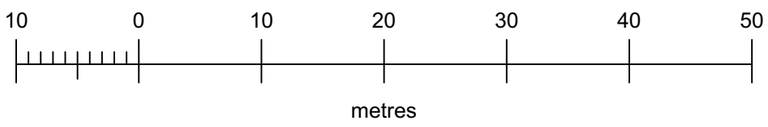
# Appendix A Existing Site and Proposed Plans

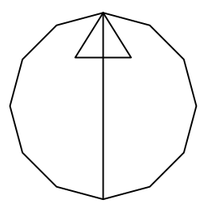


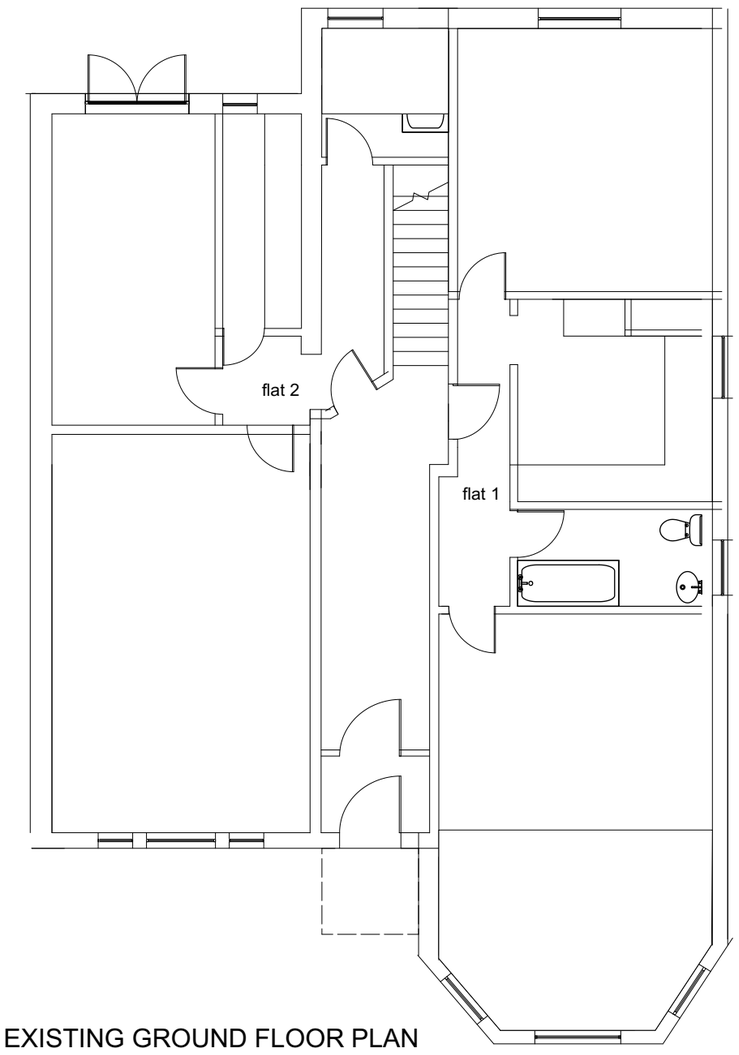

EXISTING BLOCK PLAN SCALE 1:500



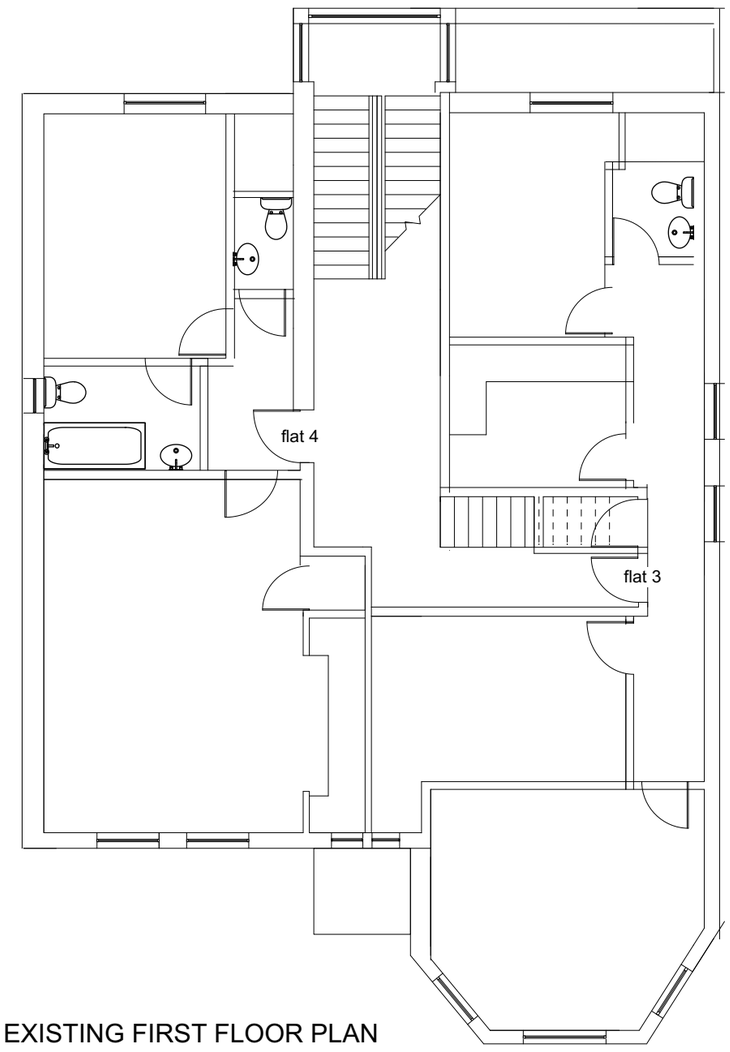

PROPOSED BLOCK PLAN SCALE 1:500



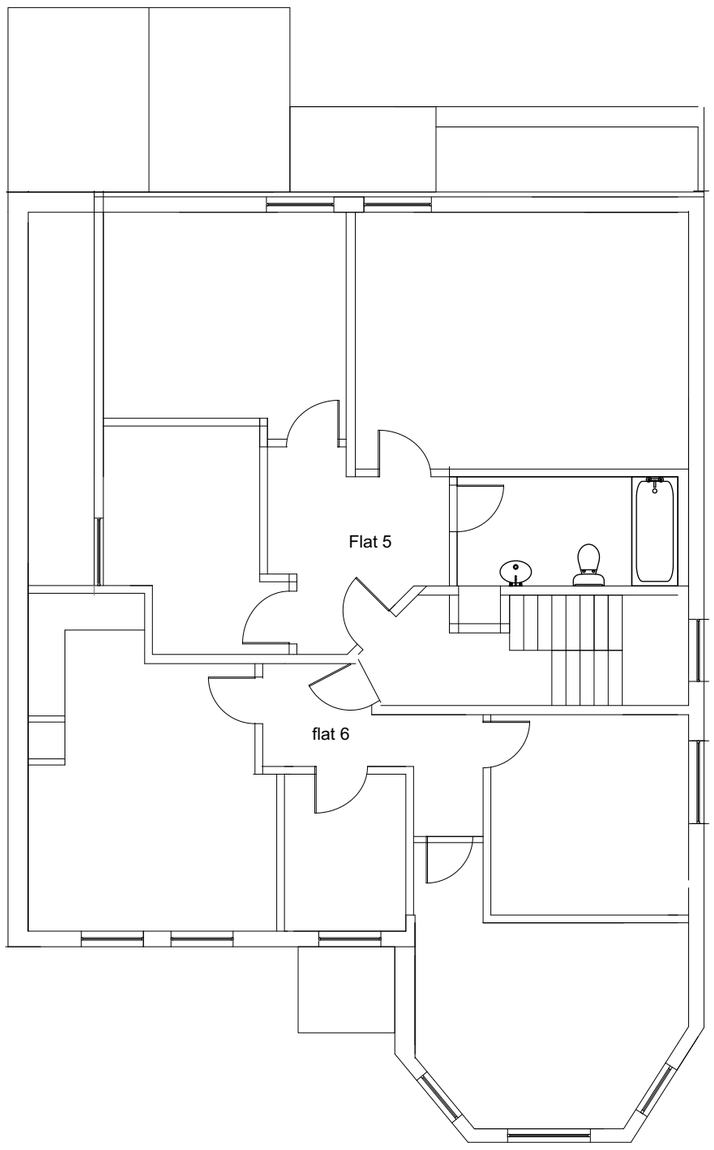





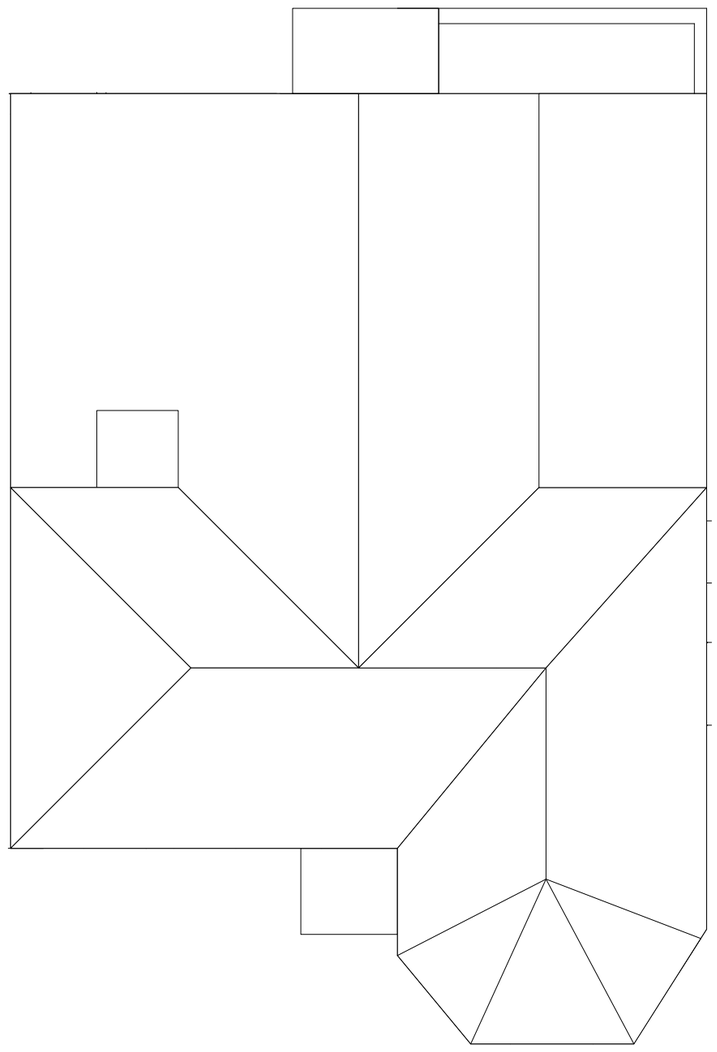

EXISTING GROUND FLOOR PLAN



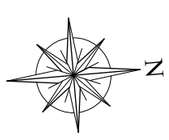

EXISTING FIRST FLOOR PLAN

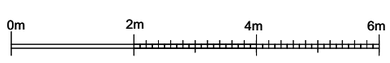



EXISTING SECOND FLOOR PLAN



EXISTING ROOF PLAN

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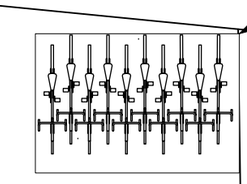
161 WEST END LANE,
LONDON NW6 2LG
PROPOSED EXTENSIONS

Existing Plans

| | |
|---|---|
| Drawn By | DA |
| Checked By | DA |
| Scale | 1:100 @A2 |
| Date | March 2023 |
| Drawing No. | **TH - WEL - P01** |

10 Space Amazon Eco Cycle Shelter by The Bike Storage Company
306 Harbour Yard, London, SW10 0XD



communal amenity
173sqm

private amenity
13.5sqm

defensible space

bedroom
13.9sqm

WD

WD

1Bx2P flat
50sqm

private amenity
10sqm

storage

bedroom 1
13.3sqm

flat 2

flat 1

1storey extension

1storey extension
( conservatory)

