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**19 TANZA ROAD
HAMPSTEAD HEATH
LONDON
NW3 2UA**

Flood Risk Assessment
March 2026
P02

PREAMBLE

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TERMS OF REFERENCE

MBP has been commissioned by the Client to undertake a Flood Risk Assessment (FRA) in support of a planning application for proposed works at 19 Tanza Road, London, NW3 2UA, including works to the existing lower ground floor level, comprising the lowering of the floor finish level and associated alterations.

The scope of this assessment is to:

- undertake a site-specific assessment of flood risk to the development, with particular regard to the lower ground floor level;
- consider flood risk from all relevant sources, including surface water and sewer surcharge;
- review local topography, flow pathways and potential ingress points;
- assess the vulnerability of the proposed development; and
- identify appropriate mitigation and resilience measures to ensure the development is safe for its lifetime.

The assessment has been prepared with reference to relevant national and local planning policy and guidance.

INTRODUCTION

This Flood Risk Assessment (FRA) has been prepared in support of a planning application for proposed development at 19 Tanza Road, London, NW3 2UA.

The requirement for this assessment arises from comments provided by the London Borough of Camden following a Sustainability Surgery review, which identified potential flood risk concerns associated with the site. In particular, the site is located on a previously flooded street and within an area identified by Camden as being at risk of flooding, as defined within the Camden Local Plan.

The current proposal includes works to the existing lower ground floor (LGF) level, comprising the lowering of the floor finish level within the footprint of the existing building. The LGF will continue to accommodate habitable uses (kitchen and WC), consistent with the existing arrangement.

As such, Camden have requested that further information is provided to demonstrate that the individual property is not at material risk of flooding, and that appropriate mitigation measures are incorporated where necessary.

Specifically, the Council has requested that the assessment includes:

- a site-specific appraisal of local and site topography, including the potential for overland surface water flow from surrounding areas and highways;
- consideration of potential water ingress points associated with the existing and proposed building;
- assessment of flood risk from both surface water and sewer surcharge mechanisms;
- application of an appropriate freeboard (typically 300mm) and/or incorporation of suitable flood protection measures (e.g. non-return valves);
- a reasoned, site-specific assessment, not relying solely on published flood risk mapping.

In response, this FRA has been prepared to:

- review the relevant flood risk context, including national and local policy;
- assess the site-specific flood risk, with particular regard to the mechanisms identified within Camden's Strategic Flood Risk Assessment and the July 2021 Section 19 Flood Investigation Report;
- evaluate the susceptibility of the existing and proposed development, including the lower ground floor level;
- identify and recommend appropriate mitigation measures to manage any residual flood risk.

This report adopts a proportionate, evidence-led approach, combining published data with site-specific analysis, in order to demonstrate that the proposed development can be made safe for its lifetime without increasing flood risk elsewhere.

SITE DESCRIPTION

Site Location and Surrounding Area

The application site is located at British National Grid reference TQ 27620 85880 and What3Words ///palm.cuts.damp

The site is located 430m to the north east of Hampstead Heath Station and its eastern garden boundary is adjacent to Parliament Hill Fields. See Figures 1.1 to 1.3

The site is 336m² in size and consists of a residential dwelling, with lower ground, ground, first, second and third floors.



Figure 1.1: Site Location (Extract from Google Maps)

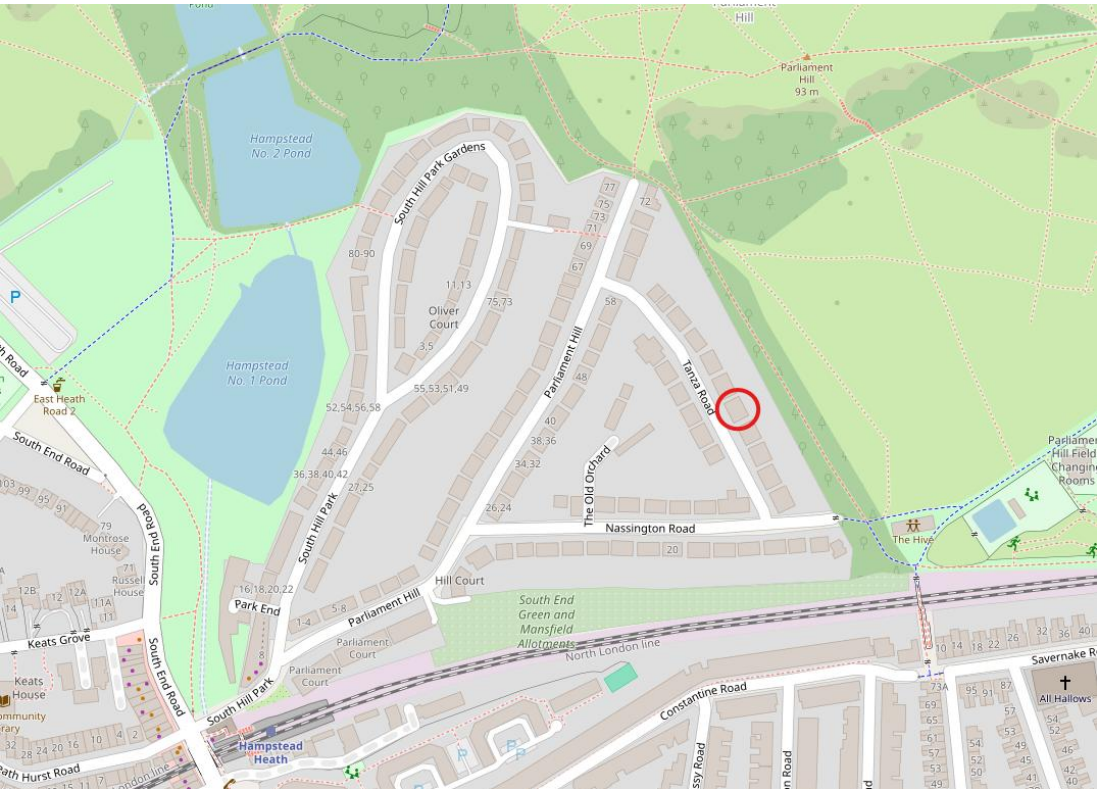


Figure 1.2: OS Image of Site Location (Extract from OpenStreet Map)



Figure 1.3: Aerial Image of Site Location (Extract from Google Maps)

GEOLOGY

According to the British Geological Survey (BGS) mapping, the bedrock geology underlying the site at 19 Tanza Road, London, NW3 2UA comprises the London Clay Formation.

The London Clay Formation consists predominantly of clay, silt and sand, and is of marine origin. These sedimentary deposits were formed from fine- to coarse-grained material transported from the continental shelf into a deeper marine environment, resulting in layered and graded deposits.

The formation is generally characterised by low permeability, particularly within the clay-rich horizons, which limits infiltration and groundwater movement. This is typical of London Clay across the wider London area.

In the context of flood risk, the presence of London Clay:

- reduces infiltration potential, increasing the likelihood of surface water runoff during rainfall events;
- limits the potential for significant groundwater flow; and
- does not present a significant risk of groundwater flooding at the site.

TOPOGRAPHY

A Topographical Survey was undertaken in March 2026 by Cura Surveys, focusing on the front entrance to the site and the full extent of Tanza Road.

The survey extent along Tanza Road runs from Parliament Hill (82.21mAOD) in the north to Nassington Road (62.23mAOD) in the south. The road is approximately 215m in length and exhibits a consistent fall of approximately 1:10 from north to south.

The carriageway is crowned along the centre line, forming a high point, with levels falling laterally toward the kerb channels on either side. Highway gullies are located within the kerb channels along the length of the road, with Thames Water sewer infrastructure (manholes) positioned along the centre of the carriageway.

The ground floor level of the existing property is 69.97mAOD, with the lower ground floor level set at 67.10mAOD. Access to the lower ground floor is provided via external steps from the front garden path. The level of the kerb channel directly opposite the site entrance is approximately 69.20mAOD.

The application site at 19 Tanza Road is located approximately 87m north of Nassington Road and sits at a level approximately 6.97m higher than the junction with Nassington Road, reflecting the pronounced gradient along the road.

POTENTIAL SOURCES OF EXTERNAL FLOODING

Tidal

The River Thames, which is tidal from Teddington to the English Channel, is approximately 6.0km south of the site and therefore the site is not at risk of tidal flooding.

Fluvial (Rivers)

The Environment Agency (EA) produces floodplain maps for the UK which show the areas at risk of fluvial and tidal flooding. The magnitudes of the flooding events considered are defined in terms of their return period. Generally, when determining the impact of any development within the floodplain of a fluvial reach, the design standard, against which the EA will consider the feasibility of any scheme, is typically the 1% annual probability flood (1 in 100 year return period flood) for sites within the floodplain, or the effects of a 1 in 100 year storm if outside the floodplain.

The EA flood zone maps identify undefended floodplain, giving the horizontal extent of low (Zone 1), medium (Zone 2) and high-risk flood zones (Zones 3a and 3b) depending on the severity of the flood event.

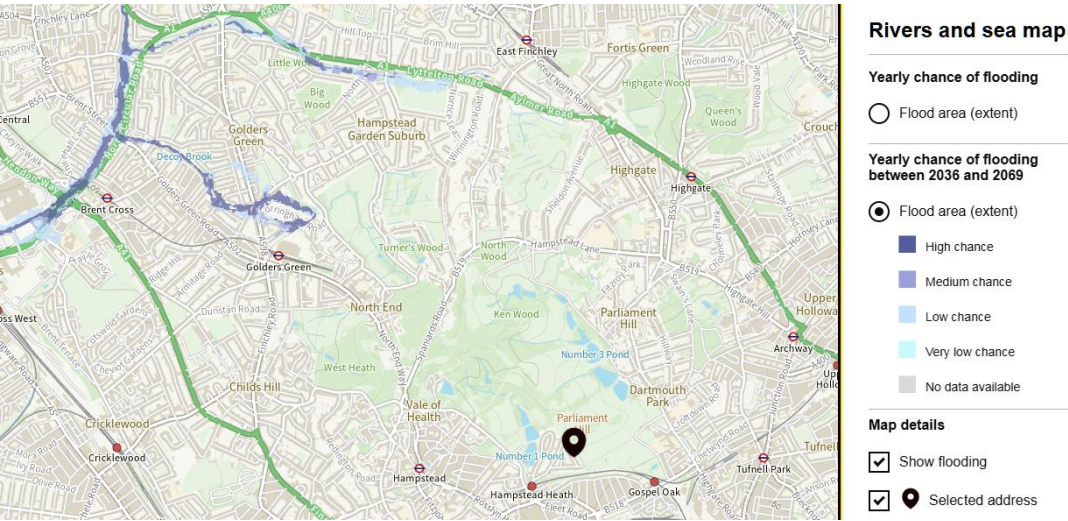


Figure 3.1: Flood Zone Map (Extract from Environment Agency)

The whole of the site falls within Flood Zone 1, as indicated on the Environment Agency’s Risk of Flood Zone Map. Refer to Figure 3.1.

