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FLOOD RISK ASSESSMENT

SITE: 30 Fairview Road, London, N15 6LL

PROPOSAL: Proposed 2-metre extension to an existing 4-metre rear extension to create a total rear projection of 6 metres.

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1. INTRODUCTION

1.1 Introduction

This Flood Risk Assessment (FRA) has been prepared to support a householder planning application for a rear residential extension at 30 Fairview Road. This report identifies the potential sources of flooding to the site and proposes appropriate mitigation measures to ensure the development remains safe and does not increase flood risk elsewhere.

1.2 Proposed Development

The proposal consists of a 2-metre extension to an existing 4-metre rear structure. The development will increase the building footprint by approximately 12 square metres. Given the minor scale of the domestic extension, the impact on local hydrology is considered negligible, provided standard mitigation is followed.

2. SITE CONTEXT

2.1 Site & Surrounding Area

The application site is located on Fairview Road in a developed urban area of North London. The topography is relatively stable, although local variations in land height can influence surface water behavior.

2.2 Existing Land Uses

The site is currently occupied by a terraced dwelling (Use Class C3). The area of the proposed extension currently consists of managed garden/amenity space.

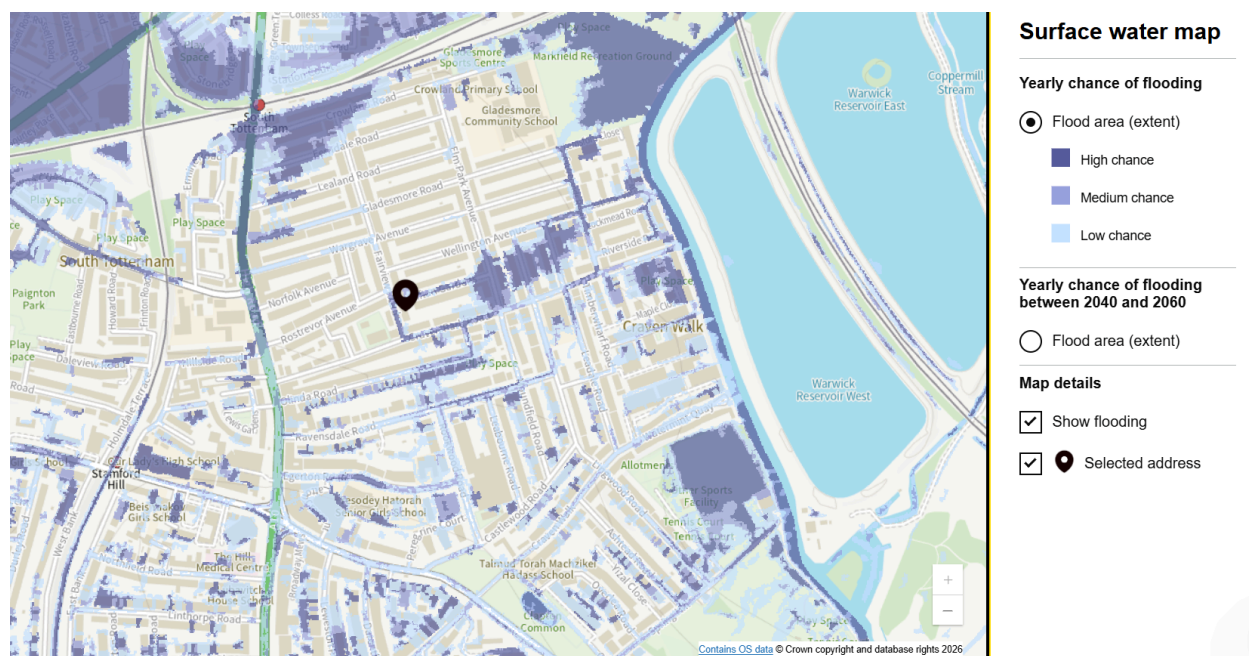
3. FLOOD RISK ASSESSMENT

3.1 Introduction

The assessment is based on the best available data from computer models provided by the Environment Agency and local authority data sets.

3.2 Surface Water Flood Risk (Flash Flooding)

- Risk Level: The site is located in an area where the yearly chance of surface water flooding is classified as Very Low.
- Projected Risk (2040–2060): Under climate change modeling, the risk is expected to remain Very Low.
- Analysis: Surface water flooding typically occurs when heavy rainfall cannot drain through normal systems, particularly in areas with significant tarmac or concrete. The **proposed** development minimizes this risk by maintaining a portion of permeable garden area and utilising a slanting roof for efficient runoff.



3.3 Rivers and the Sea

- Risk Level: The yearly chance of flooding from rivers and the sea is classified as Very Low.
- Projected Risk (2036–2069): The risk remains Very Low throughout the projected period.
- Mitigation: Although the site is not in a high-risk zone, the low-lying nature of some London basins is noted. This development takes into account existing regional flood defences.

3.4 Groundwater Flood Risk

- **Status:** The location is outside of a designated groundwater flood alert area.
- **Analysis:** Groundwater flooding occurs when water held in underground rocks rises to the surface. As the site is not monitored for groundwater alerts, the risk is deemed minimal for a shallow-foundation domestic extension.

3.5 Reservoir Flood Risk

- **Status:** Flooding from reservoirs is unlikely in this area. There are no major embankments or dams in the immediate vicinity whose failure would pose a direct threat to the subject property.

4. MITIGATION AND CONCLUSION

4.1 Flood Risk Mitigation

To further reduce any residual risk, the following measures will be implemented:

- **Floor Levels:** The internal finished floor level (FFL) of the new extension will be set no lower than the FFL of the existing dwelling to prevent internal water ingress.
- **Sustainable Drainage (SuDS):** The new slanting roof will be fitted with high-capacity guttering. Runoff will be directed toward the existing surface water drainage system or a soakaway, ensuring no increased discharge onto neighboring properties.
- **Permeability:** The remaining garden area will be retained as a permeable surface (grass or permeable paving) to facilitate natural infiltration.

4.2 Conclusion

In summary, the flood risk from all sources—surface water, rivers, sea, groundwater, and reservoirs—is classified as Very Low or Unlikely.

The proposed 2-metre extension is a minor development that, with the identified drainage measures, complies with the National Planning Policy Framework (NPPF) regarding flood safety.

The proposal is considered appropriate for the site and will not increase the risk of flooding to the occupants or the wider community.