1storey extension

2 storey extension

157

159

163

EXISTING WALLS

PROPOSED NEW WALLS

0m 2m 4m 6m

N

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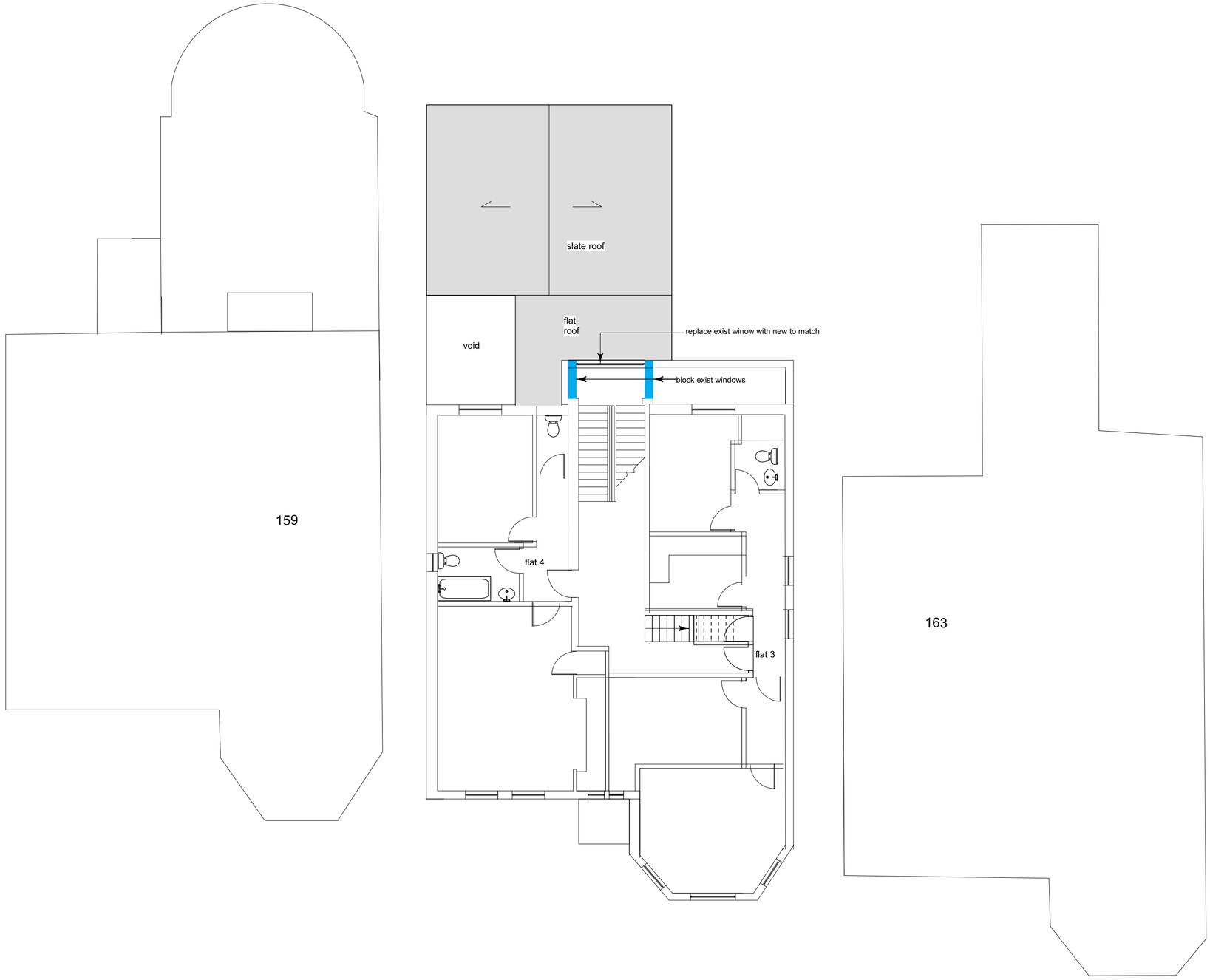
161 WEST END LANE,
LONDON NW6 2LG
PROPOSED EXTENSIONS
Proposed Ground Floor Plan

| | |
|---|---|
| Drawn By | DA |
| Checked By | DA |
| Scale | 1:100 @A2 |
| Date | Mar 2023 |
| Drawing No. | **TH - WEL - P02A** |