Pluvial (Surface Water)

The Environment Agency also produce maps which highlight the risk of flooding from surface water flows. These illustrate when the capacity of existing surface water drainage networks and channels are exceeded in extreme rainfall events.

The Environment Agency’s risk of flooding from surface water map (Figure 3.2) indicates the site and Tanza Road have a very low risk of pluvial flooding.

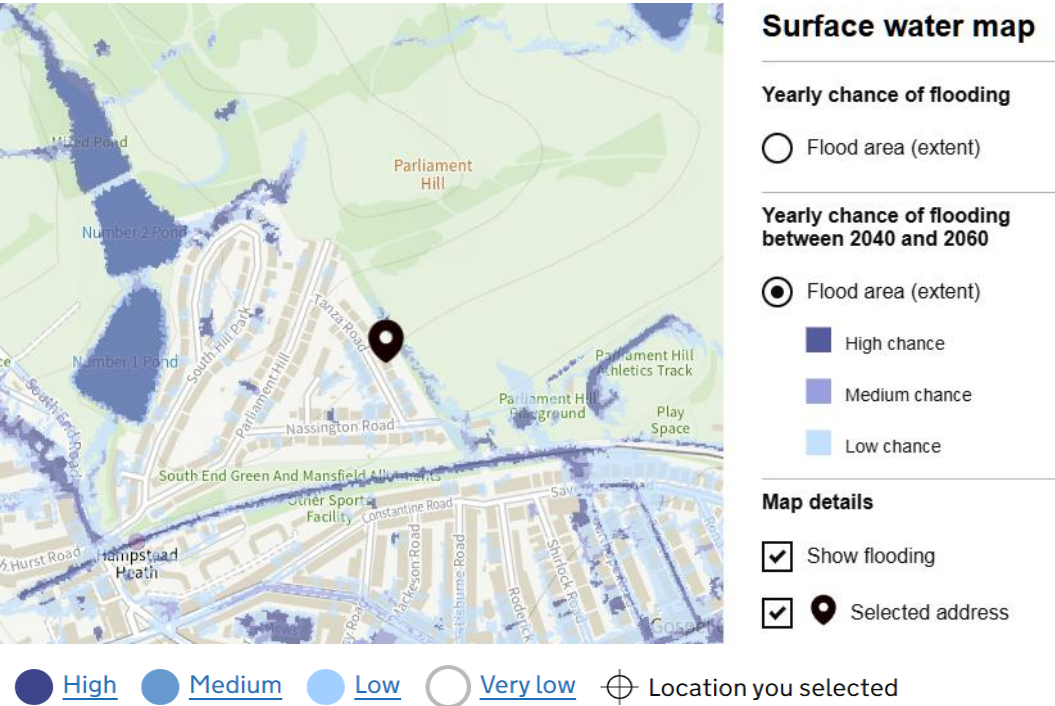


Figure 3.2: Pluvial Flood Risk Map (Extract from Environment Agency)

Flood Risk From Sewers

Flooding from artificial drainage systems can occur when inflows exceed the capacity of the network, when systems become blocked, or where discharge is restricted. In urban areas such as Tanza Road, this is typically associated with combined sewer systems, where both foul and surface water flows are conveyed within the same network. During periods of intense rainfall, particularly when combined with significant runoff from surrounding catchments, the capacity of the system can be exceeded, resulting in surcharge and exceedance flows. This may lead to water backing up through drainage connections or discharging onto the highway via manholes and gullies.

The July 2021 Section 19 Flood Investigation Report identifies that flooding within the wider Heath Watershed catchment was, in part, attributable to exceedance of the combined sewer network, with large volumes of surface water runoff from Hampstead Heath entering the system and reducing available capacity. This confirms that sewer surcharge is a credible flood mechanism within the locality during extreme rainfall events, although such events are associated with rare, high-intensity rainfall conditions.

Thames Water is the statutory undertaker responsible for the public sewer network serving the site. Information presented within the Section 19 report confirms that Thames Water records identified instances of sewer surcharge within the wider catchment, including reports of surcharging drainage assets during the July 2021 event.

This indicates that the capacity of the combined sewer network was temporarily exceeded under extreme conditions.

Strategic-level data presented within the Camden Strategic Flood Risk Assessment also indicates that the wider postcode area has experienced a number of historic sewer flooding incidents (DG5 records). However, this information is aggregated at postcode level and does not identify flooding at individual properties. There are no specific records confirming sewer flooding at 19 Tanza Road, nor evidence of repeated or frequent sewer flooding at this location.

Adopted drainage systems are typically designed in accordance with industry standards (e.g. *Sewers for Adoption*) to accommodate events up to approximately the 1 in 30-year rainfall event, with exceedance expected during more extreme events (e.g. 1 in 100-year and above). The July 2021 event represents such an exceedance scenario.

Properties along Tanza Road include a number of lower ground floor levels which are set below adjacent highway levels, increasing their potential susceptibility to flooding from both surface water exceedance and sewer surcharge.

The combined sewer serving Tanza Road is approximately 914mm x 635mm in size and is located at a depth of approximately 5.3m below road level. A manhole is located within the highway adjacent to No. 19 Tanza Road, with an invert level of 63.57mAOD, which is approximately 3.53m below the lower ground floor level of the property. The sewer follows the alignment of Tanza Road and falls at an approximate gradient of 1:10, consistent with the highway gradient.

Highway gullies along Tanza Road are assumed to discharge into this combined sewer network. During periods of intense rainfall, including runoff from Hampstead Heath, large volumes of water

would enter the system via these gullies, increasing the likelihood of temporary exceedance of the drainage network.

In the event that the combined sewer system becomes surcharged and unable to accept additional inflows from the highway drainage network, surface water runoff would remain on the highway and be conveyed along the carriageway. Tanza Road is formed with a kerb upstand of approximately 100mm, which serves to channel flows within the carriageway toward the lower end of the road, namely toward Nassington Road.

Given the steep longitudinal gradient of Tanza Road (approximately 1:10), it is considered unlikely that surface water would accumulate to depths exceeding the kerb height. Instead, runoff would be expected to be rapidly conveyed downslope, limiting the potential for significant ponding or exceedance of the kerb level adjacent to the site.

In addition, for surface water runoff or surcharge flows to reach the lower ground floor access at No. 19 Tanza Road, flows would be required to divert from the natural downslope direction of travel and move laterally and back toward the site, including around the front boundary and toward the steps leading to the lower ground floor entrance. Given the established topography and flow paths, this scenario is considered highly unlikely.

In the event of sewer surcharge, and given the pronounced north–south gradient of Tanza Road, exceedance flows would therefore be expected to be conveyed downslope, with surcharge more likely to manifest at lower points within the catchment, including toward South End Road where historic flooding has been recorded.

Both sewer surcharge mechanisms have been considered, namely:

- (i) direct surcharge through the drainage system into the property; and
- (ii) surcharge leading to overflow onto the highway and subsequent overland flow toward the site.

There is no site-specific evidence of frequent or repeated sewer flooding at No. 19 Tanza Road, and no recorded evidence of internal flooding at this property during the July 2021 event. The available data indicates that flooding within the catchment was localised and influenced by topography, with principal impacts occurring further downslope.

Accordingly, the risk of sewer flooding at the site is considered to be low in general terms, but present under extreme exceedance conditions. The risk of surface water overtopping the kerb and entering the lower ground floor access at No. 19 Tanza Road is also considered to be low, given the highway gradient, kerb upstand, and flow routing characteristics.

Groundwater

The Environment Agency (EA) has reviewed the risk of groundwater flooding for the area surrounding the application site at 19 Tanza Road, London, NW3 2UA, and indicates that the site is located within an area where the risk of groundwater flooding is considered to be low.

Groundwater flooding occurs when water levels within underlying soils and bedrock rise to the surface, typically as a result of prolonged rainfall leading to elevated water tables. This form of flooding is generally associated with low-lying areas, permeable geology, or locations with limited drainage.

The application site is situated on elevated ground to the south of Hampstead Heath, within a densely urbanised area characterised by a predominance of impermeable surfaces and established drainage infrastructure. The site topography, which exhibits a pronounced fall from north to south along Tanza Road, further reduces the potential for groundwater emergence at the surface.

There is no recorded evidence of groundwater flooding at or in the vicinity of the site, and groundwater is not identified as a contributing mechanism within the July 2021 Section 19 Flood Investigation Report for the Heath Watershed catchment, where flooding was attributed primarily to surface water runoff and sewer surcharge.

Accordingly, the risk of flooding from groundwater at the application site is considered to be negligible, and no specific mitigation measures are required in relation to groundwater flooding.

Reservoirs/Canals and Other Artificial Sources

The Environment Agency (EA) Flood Map for Planning has been reviewed for the application site, and indicates that the site is not located within an area at risk of flooding from reservoirs or canals.

Reservoir flooding is associated with the unlikely failure or overtopping of large water-retaining structures, such as dams. The EA maps these scenarios based on extreme, worst-case breach events to identify areas where there may be a potential risk to life. Such events are considered to be very low probability.

There are no canals within the immediate vicinity of the site, and while Hampstead Heath contains a series of ponds (the Hampstead Pond Chain), the July 2021 Section 19 Flood Investigation Report confirms that these ponds did not overtop or fail during the extreme rainfall event, due to their design and storage capacity.

Accordingly, flooding from reservoirs, canals, or other artificial water bodies is considered to be negligible at the application site, and no specific mitigation measures are required in relation to this source of flooding.

STRATEGIC FLOOD RISK ASSESSMENT

The London Borough of Camden has commissioned consultants AECOM to prepare a Level 1 Strategic Flood Risk Assessment (SFRA) to inform planning policy and decision-making across the borough. The most recent update to the SFRA was published in January 2024.

