

FLOOD RISK ASSESSMENT

2, Worple Street, Mortlake, LONDON, SW14 8HE

Application number 24/1585/HOT

June 2024

Proposal: Rear and side ground floor extension

In accordance with the 'Preparing for Floods' document, we have carried out a flood risk assessment for the above property.

The property is located within an area defined as Flood Zone 3 by the environment agency and has a 1 in 100 year risk of flooding and we confirm the following points:

- No part of the extension at ground floor level will be used for sleeping accommodation.
- The new extension will be built with the same floor level as the existing house and the new floor will be constructed from concrete to meet building regulations.
- External walls will be of cavity construction using stainless steel ties.
- It is not considered necessary to have barriers built into the doors as they will be at the same level as the existing doors to the house.
- All new electrical sockets will be fitted at least 300mm above skirting level.
- There are existing rainwater drains into which we will be discharging.
- The extension will not affect access to the first floor of the property and in the event of a flood the occupants would have a means of escape to the rear and front of the property