EXISTING WALLS

PROPOSED NEW WALLS

0m 2m 4m 6m

N

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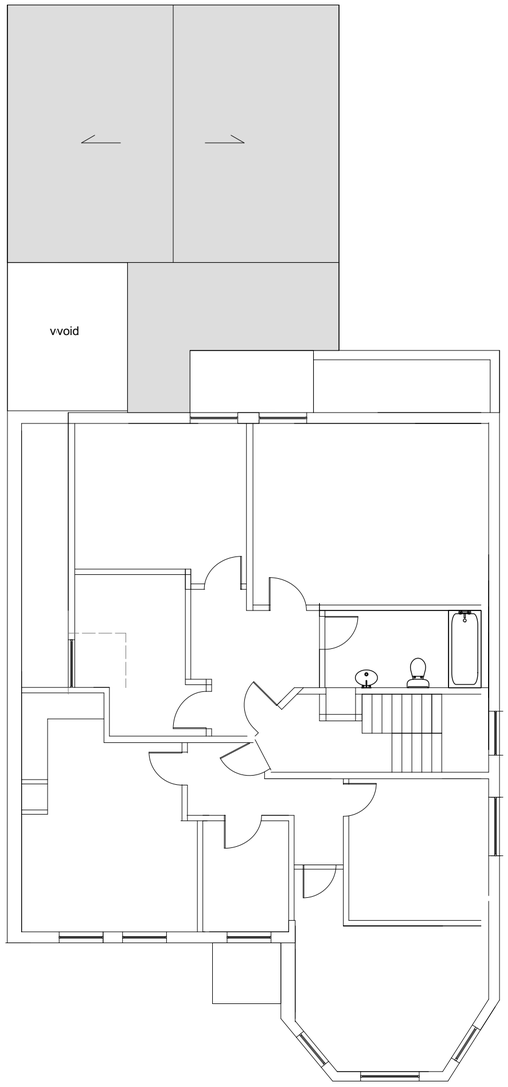
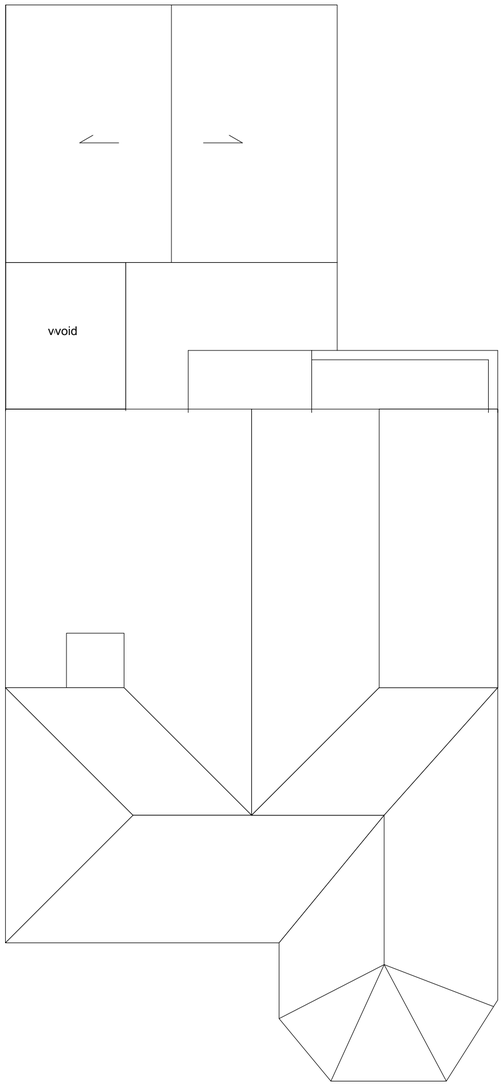
161 WEST END LANE,
LONDON NW6 2LG
PROPOSED EXTENSIONS

Proposed First Floor Plan

| | |
|---|---|
| Drawn By | DA |
| Checked By | DA |
| Scale | 1:100 @A2 |
| Date | Mar 2023 |
| Drawing No. | **TH - WEL - P03** |




PROPOSED SECOND FLOOR PLAN




PROPOSED ROOF PLAN

0m 2m 4m 6m

N

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161 WEST END LANE,
LONDON NW6 2LG
PROPOSED EXTENSIONS

Proposed Second and roof floor plans

| | |
|---|---|
| Drawn By | DA |
| Checked By | DA |
| Scale | 1:100 @A2 |
| Date | mar 2023 |
| Drawing No. | **TH - WEL -P04** |


EXISTING REAR ELEVATION


PROPOSED REAR ELEVATION

0m 2m 4m 6m

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161 WEST END LANE,
LONDON NW6 2LG
PROPOSED EXTENSIONS

Existing and Proposed Rear Elevations

| | |
|---|---|
| Drawn By | DA |
| Checked By | DA |
| Scale | 1:100 @A2 |
| Date | Mar 2023 |
| Drawing No. | **TH - WEL - P05** |

# Appendix B Environment Agency Flood Map for Planning

Environment Agency

# Flood map for planning

| Your reference | Location (easting/northing) | Created |
|---|---|---|
| **<Unspecified>** | **525469/184486** | **18 Mar 2025 20:55** |

**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 that 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/

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2024 OS AC0000807064. https://flood-map-for-planning.service.gov.uk/os-terms