The SFRA identifies that the London Borough of Camden is located entirely within Flood Zone 1 (low probability of fluvial flooding), and therefore the primary sources of flood risk within the borough are not tidal or fluvial. Instead, the SFRA confirms that the principal flood risks arise from surface water (pluvial) flooding and sewer surcharge, with localised contributions from groundwater in some areas.

The SFRA also identifies a number of Local Flood Risk Zones and Critical Drainage Areas, as well as streets affected by historic flooding, which are used to inform planning decisions in accordance with the Camden Local Plan.

The application site at 19 Tanza Road is located within the wider Heath Watershed catchment, which is identified within Camden's evidence base as being susceptible to flooding during extreme rainfall events. The SFRA highlights that flood risk within this area is primarily associated with overland surface water flow from Hampstead Heath and exceedance of the combined sewer network, rather than fluvial processes.

The findings of the SFRA are consistent with the July 2021 Section 19 Flood Investigation Report, which confirms that flooding within the Heath Watershed catchment was driven by a combination of surface water runoff and sewer surcharge mechanisms.

HISTORIC FLOODING & MANAGEMENT RESPONSE

Overview

The application site at 19 Tanza Road, London NW3 2UA is located within an area identified by the London Borough of Camden as a previously flooded street and within the wider Heath Watershed catchment. As confirmed by Camden's Strategic Flood Risk Assessment (SFRA), flood risk within the borough is primarily associated with surface water runoff and sewer surcharge, rather than fluvial or tidal sources.

Historic flood events within Camden have been recorded in 1975, 2002 and 2021, with the most significant recent event occurring on 12th and 25th July 2021, following extreme rainfall. This event forms the principal basis for understanding flood risk at the site.

July 2021 Flood Event – Mechanism and Impact

The July 2021 event was investigated by AECOM on behalf of Camden through a Section 19 Flood Investigation Report, which provides the most relevant and authoritative evidence for this assessment.

The report identifies that flooding within the Heath Watershed hotspot resulted from a combination of interrelated factors:

- Saturated antecedent ground conditions within Hampstead Heath, significantly increasing runoff;
- Overland flow from Hampstead Heath, identified as a key driver of flooding;
- Exceedance of the combined sewer network, due to high inflows entering the system;
- Sewer surcharge, resulting in reduced drainage capacity and localised discharge onto the highway;
- Topographical influences, with multiple roads falling toward lower points (notably South End Road), creating converging flow paths;
- Localised issues with highway gullies and drainage maintenance, reducing system efficiency; and
- Ponding on uneven road surfaces, enabling water to accumulate and approach property thresholds.

The report confirms that flooding was not related to fluvial or reservoir sources, but instead driven by extreme rainfall exceeding the capacity of the urban drainage system.

Spatial Distribution of Flooding

Flooding within the Heath Watershed catchment was highly variable and strongly controlled by topography.

The most significant impacts were recorded at lower-lying areas within the catchment, particularly:

- South End Road / Hampstead Heath Station, and
- the junction of South Hill Park and Heath Hurst Road,

where significant ponding and internal flooding of lower ground floors, basements and commercial premises were reported.

The evidence indicates that the local road network acts as a system of flow conveyance routes, directing runoff toward these lower-lying areas. Roads such as Tanza Road, which exhibit a steep north-south gradient, are therefore likely to have conveyed water downslope rather than acting as locations of sustained ponding.

Flood Action Groups – Establishment and Role

Following the July 2021 flooding, local residents formed the South Hampstead Flood Action Group (SHFAG) to:

- gather and document local evidence of flooding, including depth and extent;
- liaise with Camden Council, Thames Water, the Environment Agency and the National Flood Forum;
- identify causes of flooding and advocate for improvements; and
- promote measures to reduce future flood risk and improve resilience.

Subsequently, a South End Green Flood Action Group was also established, reflecting the concentration of flooding impacts in that part of the catchment.

These groups play an important role in:

- improving understanding of localised flood mechanisms,
- reporting issues such as blocked gullies, and
- supporting the development of area-wide flood mitigation strategies.

Post-2021 Actions and Improvements

Since the July 2021 event, a number of actions have been undertaken by Camden Council, Thames Water and local stakeholders, including:

- improved understanding of flow pathways and drainage system behaviour within the Heath Watershed;
- enhanced inspection and maintenance of highway gullies and drainage infrastructure;
- development of a Flood Action Plan for the area;
- identification of opportunities for Sustainable Drainage Systems (SuDS) and surface water management improvements;

- ongoing collaboration between local authorities, statutory undertakers and resident groups; and
- increased community awareness and preparedness for future extreme rainfall events.

These measures do not eliminate flood risk but contribute to better management and reduced likelihood of system failure under comparable conditions.

Stakeholder Consultation

As part of this assessment, contact was made with the South Hampstead Flood Action Group, who advised that further localised information may be held by the South End Green Flood Action Group.

A representative of the South End Green group confirmed:

no specific first-hand knowledge of flooding at Tanza Road during the 2021 event;
that significant flooding occurred further downslope, particularly around South End Road and Hampstead Heath Station;
that several basements and businesses were flooded in these lower-lying areas.

This aligns with the findings of the Section 19 report and supports the conclusion that the most severe flooding impacts were concentrated away from the site.

Implications for 19 Tanza Road

Based on the available evidence:

- The site lies within a catchment known to experience flooding under extreme rainfall conditions;
- Flooding mechanisms are dominated by surface water runoff and sewer surcharge;
- The local road network, including Tanza Road, functions primarily as a conveyance pathway, directing flows downslope;
- The most severe flooding impacts occurred at lower points within the catchment, rather than along Tanza Road;
- There is no recorded evidence of internal flooding at No. 19 Tanza Road during the July 2021 event.

DEVELOPMENT PROPOSALS

The proposed development comprises:

- the erection of a single-storey side extension at lower ground floor level;
- the erection of a single-storey rear extension; and
- associated internal alterations, including the lowering of the existing lower ground floor (LGF) floor finish level, to improve the functionality and performance of the existing dwelling.

The proposed works are primarily focused at the existing lower ground floor level, which provides access to the rear garden and Hampstead Heath beyond. The proposals do not introduce a new

storey or additional below-ground accommodation, but instead represent an improvement to the existing arrangement, broadly aligning with neighbouring properties.

The existing arrangement of habitable uses at LGF (kitchen and WC) is retained, with no introduction of new vulnerable uses. The LGF will remain ancillary to the main dwelling, and the property will continue to operate as a single-family residence, with no subdivision or increase in residential units.

The extensions are designed to be subordinate to the host building, maintaining the character and appearance of the existing property and its setting within the conservation area.

Access arrangements will remain unchanged, with the principal access at raised ground floor level and secondary access at lower ground floor level via external steps. The development does not alter the existing relationship between the building and the highway.

The proposals have been developed with careful consideration of the existing architectural context, site topography, and surrounding environment, and are intended to enhance the usability and performance of the property without adversely impacting neighbouring amenity or the wider streetscape.

For the purposes of this Flood Risk Assessment, particular consideration is given to the lower ground floor level, which is located below adjacent highway level and therefore represents the most sensitive part of the development in relation to potential flood risk.

Refer to Appendix B for the development proposals.

Existing Site Drainage

A Drainage CCTV survey was undertaken that confirmed a combined private drainage system that runs along the northern elevation of the site and connects to the combined Sewer Within Tanza Road.

Proposed Site Drainage

Alterations and additions to foul and surface water drainage will be connected to the existing private combined drain.

RESPONSE TO CAMDEN COMMENTS AND COMPLIANCE WITH REQUIREMENTS

This Flood Risk Assessment (FRA) has been prepared in direct response to comments provided by the London Borough of Camden following Sustainability Surgery review. The key points raised by the Council and how they have been addressed are set out below.

1. Requirement for Flood Risk Assessment and Drainage Information

Camden Comment:

No Flood Risk Assessment or Drainage Report was submitted.

Response:

This document constitutes a site-specific Flood Risk Assessment, prepared in accordance with national and local planning policy. The assessment considers all relevant sources of flooding,

including surface water and sewer surcharge, and incorporates site-specific analysis, stakeholder consultation, and mitigation measures.

2. Site Located in Area at Risk of Flooding (Policy A5)

Camden Comment:

The site is located on a previously flooded street and/or within a Local Flood Risk Zone, and therefore is considered an area at risk of flooding.

Response:

This FRA acknowledges that the site lies within a flood-sensitive catchment (Heath Watershed) and is identified as a previously flooded street.

However, the assessment distinguishes between:

- catchment-wide flood risk, and
- site-specific susceptibility.

The evidence presented (SFRA, Section 19 report, and stakeholder consultation) demonstrates that:

- flooding in the area is localised and topographically controlled;
- the most significant impacts occurred further downslope (e.g. South End Road);
- the site at No. 19 Tanza Road is not identified as a principal ponding location; and
- there is no recorded evidence of internal flooding at the property.

Lower Ground Floor Habitable Use in Area at Risk of Flooding

Camden Comment:

Basements with habitable uses (e.g. kitchens/bathrooms) are not normally permitted in flood-prone areas, particularly where they could form a self-contained unit.

Response:

The proposed development does not involve the formation of a new basement, but instead comprises works to the existing lower ground floor (LGF), including the lowering of the floor finish level within the footprint of the existing building.

The existing arrangement of habitable uses at LGF (kitchen and WC) is retained, with no introduction of new vulnerable uses. The LGF will remain ancillary to the main dwelling, and the property will continue to operate as a single-family residence, with no subdivision or increase in residential units.

The layout of the lower ground floor does not readily lend itself to subdivision into a self-contained unit without substantial reconfiguration, including the relocation of services and reorganisation of internal space.

