

# FLOOD ASSESSMENT RISK

June 2025

4 FITZROY CLOSE  
LONDON, N6 6JT

## 1. SITE DESCRIPTION

The site is located at 4 Fitzroy Close, London N6 6JT, within the Highgate Conservation Area. The proposal is for the installation of a new window at ground floor level on the south-west elevation of the property. The building is situated in a flat area, with no significant changes to the ground level.

## 2. FLOOD ZONE CLASSIFICATION

According to the Environment Agency's Flood Map for Planning, the property is located in Flood Zone 1, indicating a low risk of flooding from rivers or the sea. However, it is identified as being in an area with known surface water flood risk.

## 3. SURFACE WATER FLOOD RISK

While the risk of fluvial or tidal flooding is low, the area has been identified as being susceptible to surface water flooding. Surface water flooding can occur as a result of heavy rainfall overwhelming local drainage capacity.

## 4. PROPOSED WORKS

The proposal involves installing a small window at ground floor level on the south-west elevation. No changes to the internal layout, drainage, or ground levels are proposed. The window will be installed on an existing wall.

## 5. FLOOD MITIGATION MEASURES

To mitigate surface water flood risk, the following measures will be implemented:

- The window frame will be sealed using water-resistant materials
- The windowsill will be installed above predicted surface water levels

## 6. CONCLUSION

The proposed development is minor in nature and located in an area of low fluvial flood risk. Although there is a surface water flood risk, appropriate mitigation measures will be used to reduce vulnerability. The work is not expected to increase flood risk to the site or surrounding area and are therefore considered acceptable.

**Prepared by:**

HORIZONTAL DESIGN

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