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ARCHITECTURE/DESIGN

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0556\_CHRISTCHURCH ROAD\_FLOOD RISK ASSESSMENT

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55 CHRISTCHURCH ROAD  
LONDON  
SW14 7AQ

APRIL 2024

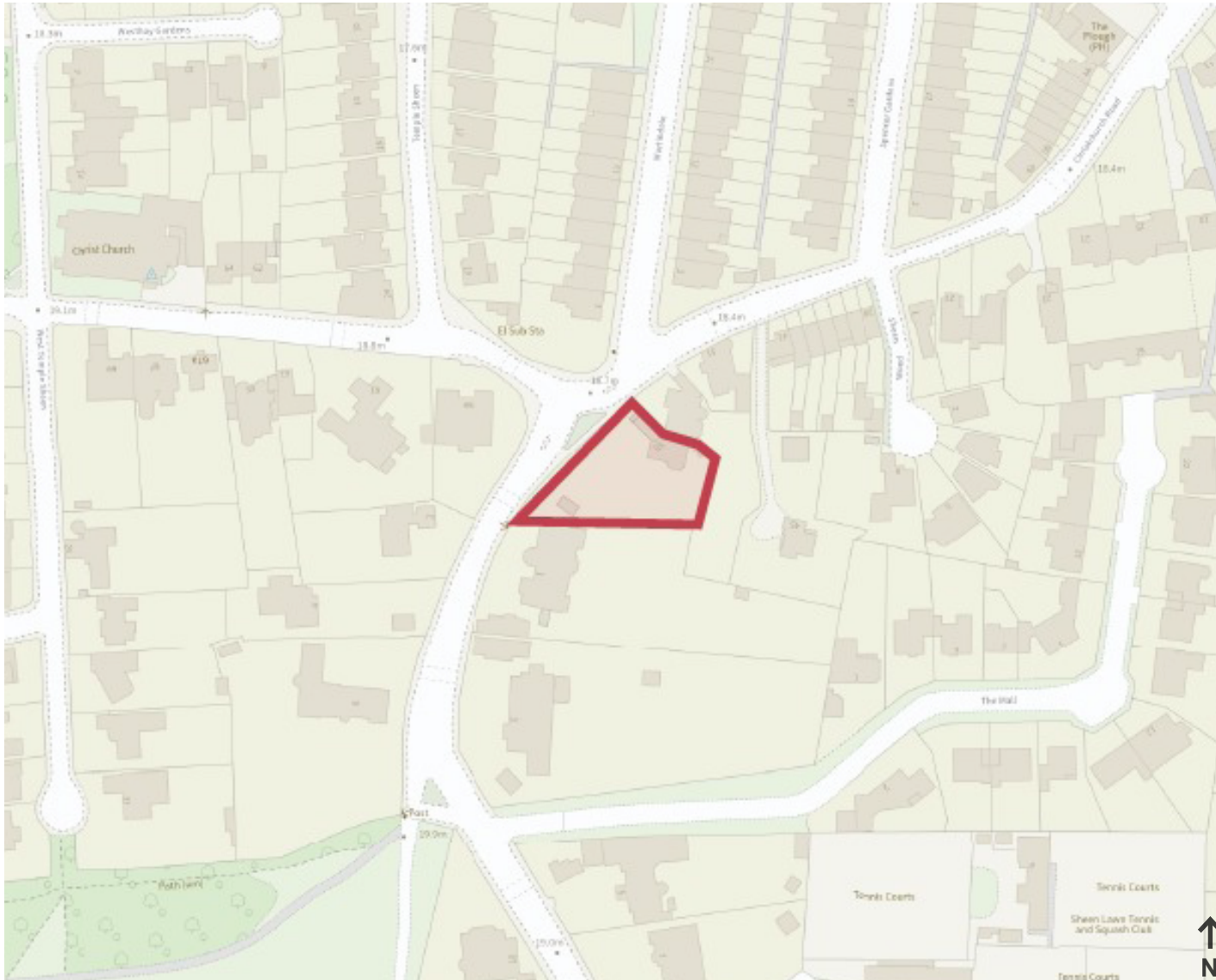
RIBA 

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Chartered Practice

# FLOOD RISK ASSESSMENT

## LOCATION



Location: The application site is on the south side of the historic core of East Sheen, 1km to the south-southeast of Mortlake station. Richmond Park is just 450m to the south.

Planning Flood Map

# 3\_STATUTORY ASSESSMENT

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## STATUTORY BACKGROUND

### PROPOSAL

This Flood Risk Assessment forms part of a planning application for the following works;

*Demolition and replacement of existing conservatory to front elevation, two-storey side gable extension, replacement glazing to all windows, demolition and replacement of existing single-storey rear extension, installation of dormer windows and conservation rooflights, installation of outdoor swimming pool and erection of a single-storey pool house.*

The site is classified as use class C3, private residential use. It is located within Greater London Authority strategic regional authority. There are no strategic views affected by the development.

### ENVIRONMENT AGENCY

The proposals for 55 Christchurch Road, London, SW14 7AQ falls within Flood Zone 1.

Environment Agency flood map shows the proposal to be in Flood Zone 1 and describes the area as - an area with a low probability of flooding.

This means the proposal site has less than 0.1% annual probability of river or sea flooding.

### FLOOD RISK CONSIDERATIONS

For occupant awareness they will be advised to follow Environment Agency flood warning services. The proposal has been designed to account for flooding and groundwater risks through;

A design that allows for the implementation of permeable surfaces where possible.

Underground pipes being sealed with necessary waterproofing.

The use of suitable resilient methods for construction and materials.



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