This FRA demonstrates that the site-specific flood risk to the existing lower ground floor is low, subject to appropriate mitigation. The assessment shows that:

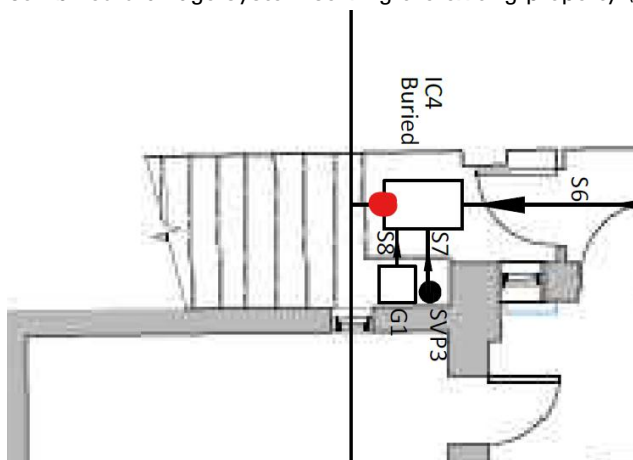
- the site is not located within a significant ponding area;
- surface water and exceedance flows are likely to be conveyed downslope;
- the principal residual risk is sewer surcharge during extreme events.

To address this, a combination of flood resistance and resilience measures is proposed, including:

- non-return (anti-flood) valves such as the Buffalo Non return valve;



- The anti-flood valve will be located within the last existing manhole on the private combined drainage system serving the exiting property (red dot below)



- a demountable flood barrier at the site entrance (example below); and



- operational measures for flood preparedness.

These measures ensure that the lower ground floor can be safely occupied and managed, and that the proposal represents an improvement to an existing arrangement, in accordance with the intent of Camden Local Plan Policy A5.

Site-Specific Assessment of Topography and Flow Paths

Camden Requirement:

A straightforward analysis of local and site topography, including overland flow routes.

Response:

A detailed topographical assessment has been undertaken, supported by a survey of Tanza Road. This confirms that:

- Tanza Road has a steep gradient (~ 1:10);
- the site sits approximately 6.97m above Nassington Road;
- surface water flows are likely to be directed downslope toward lower areas; and
- the road functions primarily as a flow conveyance route, rather than a location of sustained ponding.

This directly addresses Camden's requirement for a site-specific understanding of flow behaviour.

Identification of Potential Ingress Points

Camden Requirement:

Assessment of potential water ingress points.

Response:

The FRA identifies the lower ground floor access (external steps) as the primary potential ingress point.

This has been addressed through:

- provision of a demountable flood barrier at the site entrance; and
- review of drainage connections and protection against surcharge.

Consideration of Sewer Surcharge

Camden Requirement:

Flooding from sewer surcharge must be considered, including direct surcharge and overland effects.

Response:

The FRA includes a detailed assessment of sewer surcharge, informed by:

- Section 19 investigation findings;
- Thames Water records (as referenced in the report); and
- site-specific drainage analysis.

Both mechanisms have been addressed:

- Direct surcharge → mitigated through installation of a non-return valve at IC4;
- Overland surcharge/exceedance flow → mitigated through topographical assessment and surface water management measures.

Freeboard and Flood Protection Measures

Camden Requirement:

Application of 300mm freeboard and/or appropriate flood protection measures.

Response:

Given the absence of defined flood levels or recorded flood depths at the site, and the nature of the identified flood mechanisms (namely surface water exceedance and sewer surcharge), a risk-based approach has been adopted.

In this instance, the application of a fixed 300mm freeboard level is not considered appropriate, as there is no established design flood level against which to set a finished floor level. Instead, the assessment has focused on identifying potential flood pathways and implementing property-level flood resistance measures to address these.

The proposed mitigation measures include:

- a demountable flood barrier at the site entrance to prevent surface water ingress from the highway;
- installation of a non-return (anti-flood) valve within the drainage system to prevent sewer backflow; and
- operational measures, including the availability of portable pumping equipment and engagement with local Flood Action Groups for early warning and preparedness.

These measures are designed to address both overland flow and sewer surcharge mechanisms, and provide a proportionate and robust level of protection to the lower ground floor.

Accordingly, the approach adopted is considered to provide an equivalent level of protection to that afforded by a standard freeboard allowance, and is consistent with Camden's guidance on mitigation for sites where flood levels are not defined.

Reliance on Published Modelling

Camden Requirement:

Do not rely solely on published flood risk modelling.

Response:

This FRA does not rely solely on mapping. It incorporates:

- site-specific topographical survey data;
- Section 19 investigation findings;
- stakeholder consultation (Flood Action Groups); and
- on-site observations.

This provides a robust, evidence-led assessment of flood risk at the site.

Limitations and Further Information

It is acknowledged that:

- there is limited site-specific recorded data on flood depths at Tanza Road;
- stakeholder consultation has not identified direct evidence of flooding at No. 19;
- further anecdotal evidence could be obtained from local residents if required.

However, in the absence of such data, a precautionary and proportionate approach has been adopted, incorporating mitigation measures to address credible risks.

The proposed mitigation measures have been specifically designed to address the identified flood mechanisms at the site, namely surface water exceedance and sewer surcharge, and to provide protection against both direct and indirect pathways of flooding. The approach adopted is consistent with best practice for property-level flood resilience and is considered proportionate to the level of risk identified through the site-specific assessment.

SUMMARY AND CONCLUSIONS

This Flood Risk Assessment has been prepared to support the proposed development at 19 Tanza Road, London, NW3 2UA, in response to comments from the London Borough of Camden regarding potential flood risk associated with the site.

The assessment confirms that the site is located within Flood Zone 1, and therefore is not at risk from fluvial flooding. However, the site lies within a previously flooded street and the wider Heath Watershed catchment, where historic flooding has occurred as a result of extreme rainfall events leading to surface water runoff and sewer surcharge.

A detailed, site-specific assessment has been undertaken, incorporating:

- review of the Camden SFRA and Section 19 Flood Investigation Report;
- topographical survey data and analysis of local flow pathways;
- assessment of building levels and potential ingress points;
- consideration of sewer surcharge mechanisms, including both direct and overland pathways; and
- stakeholder consultation with local Flood Action Groups.

This assessment demonstrates that while the site lies within a flood-sensitive catchment, the site-specific risk to No. 19 Tanza Road is low. Flooding within the area is strongly influenced by topography, with the most significant impacts occurring at lower-lying locations (e.g. South End Road). Tanza Road is considered to function primarily as a flow conveyance route, and there is no recorded evidence of internal flooding at the application site.

The proposed development represents an improvement to an existing lower ground floor arrangement, rather than the introduction of new below-ground accommodation. The works do not intensify the use of the property, do not introduce additional residential units, and do not increase flood risk elsewhere.

The principal residual risk relates to extreme exceedance events, where the capacity of the combined sewer network may be exceeded. This risk has been fully considered and is addressed through a range of proportionate mitigation measures, including:

- installation of a non-return (anti-flood) valve to prevent sewer backflow;
- provision of a demountable flood barrier to prevent surface water ingress from the highway;
- availability of portable pumping measures to manage internal drainage where required; and
- engagement with local Flood Action Groups to support ongoing awareness and preparedness.

These measures address both direct sewer surcharge and overland flow pathways, ensuring that the lower ground floor is appropriately protected.

Accordingly, it is concluded that:

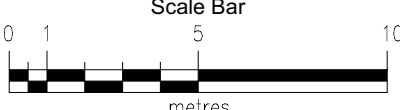
- the proposed development will be safe for its lifetime;
- flood risk to the site can be effectively managed through the implementation of site-specific mitigation measures;
- the development will not increase flood risk elsewhere; and
- the proposals are compliant with the requirements of the Camden Local Plan (Policy A5) and national planning guidance.

APPENDIX A

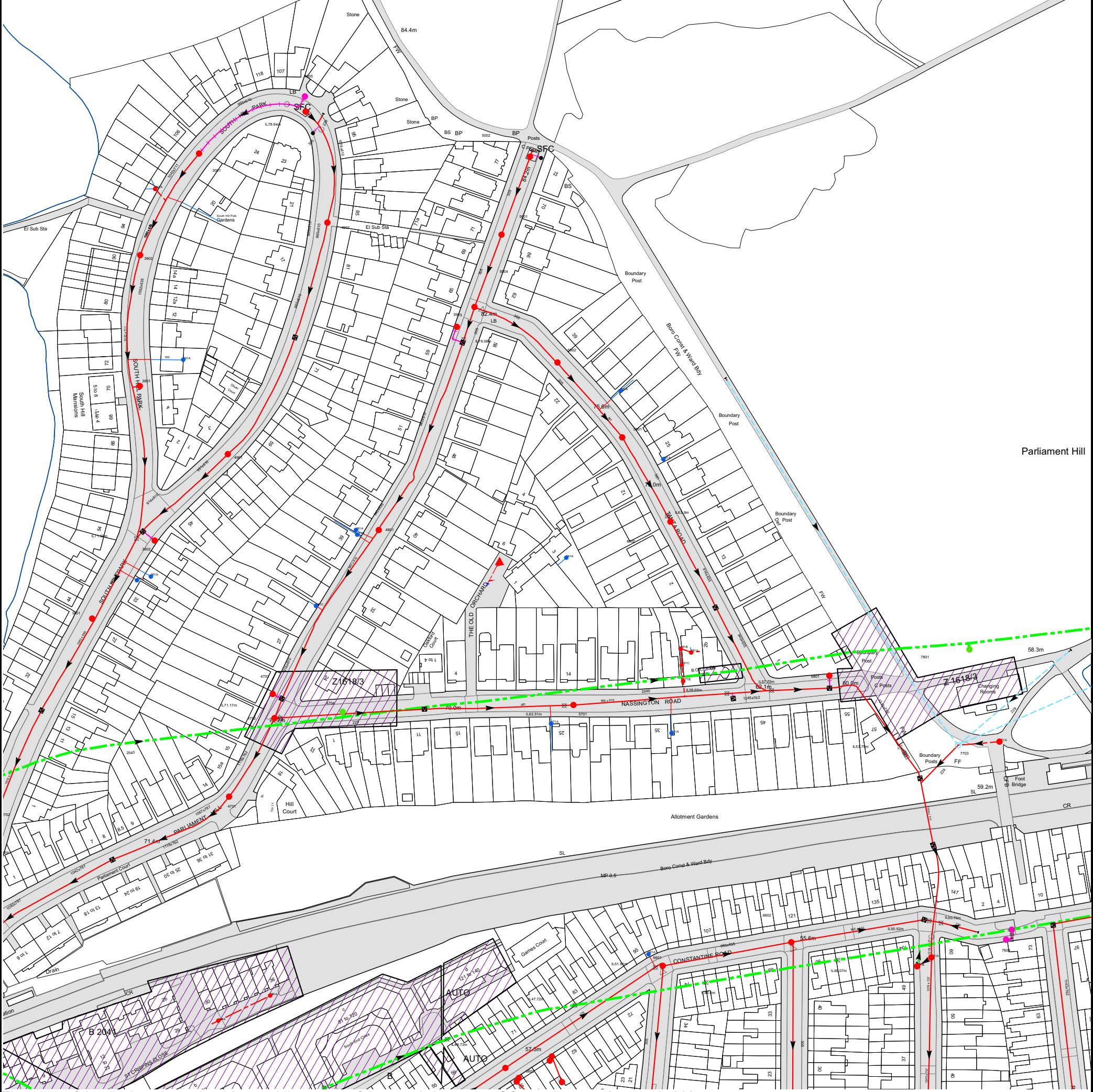
Topographic Survey

Sewer Records

Drainage Survey and Trial Pits



Surveyed:MG | Checked:LW | Status: FINAL | Size: A0
Scale:1:200
Date:Mar 2026 | Ref No: 6042_01 | Sheet: 02 of 02



