FLOOD RISK DRAINAGE ASSESSMENT
49A OXFORD ROAD, LONDON N4 3EY

The site is not in a 'Flood Risk Area' as divined by the Environment Agency and therefore there is no flood risk to the development.

A sustainable urban drainage system is being proposed as part of the development and this will reduce peak flow run-off from the site. It should also be noted that the site will have significantly less impermeable area pursuant to the development proposal and therefore storm water run-off will be significantly reduced in any event and notwithstanding the further attenuation methods and *Hydro-Brakes* being proposed as part of the development.

Cook Associates
Capital House, 3 Jubilee Way
Faversham, Kent ME13 8GD

Tel: 01795 532834