

FLOOD RISK ASSESSMENT

25 July 2024

Site: **78 Castelnau, Barnes SW13 9EX**

Description: **Proposed side and rear ground floor extension, garden building and second floor roof terrace**

This statement is submitted to accompany a householder planning application as described above. Local validation requirements require that a flood risk assessment should be submitted.

The site is within Flood Zone 3.

The proposed works are all at ground floor level. The new floor level will be at the same level as the existing floor level and therefore not at increased risk of flooding.

There will be no increase in impermeable area such as could increase the flood risk on site or elsewhere because the part of the site where the works are proposed is already paved hard surface or has existing buildings on it.

Floor and wall finishes will be resilient as far as practicable