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 527549,185862
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map (2024) with the Sanction of the controller of H.M. Stationery Office, License no. AC0000849556 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
6602	55.67	51.14
6801	n/a	n/a
761B	53.65	44.2
761A	53.65	n/a
7703	n/a	n/a
7801	59.23	36.17
771A	n/a	n/a
7603	n/a	n/a
7604	53.41	44.7
56BH	n/a	n/a
56BB	n/a	n/a
56BC	n/a	n/a
5602	57.52	53.19
56BJ	n/a	n/a
56BI	n/a	n/a
6601	56.94	51.72
561A	n/a	n/a
671A	n/a	n/a
571A	n/a	n/a
4704	73.8	36.99
5701	66.3	62.37
671B	n/a	n/a
681C	n/a	n/a
681A	n/a	n/a
681B	n/a	n/a
481C	n/a	n/a
581A	n/a	n/a
481B	n/a	n/a
4801	79.42	73.27
481A	n/a	n/a
6802	68.77	63.57
691A	n/a	n/a
5901	73.33	67.85
3801	74.32	69.71
381B	n/a	n/a
381A	n/a	n/a
3802	n/a	n/a
361A	n/a	n/a
4901	80.03	73.83
4701	73.02	68.52
461A	n/a	n/a
4703	n/a	n/a
4702	75.08	70.87
3901	77.66	n/a
3902	78.79	73.7
301A	n/a	n/a
391A	n/a	n/a
3001	80.65	76.09
4005	n/a	83.19
4003	n/a	83.19
4001	84.02	77.72
5903	n/a	n/a
5904	82.66	76.89
5001	83.63	78.74
5002	84.62	80.56
5902	78.27	72.37
591A	n/a	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

	Foul Sewer: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
	Surface Water Sewer: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
	Combined Sewer: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
	Storm Sewer
	Sludge Sewer
	Foul Trunk Sewer
	Surface Trunk Sewer
	Combined Trunk Sewer
	Foul Rising Main
	Surface Water Rising Main
	Combined Rising Main
	Vacuum
	Thames Water Proposed
	Vent Pipe
	Gallery

Other Sewer Types (Not operated and maintained by Thames Water)

	Sewer		Culverted Watercourse
	Proposed		Decommissioned Sewer
	Content of this drainage network is currently unknown		Ownership of this drainage network is currently unknown

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve		Meter
	Dam Chase		Vent
	Fitting		

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Ancillary		Drop Pipe
	Control Valve		Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Inlet		Outfall
	Undefined End		

Other Symbols

Symbols used on maps which do not fall under other general categories.

	Change of Characteristic Indicator		Public / Private Pumping Station
	Invert Level		Summit

Areas

Lines denoting areas of underground surveys, etc.

	Agreement
	Chamber
	Operational Site

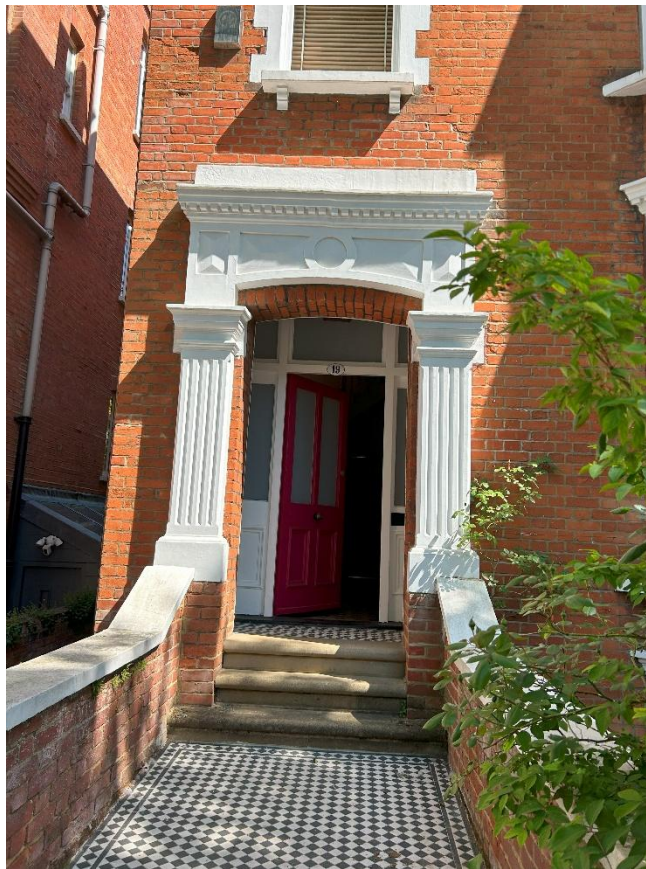
Ducts or Crossings

	Casement	Ducts may contain high voltage cables. Please check with Thames Water.
	Conduit Bridge	
	Subway	
	Tunnel	

5) 'na' or '0' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.

CCTV Drainage Survey



Site	19 Tanza Road London NW3 2UA
Client	Nikola Penev C/o London Land Management
Date	29.04.25
Our Ref	14015

REPORT CONTENTS

- 1.0** Drainage investigation summary
- 2.0** Drainage layout plan
- 3.0** CCTV survey recommendations
- 4.0** Chamber detail and condition survey
- 5.0** Project pictures
- 6.0** CCTV survey report

1.0 DRAINAGE INVESTIGATION SUMMARY

A CCTV survey was instructed to establish the structural and operational condition of the drainage system, as part of a subsidence claim.

The fine detail of this CCTV survey is given together with a summary of the findings and relevant recommendations where appropriate (recommendations based solely on *visual* condition of pipework). The following CCTV survey was limited to what was instructed by the engineer and accessible on site.

SUMMARY OF CCTV SURVEY

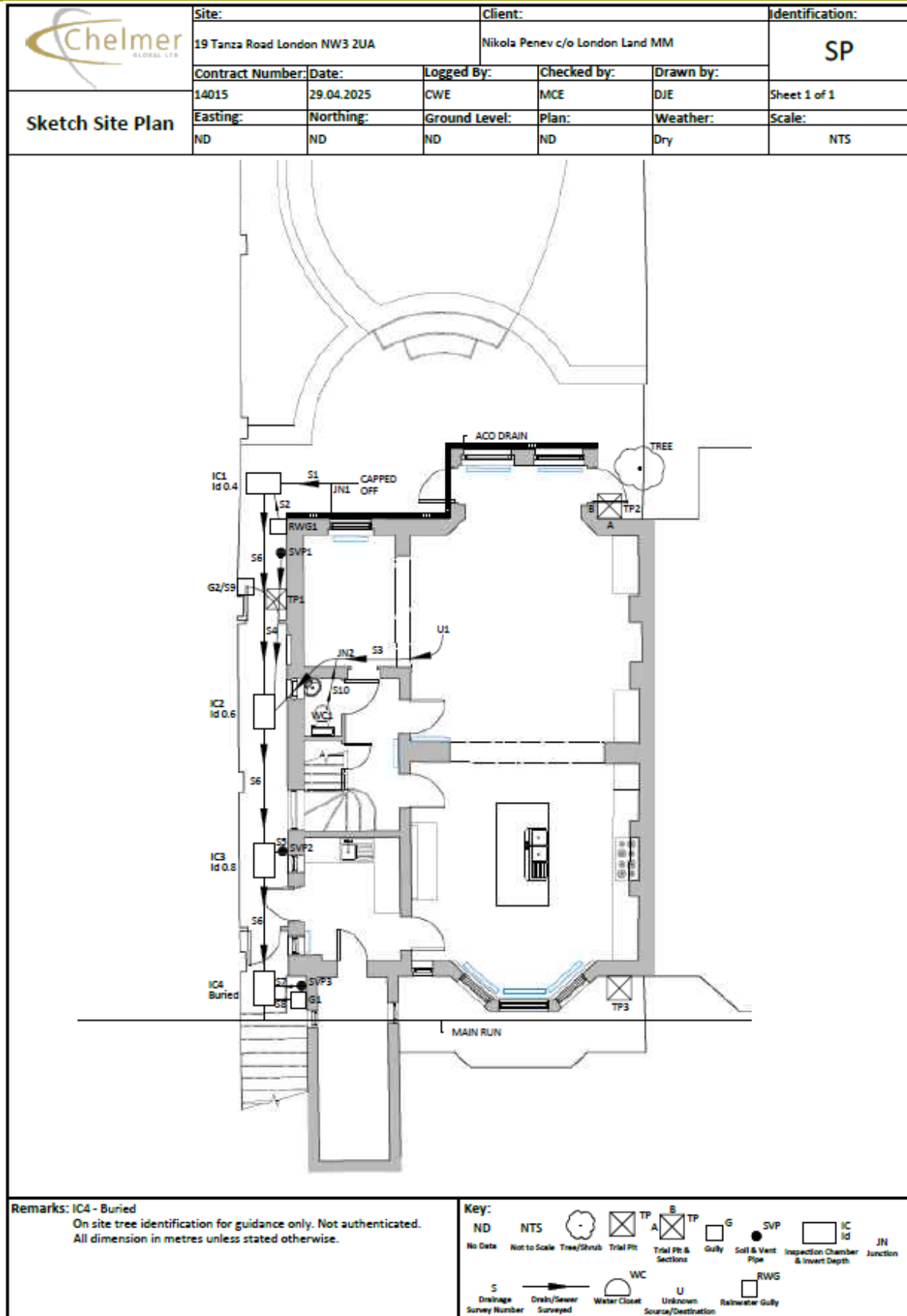
CCTV Section No:	Section of drainage	Duty	Pipe diameter (mm)	Material	Invert depth (m)	Structural Condition Grade	Serviceable? Y/N	Repair Item Y/N
1	IC1 U S JN1	Surface	100	Clay	0.40	B	Y	Y
2	IC1 U S RWG1	Surface	100	Clay	0.40	A	Y	N
3	IC2 U S U1	Combined	100	Clay	0.60	TBC	N	Y
4	IC2 U S SVP1	Foul	100	Clay	0.60	B	Y	Y
5	IC3 U S SVP2	Foul	100	Clay	0.80	A	Y	N
6	IC1 D S U2	Combined	100	Clay	0.40	B	Y	Y
7	IC4 U S SVP3	Foul	ND	ND	ND	TBC	N	Y
8	IC4 U S G1	Surface	ND	ND	ND	TBC	N	Y
9	G2 D S U3	Surface	ND	ND	ND	TBC	N	Y
10	WC1 D S JN2	Foul	ND	ND	ND	TBC	N	Y

A	Structurally sound with no leakage evident. Slight cracks/defects permitted.
B	Cracks and/or fractures observed but pipe provides sufficient arching support. Some leakage may be evident.
C	Structurally unsound with insufficient arching support. Total collapse/blockage likely in the future.

