

**FLOOD RISK ASSESSMENT
AT
5-6 UNDERHILL STREET
LONDON
NW1 7HS**

Date: 19 December 2014
Ref: MJA/FRA/8396

We have considered the Environment Agency Standing Advice Development and Flood Risk. England January 2008.

The Environment Agency classify the property within Zone 1 Low Probability. No consultation is, therefore, required with the Agency.

The following Flood Risk Assessment (FRA) is proposed in accordance with the Environment Agency's Advisory comments.

BASELINE CONDITIONS

The proposed development is located on land which currently has B1 usage on the ground, first and second floor constructed approximately 100 years ago. The existing building comprises ground, first and second floors.

PROPOSED DEVELOPMENT

The proposed development is the formation of a new third floor over the front part of the building to create a three bedroom residential apartment with separate access from the offices below. The proposed development will not alter flood risk to the site or affect adjacent buildings. As part of the proposal an extensive green roof is shown which will reduce the rain water discharge from the existing site thus reducing pressure on the existing rain water drainage system.