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Project:

2 Gloucester Mews West
Westminster
W2 6DY

FLOOD RISK ASSESSMENT FOR

FLOOD RISK ZONE 1

This document has been prepared by Extension Architecture & Interior Ltd on behalf of the client at 2 Gloucester Mews West, Westminster, W2 6DY in support of the Householder application.

Description of Works:

Part 1, part 2 storey extensions including the addition of a mansard roof extension with associated internal reconfigurations and alterations to the front & rear elevation fenestration.

Property Information

Address: 2 Gloucester Mews West, W2 6DY, Westminster, London

Property Type: Residential

Local Authority: London Borough of Westminster

Introduction

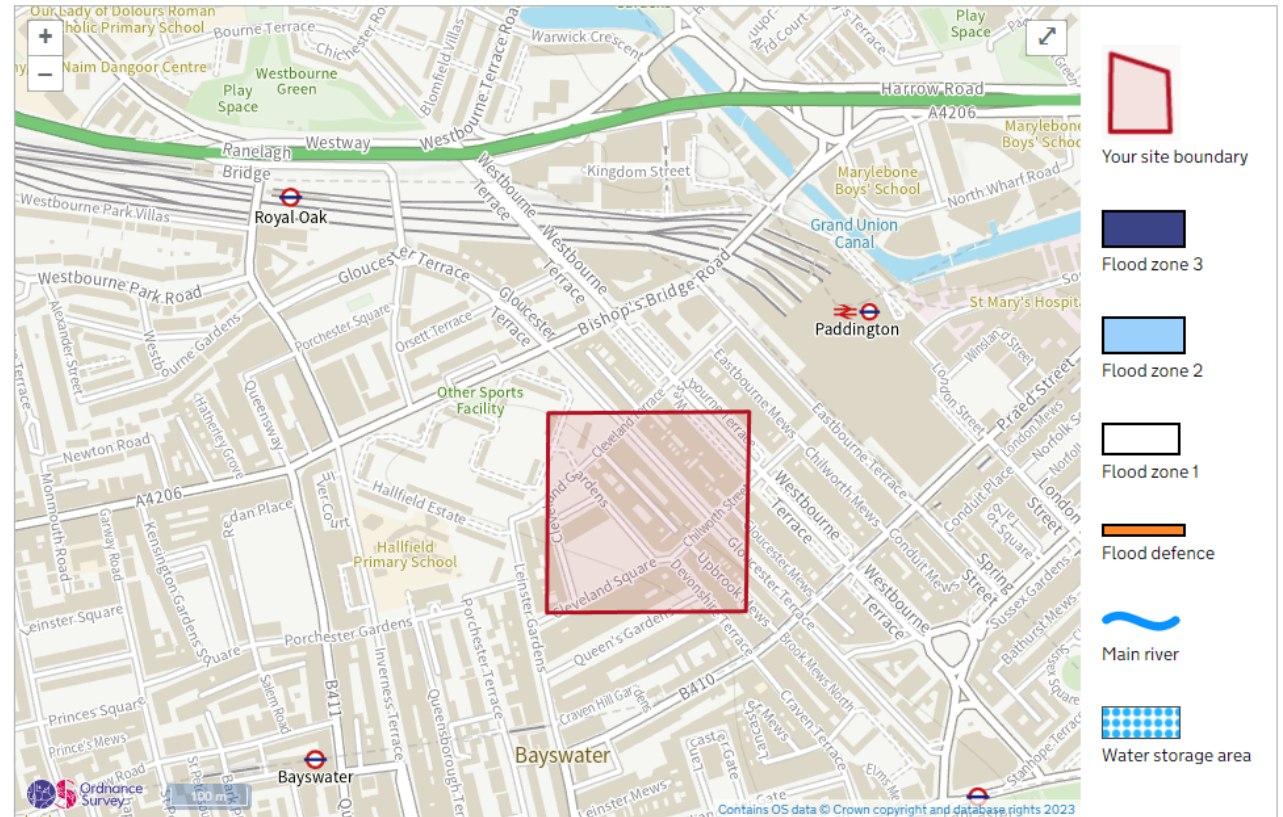
This Flood Risk Assessment is designed to comprehensively evaluate the potential flood hazards associated with the property located at 2 Gloucester Mews West, Westminster, London. The assessment will take into consideration the property's position within Flood Risk Zone 1, specifically in relation to the proposed development, which encompasses the construction of a part 1, part 2 storey extension and associated mansard addition.

Flood Risk Zone 1

The property falls within Flood Risk Zone 1, denoting the lowest level of flood risk. In this zone, the likelihood of river or surface water flooding is minimal. It's worth noting that most developments smaller than 1 hectare (ha) within Flood Zone 1 typically do not necessitate a Flood Risk Assessment (FRA) as part of the planning application process.

Additional Risk Factors Considered:

- Surface water, groundwater, and reservoir flood risk.
- Richmond upon Thames planning authority's strategic flood risk assessment (SFRA), which includes future flood risk.



Exception Statement

In accordance with flood risk regulations, a detailed flood risk assessment is mandated for developments within Flood Zone 1 only under specific conditions, such as when the site is larger than 1 hectare or if the area is designated as having critical drainage problems by the Environment Agency. Neither of these conditions applies to the current proposal.

Furthermore, the proposed development site is merely 0.02 hectares, qualifying for exemption from the FRA requirement. Therefore, an Exemption Statement has been provided, confirming that a Flood Risk Assessment is not warranted due to the low potential for river and surface water flooding.

This Exemption Statement serves to mitigate the need for a comprehensive Flood Risk Assessment and reaffirms the minimal flood risk associated with the proposed development.