A drain is considered to be serviceable if it is functioning correctly (i.e. carrying away wastewater) at the time of the site inspection and it is judged that it will continue to function correctly for the foreseeable future.

Abandoned	High Priority	Medium Priority	Low Priority
-----------	---------------	-----------------	--------------

2.0 DRAINAGE LAYOUT PLAN



3.0 CCTV SURVEY RECOMMENDATIONS

S1: IC1 U|S JN1

The survey identified open joints and a junction we were unable to survey due to the tight bend. The drain falls under the responsibility of the property owner we recommend that junction is surveyed using specialist equipment we also advise that the drain is prepared and lined using CIPP resin liner to ensure the drain remains watertight and provides a good long-term service. Repairs may be required following the resurvey

S2: IC1 U|S RWG1

The survey identified no visual defects along the drain therefore no recommendations are required.

S3: IC2 U|S U1

The survey was abandoned due to a tight bend before being abandoned we identified open joints. The drain falls under the responsibility of the property owner we recommend that the drain is resurveyed with specialist equipment to proceed pass the tight bend. Repairs may be required following the resurvey we also advise that the drain is prepared and lined using CIPP resin liner to ensure the drain remains watertight and provides a good long-term service.

S4: IC2 U|S SVP1

The survey identified an open joint. We recommend that the drain is prepared and lined using CIPP resin liner to ensure the drain remains watertight and provides a good long-term service.

S5: IC3 U|S SVP2

The survey identified no visual defects along the drain therefore no recommendations are required.

S6: IC1 D|S U2

The survey identified open joints throughout the drain run as well as locating an inspection chamber that is buried. The drain falls under the responsibility of the property owner we recommend that the drain is prepared and lined using CIPP resin liner to ensure the drain remains watertight and provides a good long-term service. We also advise that IC4 is located and connecting lines are surveyed and to seek condition of Inspection chamber.

S7-8: IC4 U|S SVP3-G1

The surveys were abandoned as the camera was unable to proceed without breaking into the drain. We recommend that it is broken into and resurveyed. Repairs to the drains may be required following the resurvey.

S9: G2 D|S U3

The survey was abandoned as the camera was unable to proceed without breaking into the drain. We recommend that it is broken into and resurveyed using specialist equipment such as a gully camera. Repairs to the drain may be required following the resurvey.

S10: JN2 U|S WC1

The survey was abandoned as the camera was unable to proceed into the drain at the junction. We recommend that the drain is surveyed with specialist equipment. Repairs to the drain may be required following the resurvey

Table of Contents

Project Name
14016

Project Number

Project Date
01/05/2025

Project Information	P-1
Section Item 1: JN1 > IC1 (JN1X)	1
Section Item 2: RWG1 > IC1 (RWG1X)	4
Section Item 3: U1 > IC2 (U1X)	6
Section Item 4: SVP1 > IC2 (SVP1X)	14
Section Item 5: SVP2 > IC3 (SVP2X)	17
Section Item 6: IC1 > U2 (IC1X)	19

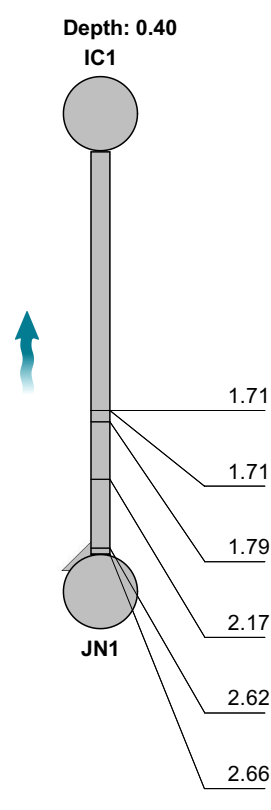
Section Inspection - 01/05/2025 - JN1X

Section 1	Inspection 1	Date 1. May 2025	Client's Ref 01	Contractor's Ref	Surface Type	PLR JN1X
Operator	Vehicle	Camera	Temperature Above freezing	Pre Cleaned No	Weather No rain or snow	

Town or Village: London	Inspection Direction: Upstream	US MH: JN1
Road: 19 Tanza Road	Use: Surface water	US Depth: 0.00 m
Location: Property or buildings	Total Length: 2.66 m	DS MH: IC1
Post Code:		DS Depth: 0.40 m

Inspection Purpos	Pipe Shape: Circular
Surface Defects:	Height / Width: 100 / 0mm
Lining Type: None	Pipe Material: Vitrified Clay
Lining Material: None	Standard: BS EN 13508-2:2003

Comments:
Recommendations:

Scale: 1:50	Position [m]	Code	Observation	MPEG	Photo	Grade
						
	1.71	IC	Start inspection chamber	00:00:05	20250501-080746-sn ap0000.jpg	
	1.71	WL	Water level, 0% of the height	00:00:08	20250501-080746-sn ap0001.jpg	A
	1.79	OJM	Medium open joint	00:00:15	20250501-080746-sn ap0002.jpg	
	2.17	OJM	Medium open joint	00:00:20	20250501-080746-sn ap0003.jpg	
	2.62	JN	Junction at 3 o'clock, diameter: 100mm	00:00:41	20250501-080746-sn ap0004.jpg	A
	2.66	BRF	Finish connection without manhole	00:01:01	20250501-080746-sn ap0005.jpg	

Structural Defects	Construction Features
Service & Operational Observations	Miscellaneous Features

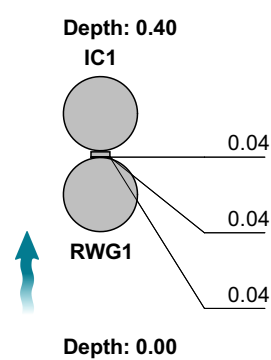
Section Inspection - 01/05/2025 - RWG1X

Section 2	Inspection 2	Date 1. May 2025	Client's Ref 01	Contractor's Ref	Surface Type	PLR RWG1X
Operator		Vehicle	Camera	Temperature Above freezing	Pre Cleaned No	Weather No rain or snow

Town or Village:	London	Inspection Direction:	Upstream	US MH:	RWG1
Road:	19 Tanza Road	Use:	Surface water	US Depth:	0.00 m
Location:	Property or buildings	Total Length:	0.04 m	DS MH:	IC1
Post Code:				DS Depth:	0.40 m

Inspection Purpos		Pipe Shape:	Circular
Surface Defects:		Height / Width:	100 / 0mm
Lining Type:	None	Pipe Material:	Vitrified Clay
Lining Material:	None	Standard:	BS EN 13508-2:2003

Comments:	
Recommendations:	

Scale:	1:50	Position [m]	Code	Observation	MPEG	Photo	Grade
							
		0.04	IC	Start inspection chamber	00:00:03	20250501-080949-sn ap0000.jpg	
		0.04	WL	Water level, 0% of the height	00:00:04	20250501-080949-sn ap0001.jpg	A
		0.04	BRF	Finish connection without manhole	00:00:16	20250501-080949-sn ap0002.jpg	

Structural Defects	Construction Features
Service & Operational Observations	Miscellaneous Features

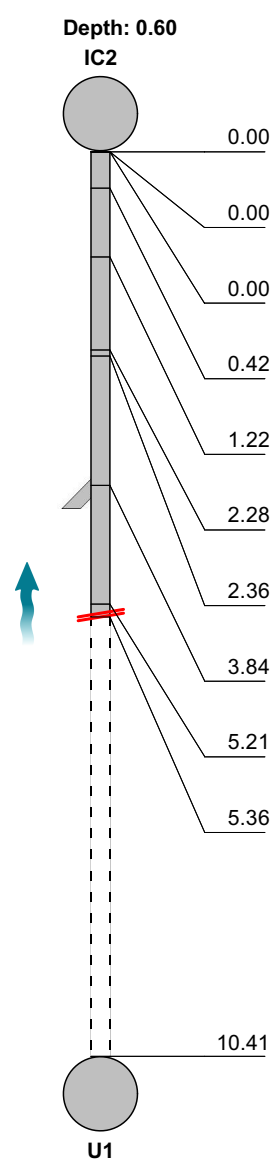
Section Inspection - 01/05/2025 - U1X

Section 3	Inspection 5	Date 1. May 2025	Client's Ref 01	Contractor's Ref	Surface Type	PLR U1X
Operator		Vehicle	Camera	Temperature Above freezing	Pre Cleaned No	Weather No rain or snow

Town or Village:	London	Inspection Direction:	Upstream	US MH:	U1
Road:	19 Tanza Road	Use:	Combined	US Depth:	0.00 m
Location:	Property or buildings	Total Length:	10.41 m	DS MH:	IC2
Post Code:				DS Depth:	0.60 m

Inspection Purpos		Pipe Shape:	Circular
Surface Defects:		Height / Width:	100 / 0mm
Lining Type:	None	Pipe Material:	Vitrified Clay
Lining Material:	None	Standard:	BS EN 13508-2:2003

Comments:	
Recommendations:	

