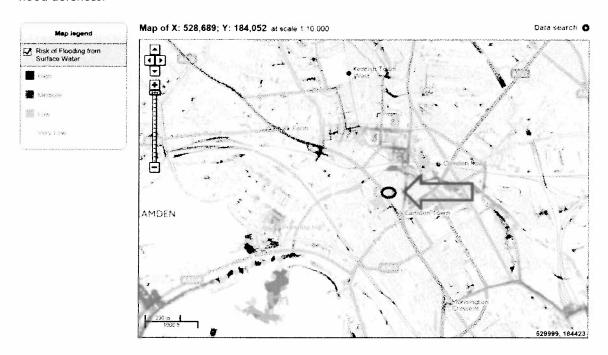


12/13 Stucley Place, London NW1 8NS

FLOOD RISK STATEMENT 2014.07.29

The property which is the subject of this application is the lower ground, ground & first floors 12/13 Stucley Place. This is a Prior Notice application for Change of Use from Office to residential of part of the site.

The Environment Agency has confirmed that this property is in a Flood Zone 1, land assessed as having a less than 1:1000 annual probability of river or sea flooding and an area benefiting from flood defences.



The Environment Agency Mapping Facility also indicates that the area is within an area with 'Very Low' risk of flooding from Surface Water extract reproduced above). There is a chance of flooding less than 1 in 1000 (0.1%) No risk of flooding from reservoirs is also indicated. There is also no history of flooding to the existing office. No external changes are proposed to the existing building.

A full FRA is therefore not necessary in these circumstances however to mitigate against any increase in water usage and therefore increase in capacity for the local water and waste system the proposed residential units will have water saving devices fitted and surface water runoff measures will be implemented in the conversion.