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FLOOD RISK ASSESSMENT

To: Planning Department London Borough of Brent

Site: 934 North Circular Road, London NW2 7JR

Proposal: Change of Use of Two Residential Units (C3) to Two Separate 3-Person HMOs (C4)

Date: 1 September 2026

CONTENTS

1. Introduction..... 2
Introduction..... 2
Proposed Development..... 2
2. Site Context..... 2
Site & Surrounding Area..... 3
Existing Land Uses..... 3
3. Flood Risk Assessment..... 3
Introduction..... 3
Proposed Land Use..... 3
Sources of Flood Risk..... 3
Mitigation Measures..... 4
4. Conclusion..... 4

1. Introduction

Introduction

This Flood Risk Assessment (FRA) has been prepared to support the planning application for the change of use of two existing residential units at 934 North Circular Road to two separate small Houses in Multiple Occupation (Use Class C4). The FRA is proportionate to the scale and nature of the proposal and follows national guidance contained within the National Planning Policy Framework (NPPF) and the Environment Agency's flood-risk standing advice.

The purpose of this assessment is to confirm the site's flood-risk status, identify any potential sources of flooding, and demonstrate that the proposed change of use does not increase flood risk on-site or elsewhere.

Proposed Development

The proposal involves internal reconfiguration of two upper-floor residential units to create two independent 3-person HMOs. No external works, extensions, excavation, or changes to the building footprint are proposed. The building envelope remains unchanged, and the development does not introduce any new hardstanding or drainage alterations.

2. Site Context

Site & Surrounding Area

934 North Circular Road is located within an established residential and commercial corridor in Brent. The property comprises ground-floor commercial space with two residential units above. The proposed HMOs occupy the first and second floors only, with no basement accommodation.

According to the Environment Agency Flood Map for Planning, the site lies within Flood Zone 1, representing the lowest probability of flooding (less than 1 in 1,000 annual probability). The site is not located within a surface-water flood-risk hotspot, nor is it affected by reservoir flooding.

Existing Land Uses

The existing land use is residential (C3) on the upper floors. The proposal maintains residential use, with no intensification of built form and no change to the building's footprint or drainage characteristics. The ground-floor commercial unit remains unaffected.

3. Flood Risk Assessment

Introduction

The NPPF requires Flood Risk Assessments for developments located in Flood Zones 2 and 3, or for proposals introducing more vulnerable uses. Although the site is located in Flood Zone 1, Brent Council requests proportionate FRA information for residential change‑of‑use applications to confirm that the development does not increase flood risk.

Proposed Land Use

The proposal maintains residential use and does not introduce any new flood‑sensitive elements. Key points:

- The HMOs are located on upper floors, well above any potential flood level.
- No basement accommodation is proposed.
- No external alterations or extensions are proposed.
- No changes to ground levels or drainage infrastructure occur.
- The development does not increase impermeable area.
- The proposal does not increase occupancy beyond what is typical for small HMOs.

Sources of Flood Risk

Fluvial Flooding:

The site is in Flood Zone 1 — **very low risk**.

Surface Water Flooding:

Environment Agency mapping indicates low surface‑water risk. The building's entrance is set back from the carriageway and benefits from existing drainage infrastructure.

Groundwater Flooding:

No basement exists, and the site is not within a groundwater susceptibility zone.

Sewer Flooding:

No known history of sewer flooding. The proposal does not alter drainage load beyond typical residential use.

Reservoir Flooding:

The site is not located within a reservoir flood‑risk area.

Mitigation Measures

Given the low-risk classification, no specific mitigation measures are required. Standard residential drainage and maintenance arrangements remain appropriate. The proposal does not increase flood risk on-site or elsewhere.

4. Conclusion

The site at 934 North Circular Road is located within Flood Zone 1, representing the lowest probability of flooding. The proposed change of use to two small HMOs does not involve any external works, extensions, excavation, or alterations to drainage infrastructure. The development remains entirely within the existing building envelope and does not increase impermeable area or introduce any new flood-sensitive elements.

The FRA confirms that:

- The site is at very low risk from all sources of flooding.
- The proposal does not increase flood risk on-site or elsewhere.
- No additional mitigation measures are required.
- The development is fully compliant with the NPPF and Brent's validation requirements.

This assessment is therefore considered sufficient to support the planning application.