Scale: 1:87	Position [m]	Code	Observation	MPEG	Photo	Grade
						
	0.00	IC	Start inspection chamber	00:00:01	20250501-081926-sn ap0000.jpg	
	0.00	WL	Water level, 0% of the height	00:00:04	IC1X_349c c2ec-2b5b -4f5e-96c2	A
	0.00	OJM	Medium open joint	00:00:19	20250501-081926-sn ap0001.jpg	
	0.42	LLQ	Line deviates left, quarter	00:00:30	20250501-081926-sn ap0002.jpg	
	1.22	LDH	Line deviates down, half	00:00:43	20250501-081926-sn ap0003.jpg	
	2.28	LRQ	Line deviates right, quarter	00:01:00	20250501-081926-sn ap0004.jpg	
	2.36	OJM	Medium open joint	00:01:06	20250501-081926-sn ap0005.jpg	
	3.84	JN	Junction at 3 o'clock, diameter: 100mm	00:01:16	IC1X_40e 6696b-1db e-4dd7-bb	A
	5.21	LLH	Line deviates left, half	00:01:40	20250501-081926-sn ap0006.jpg	
	5.36	SA	Survey abandoned: Tight bends	00:02:00	20250501-081926-sn ap0007.jpg	A
	10.41		End of pipe			

Structural Defects	Construction Features
Service & Operational Observations	Miscellaneous Features

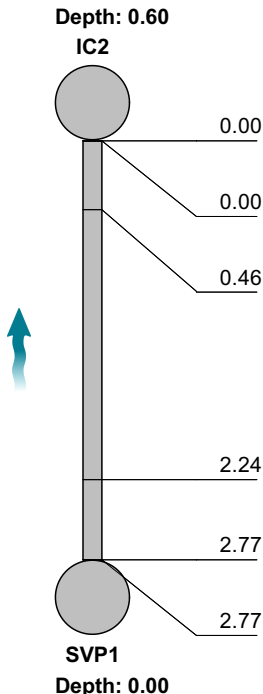
Section Inspection - 01/05/2025 - SVP1X

Section 4	Inspection 4	Date 1. May 2025	Client's Ref 01	Contractor's Ref	Surface Type	PLR SVP1X
Operator	Vehicle	Camera	Temperature Above freezing	Pre Cleaned No	Weather No rain or snow	

Town or Village: London	Inspection Direction: Upstream	US MH: SVP1
Road: 19 Tanza Road	Use: Foul	US Depth: 0.00 m
Location: Property or buildings	Total Length: 2.77 m	DS MH: IC2
Post Code:		DS Depth: 0.60 m

Inspection Purpos	Pipe Shape: Circular
Surface Defects:	Height / Width: 100 / 0mm
Lining Type: None	Pipe Material: Vitrified Clay
Lining Material: None	Standard: BS EN 13508-2:2003

Comments:
Recommendations:

Scale: 1:50	Position [m]	Code	Observation	MPEG	Photo	Grade
						
	0.00	IC	Start inspection chamber	00:00:01	20250501-081743-sn ap0000.jpg	
	0.00	WL	Water level, 0% of the height	00:00:03	20250501-081743-sn ap0001.jpg	A
	0.46	LLQ	Line deviates left, quarter	00:00:26	20250501-081743-sn ap0002.jpg	
	2.24	OJM	Medium open joint	00:00:44	20250501-081743-sn ap0003.jpg	
	2.77	LUF	Line deviates up, full	00:00:54	20250501-081743-sn ap0004.jpg	
	2.77	BRF	Finish connection without manhole	00:01:04	20250501-081743-sn ap0005.jpg	

Structural Defects	Construction Features
Service & Operational Observations	Miscellaneous Features

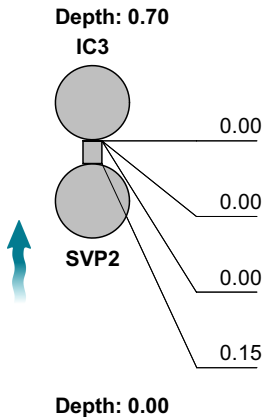
Section Inspection - 01/05/2025 - SVP2X

Section 5	Inspection 6	Date 1. May 2025	Client's Ref 01	Contractor's Ref	Surface Type	PLR SVP2X
Operator		Vehicle	Camera	Temperature Above freezing	Pre Cleaned No	Weather No rain or snow

Town or Village:	London	Inspection Direction:	Upstream	US MH:	SVP2
Road:	19 Tanza Road	Use:	Foul	US Depth:	0.00 m
Location:	Property or buildings	Total Length:	0.15 m	DS MH:	IC3
Post Code:				DS Depth:	0.70 m

Inspection Purpos		Pipe Shape:	Circular
Surface Defects:		Height / Width:	100 / 0mm
Lining Type:	None	Pipe Material:	Vitrified Clay
Lining Material:	None	Standard:	BS EN 13508-2:2003

Comments:	
Recommendations:	

Scale:	1:50	Position [m]	Code	Observation	MPEG	Photo	Grade
							
		0.00	IC	Start inspection chamber	00:00:01	20250501-082353-sn ap0000.jpg	
		0.00	WL	Water level, 0% of the height	00:00:03	20250501-082353-sn ap0001.jpg	A
		0.00	LUF	Line deviates up, full	00:00:07	20250501-082353-sn ap0002.jpg	
		0.15	BRF	Finish connection without manhole	00:00:30	20250501-082353-sn ap0003.jpg	

Structural Defects	Construction Features
Service & Operational Observations	Miscellaneous Features

Section Pictures - 01/05/2025 - SVP2X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
5	Upstream	SVP2X	01	

20250501-082353-snap0000.jpg, 00:00:01, 0.00 m
Start inspection chamber

20250501-082353-snap0001.jpg, 00:00:03, 0.00 m
Water level, 0% of the height

20250501-082353-snap0002.jpg, 00:00:07, 0.00 m
Line deviates up, full

20250501-082353-snap0003.jpg, 00:00:30, 0.15 m
Finish connection without manhole



APPENDIX B

Existing & Proposed Architects drawings

NOTES:

1. To be read in conjunction with Proposed Floor Build Ups, Finishes Schedule and NBS specification.
2. Hatches / dash lines for illustrative purposes only and not to be used for setting out.
3. Dimensions for pricing purposes only. Contractor to take site dimensions.
4. Contractor to ensure level thresholds between all material junctions in floors.
5. Contractor to ensure all floor substrates for all finishes are made level and true, prior to finished floor being laid.
6. Any product the Contractor proposes to replace from the current specification, must be of equal quality and approved by the Architect.
7. Contractor to allow for packing out of sub floor to ensure all floor finishes are level and flush throughout.
8. Heating up of underfloor heating to be as per manufacturer's recommendations and finished floor surface temperature not to exceed 27 degrees as per British Standards for timber flooring.
9. Floor finish to continue under fitted joinery. If there is a border to the timber flooring with perimeter border to joinery, timber flooring planks to be used under all fitted joinery.

2.0	02.07.25	Issued for Information	JC	AB
1.0	15.05.25	Issued to Planning Consultant for Comments	JC	AB
REV	DATE	DESCRIPTION	DRW	CHK

CONCEPT DESIGN

ISSUED FOR COMMENTS

PALLADIAN

ARCHITECTURE and DESIGN

STUDIO A | MERIDIAN HOUSE | JUNIPER DRIVE | LONDON SW18 1QS
contact@palladian.design +44 (0)20 7351 1913

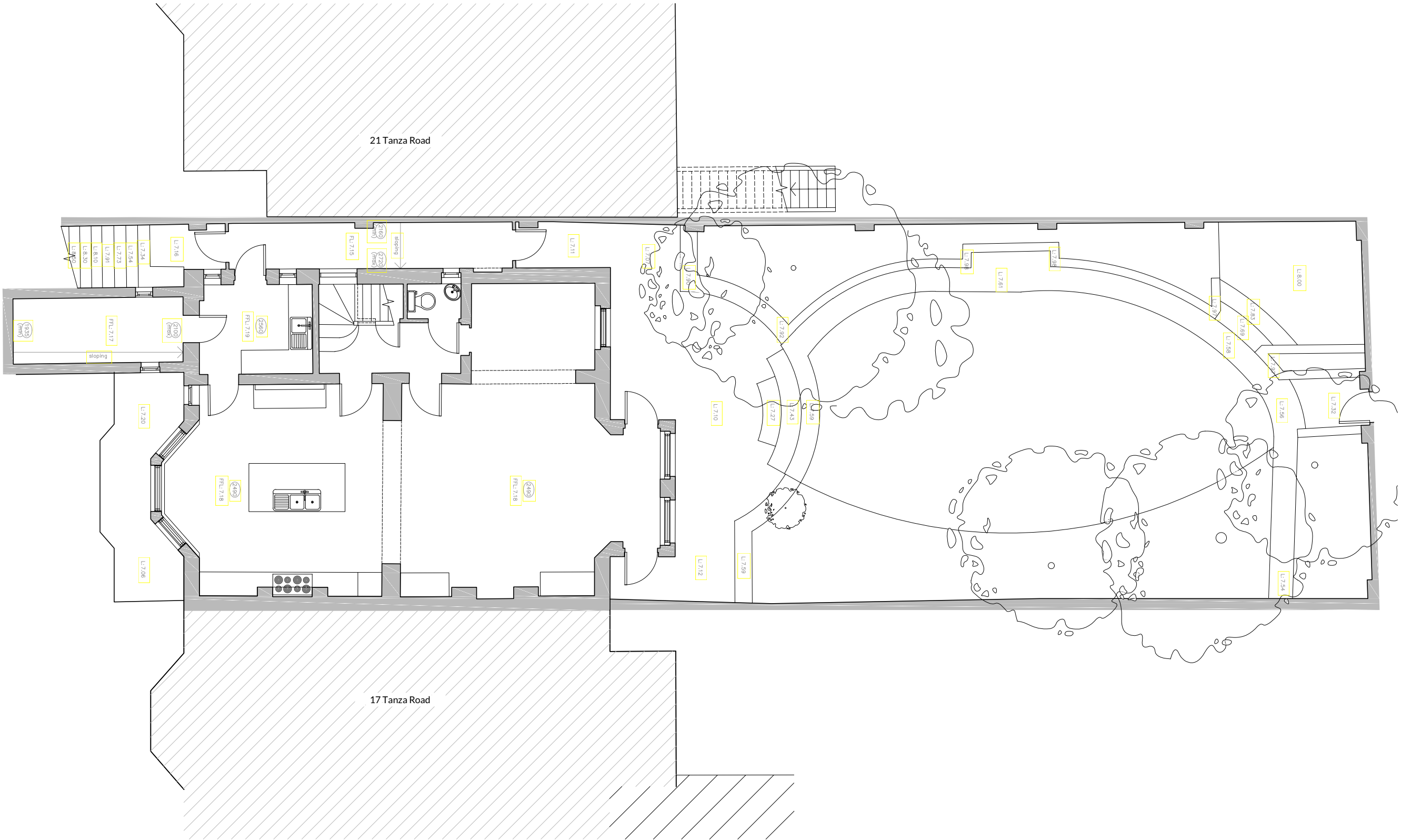
PROJECT TITLE

19 Tanza Road, NW3 2UA

DRAWING TITLE
Existing General Arrangement Plans
Lower Ground Floor

PROJECT NO.	SCALE/SIZE
2503	1:50 @ A1
DWG NO.	1:100 @ A3
REV	

001 2.0



[01] EXISTING LOWER GROUND FLOOR PLAN
1:100



Drawings to be read with relevant Consultants and Contractors drawings and other relevant information.

