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To: Regeneration & Planning
London Borough of Camden
Town Hall
Judd Street
London
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FLOOD RISK ASSESMENT.

SITE ADDRESS: Apartments 3 and 4. 2 Richborough Road London NW2 3LU.

MY REF: 222006.

DATE: 14-11-22

PROPOSAL.

Erection of single-storey, ground floor rear elevation extension. (situated on the South West side of the two-storey existing back addition).

ILLUSTRATING PLANS (INCLUDED WITH PLANNING APPLICATION):

222006-1. 22006-2.

GENERAL.

Guidance from Environmental Agency and reference taken from Local Planning Guidance.

Host building is Use Class C4 dwelling comprising 4 floors 8 studio apartments Semi-detached building. Ground floor apartments 3 & 4 are subject of this application. Both have independent unimpeded access and escape. (see drawing 222006-2-Proposed).

The site falls within Environmental Agency defined **FLOOD ZONE 1**.
i.e. "**an area with low probability of flooding**"

DESIGN AND POSSIBLE PROPOSED MITIGATION MEASURES (in accordance with Flood Risk Standard Advice).

- Floor levels proposed continuation of existing.
- Prevailing ground level 150 mm. below D.P.C. to whole perimeter of proposal. (statutory compliance with the Building Regulations).
- Solid floor construction with incorporated water proof membrane sealed to D.P.C. preventing ground and surface water penetration to habitable interior. (Statutory compliance with The Building Regulations).
- Superstructure wall openings - frames to be mastic sealed to perimeters.
- Internal power socket 9and other types of outlet) to be positioned Min. 600 mm. above floor level.
- The proposal will not increase or decrease storm / surface water discharge from the site.
- The Environment Agency assesses the site as having a high possibility that the storm drainage system can be overwhelmed in this area resulting in flooding. The proposal has a zero effect on surface water discharge into the sewerage system and therefore does not affect these possibilities.

Flood map for planning

Your reference
**FLOOD RISK MAP NW2
3LU**

Location (easting/northing)
524048/185600

Created
14 Nov 2022 11:11

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)

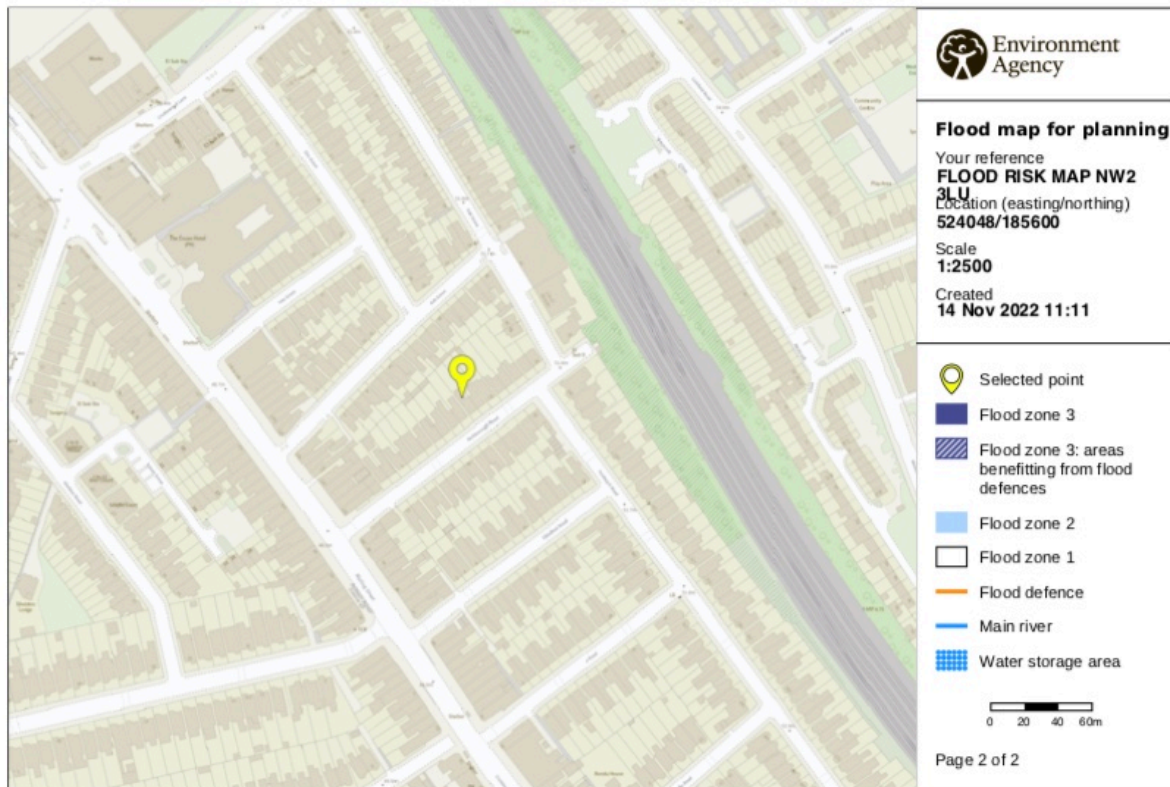
Notes

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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