Flood Risk Assessment:

179b Langham Road, N15 3LP

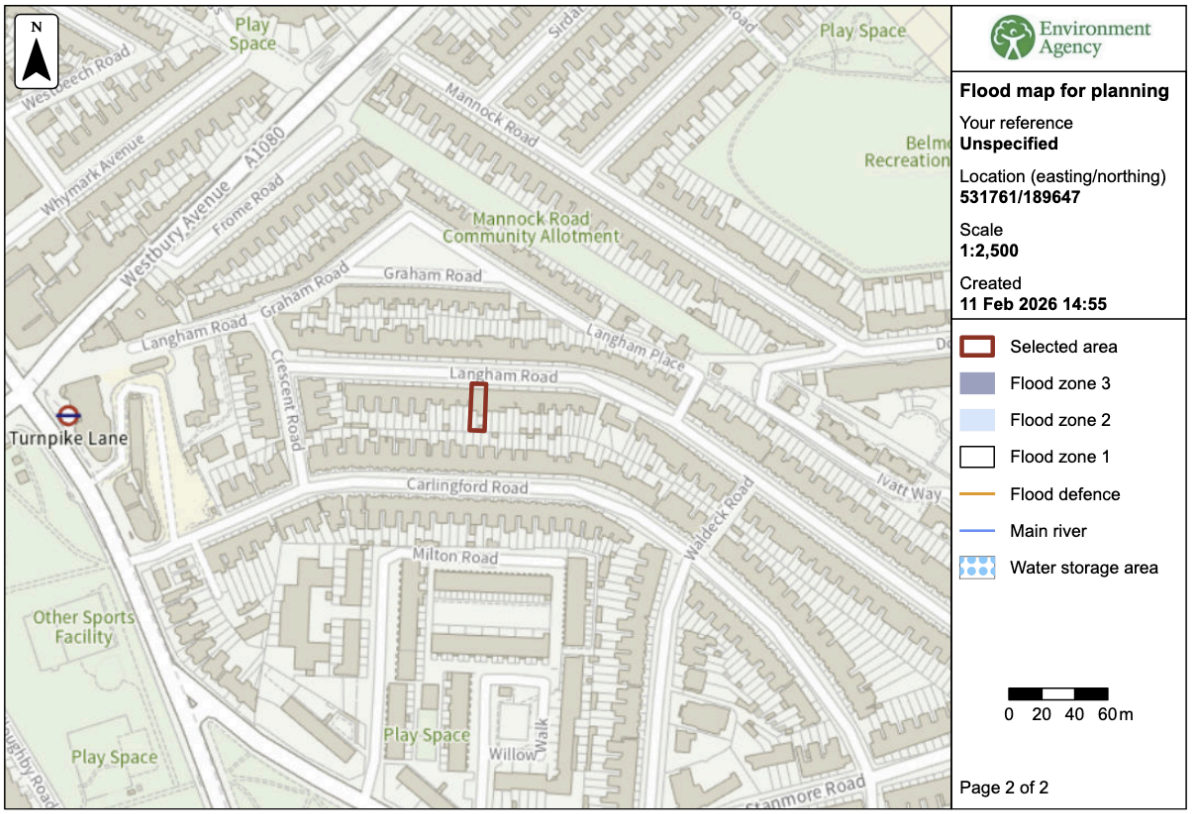
Fast Plans Ltd
www.fastplansuk.co.uk
plans@fastplansuk.co.uk

Description of Development

single storey ground floor wrap-around extension to the rear of property

Site analysis:

- The property is located in Flood Zone 1



© Environment Agency copyright and/or database rights 2026. All rights reserved. © Crown copyright and database rights 2026 Ordnance Survey licence number AC0000807064.

Fast Plans Ltd
www.fastplansuk.co.uk
plans@fastplansuk.co.uk

Conclusion:

This site-specific FRA has been prepared in order to assess the risk of flooding to the proposed development at the application site.

The flood risk of the site has been carefully considered with due regard to relevant planning policies and guidance, and the site specifics of the application site and the proposed development.

In accordance with these relevant policies and guidance, we have reviewed flood resistance features to ensure that any potential risk to the occupants of the property and its surroundings has been suitably designed into the development.

These include the following features:

The proposed finished floor level of the new ground floor extension will be consistent with the existing and the internal FFL is set higher than the external ground level to help counter the risk of flooding.

● The existing exterior ground level will not be altered.

● The proposed rear patio shall be constructed with permeable paving.

● The proposed external doors will be sealed to protect from the elements.

● The construction detailing of the walls and floor will include stainless steel ties, lime based plaster, rigid insulation, lapped DPC/DPM,

● Electrical services will run through the ceiling and the walls rather than the floors.

● Drainage channels, aco drains and surface water drains will be provided where necessary.

● Any collected surface water will be directed into a soakaway rather than the mains.