78 LOWTHER ROAD LONDON SW13 9NW

PROPOSED SINGLE STOREY FRONT EXTENSION

FLOOD RISK ASSESMENT

THIS LETTER ACCOMPANIES PLANNING APPLICATION, EXISTING AND PROPOSED PLANS, LOCATION MAP, SUBMITTED ONLINE AS PART OF THE PLANNLING APPLICATION FOR THE ABOVE PROPERTY

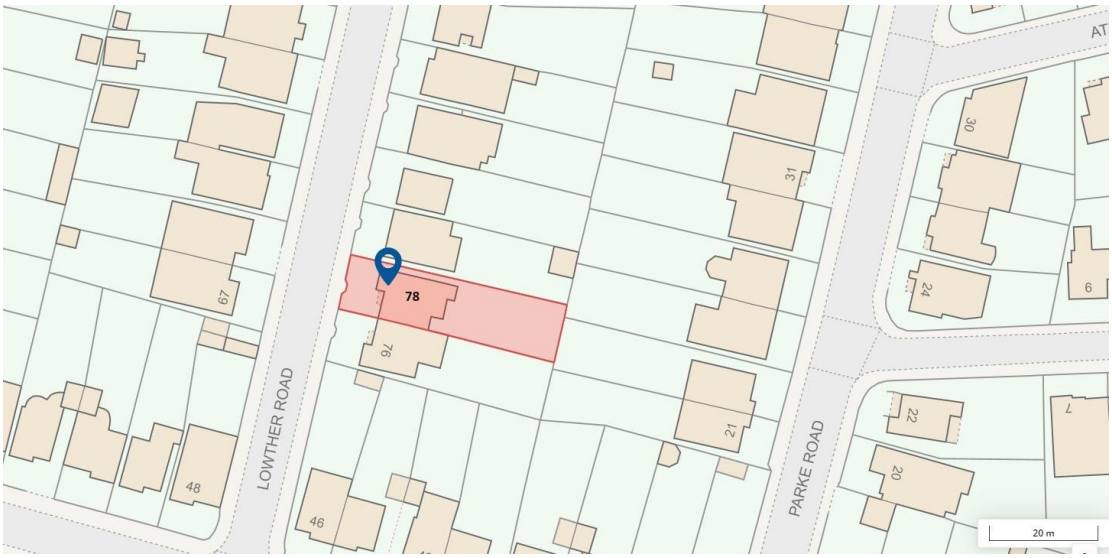
- INTRODUCTION

  Lowther Road is a residential street within Barnes Area.

  The building comprises 2 storeys detached houses.

  They contain front area and good size rear gardens.

SITE PLAN OF 78 LOWTHER ROAD



➢ INTRODUCTION

This flood risk assessment is associated with an application for a single storey front extension to a semi detached house.The main access and egress to the property is through the front door. It can be seen from the flood risk map that there is very low risk of flooding from rivers and the sea and unlikely risk from reservoirs. The risk from surface water is low risk. The escape to a place of safety will be relatively easier to achieve and unaffected by the proposal.

