



2a Eleanor Grove London SW13 0JN

FLOOD RISK STATEMENT

Installation of two air conditioning units above existing roof terrace; replacement of glazed roof access structure; reconstruction of first-floor rear extension with Juliet balcony railings; replacement of ground-floor rear conservatory extension; replacement of all single-glazed windows with double-glazed equivalents; alterations to rear ground floor façade and fenestration, including new windows; replacement pedestrian and vehicular entrance gates.

Householder development

1. According to mapping data provided by the Environment Agency, the application site is located in Flood Zone 1, indicating the lowest possible risk of flooding from rivers and the sea.

See **Illustration 1**.

2. Mitigation measures or further assessments related to flood risk from rivers and the sea are therefore not required.
3. While an address search for the property on the Government website indicates a low-to-medium risk of surface water flooding generally, a more detailed assessment of the mapping data shows that this risk is confined to the public highway. The application site itself is excluded from this low-to-medium-risk zone. Consequently, the flood risk from surface water within the confines of the application site is very low.

See **Illustrations 2 and 3**.

4. In any case, the proposed development will be limited to the existing building footprint and will not result in any material alterations to the existing access arrangements or finished floor levels. In addition, the application site is largely located on the upper floor levels of the building.

5. Mitigation measures or further assessments related to flood risk from surface water are therefore not required, particularly in absence of a material change of use.



Illustration 1: Flood risk from rivers and the sea [very low risk]

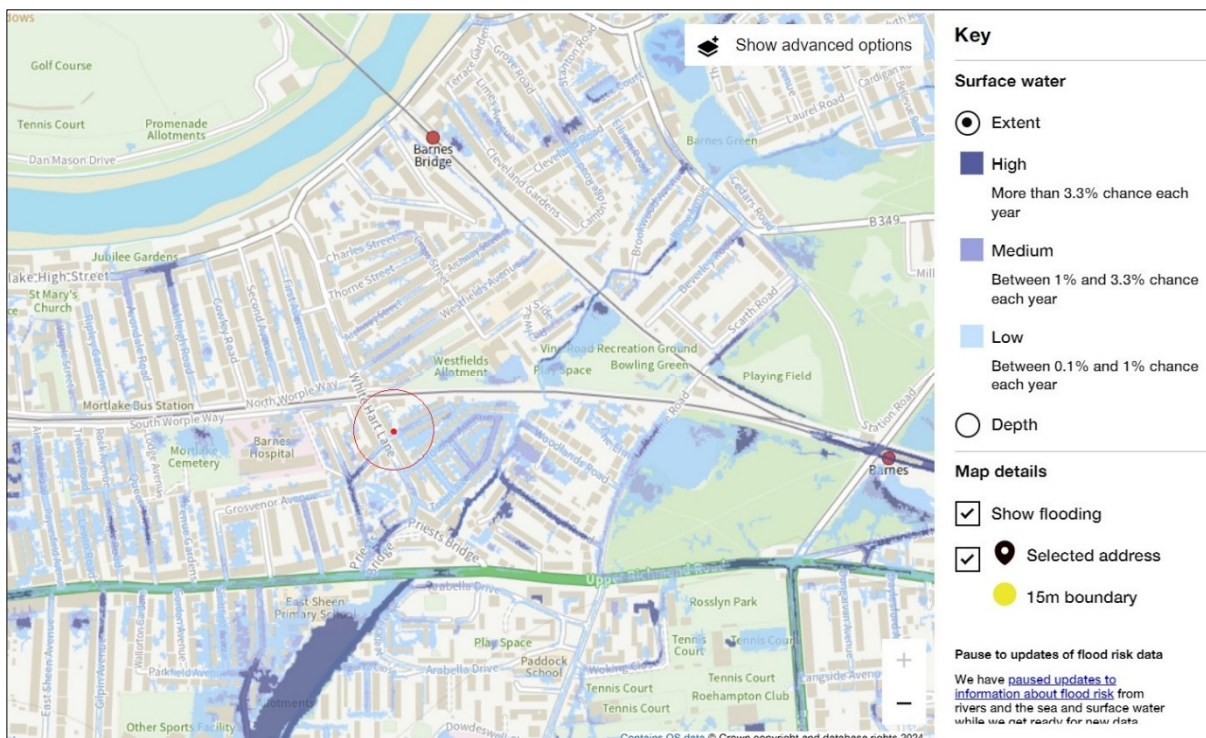


Illustration 2: Flood risk from surface water [overview]



Illustration 3: Close-up of flood risk from surface water [very low risk]