NOTES:

1. To be read in conjunction with Proposed Floor Build Ups, Finishes Schedule and NBS specification.
2. Hatches / dash lines for illustrative purposes only and not to be used for setting out.
3. Dimensions for pricing purposes only. Contractor to take site dimensions.
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2.0	02.07.25	Issued for Information	JC	AB
1.0	15.05.25	Issued to Planning Consultant for Comments	JC	AB
REV	DATE	DESCRIPTION	DRW	CHK

ISSUED FOR COMMENTS

PALLADIAN
ARCHITECTURE *and* DESIGN

STUDIO A | MERIDIAN HOUSE | JUNIPER DRIVE | LONDON SW18 1QS
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PROJECT TITLE

19 Tanza Road, NW3 2UA

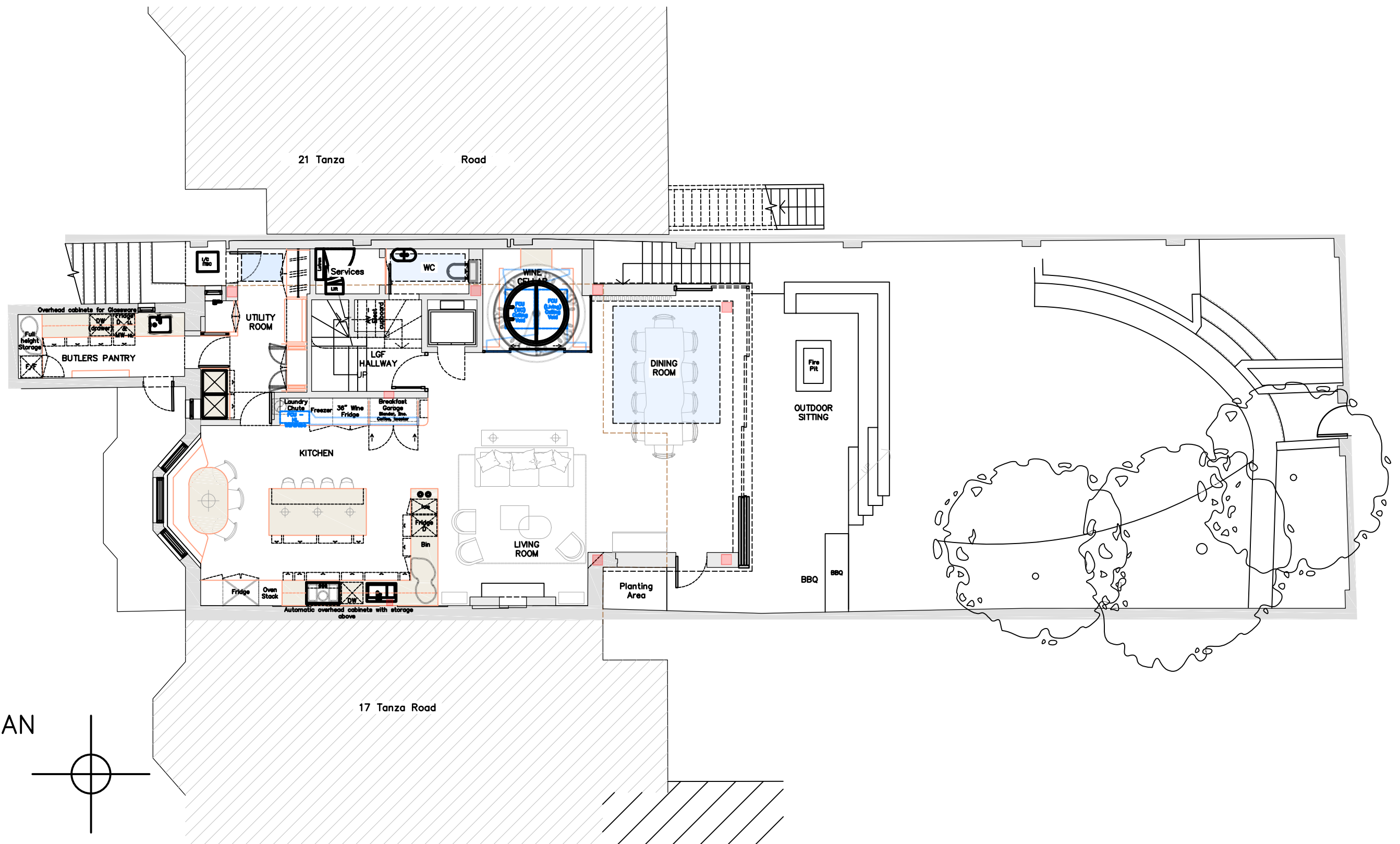
Existing General Arrangement Plans
Raised Ground Floor

PROJECT NO.	SCALE/SIZE
	1:50 @ A1
2503	1:100 @ A3
DWG NO.	REV

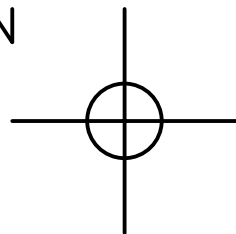
002 2.0

[01] EXISTING RAISED GROUND FLOOR PLAN
1:100

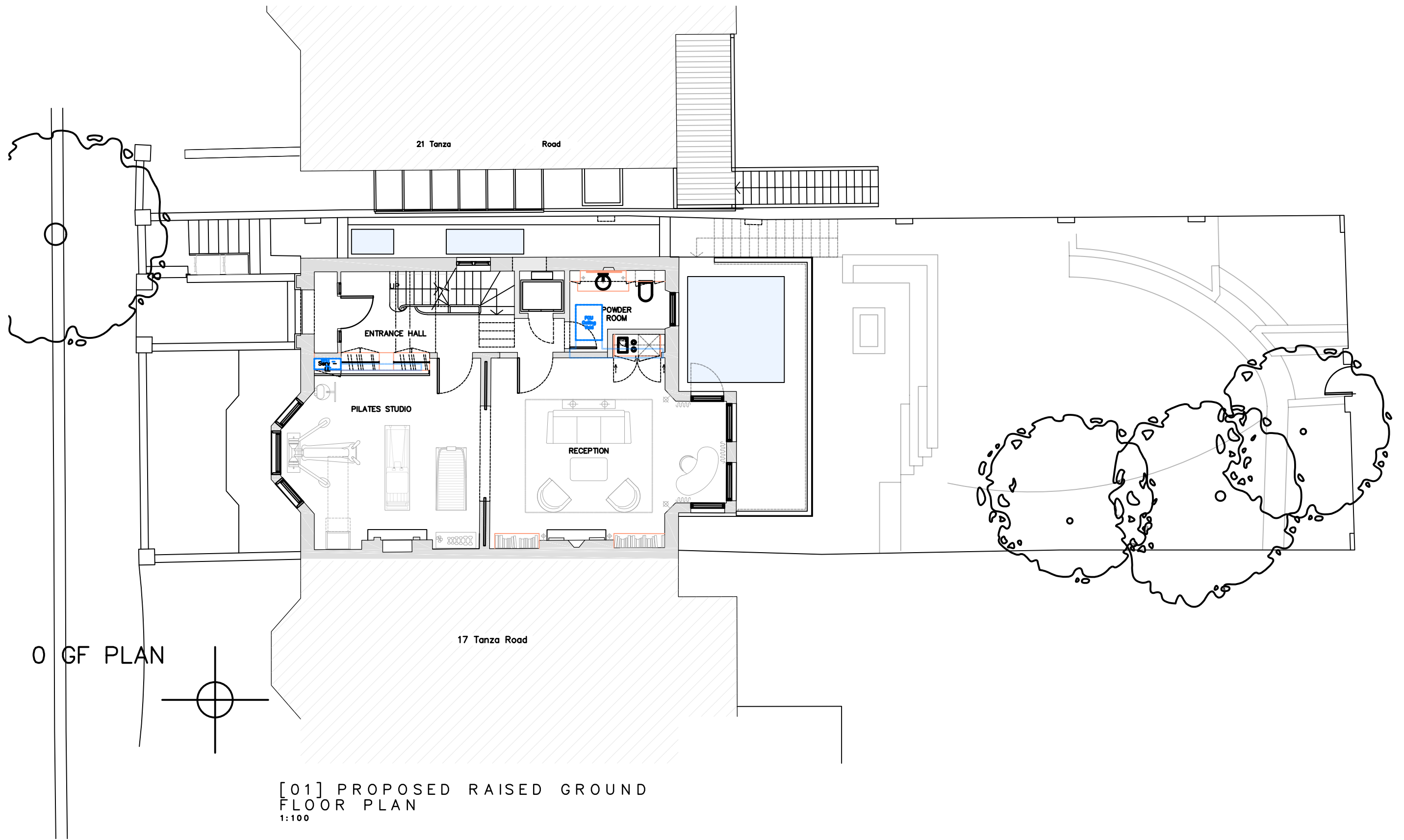




0 GF PLAN



[01] PROPOSED LOWER GROUND
FLOOR PLAN
1:100





Report Prepared by:



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For Michael Barclay Projects Ltd

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P02

Report Approved by:



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