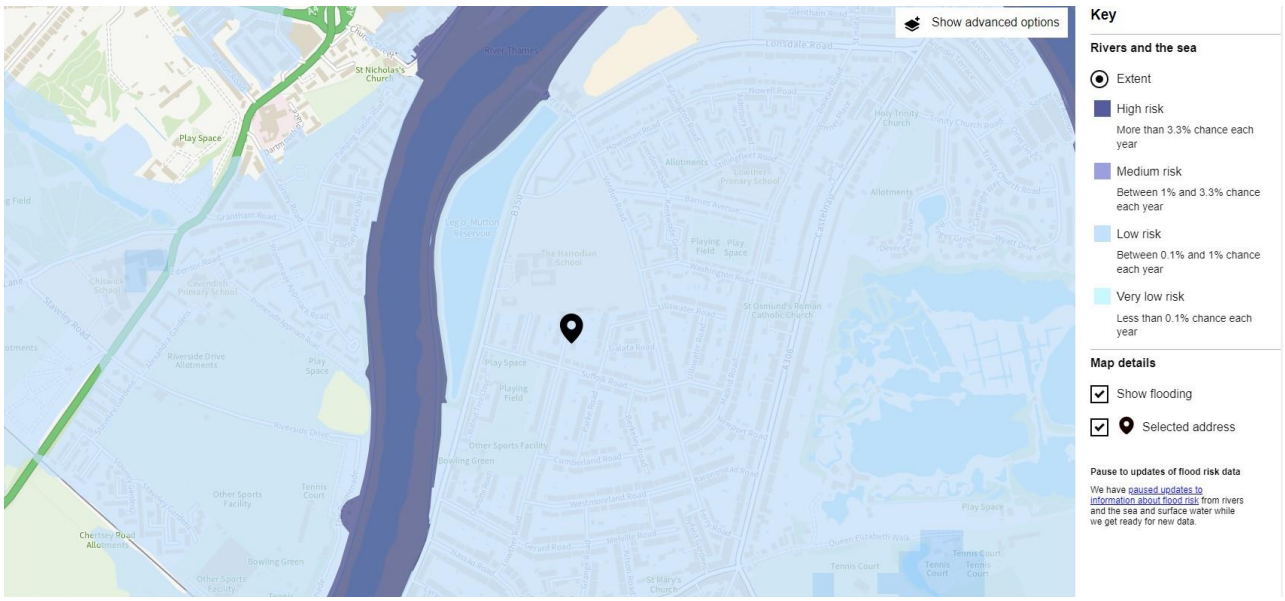
➢ FLOOD RISK SUMMARY

RIVERS AND THE SEA - VERY LOW RISK

This flood risk summary is not property specific.

Very low risk means that each year this area has a chance of flooding of less than 0.1%.

This service takes into account any flood defences.



SURFACE WATER – LOW RISK

Low risk means that this area has a chance of flooding of between 0.1% and 1% each year.

This information is suitable for identifying:

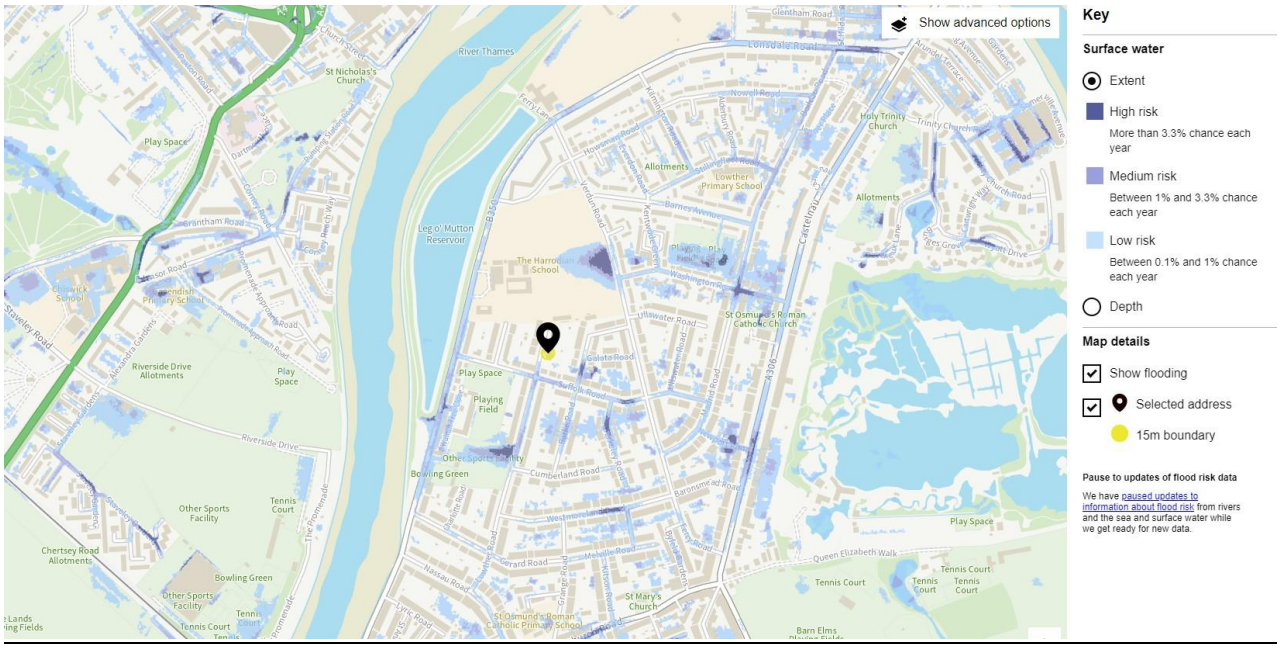
- which parts of streets or parcels of land are at risk, or have the most risk
- the extent, depth and approximate velocity of flooding

It's very likely to be reliable for identifying the risk to:

- local areas of land
- individual properties - though not whether they will flood internally

Surface water flooding, sometimes known as flash flooding:

- happens when heavy rain cannot drain away
- is difficult to predict as it depends on rainfall volume and location
- can happen up hills and away from rivers and other bodies of water
- is more widespread in areas with harder surfaces like concrete



- PROTECTION AGAINST FLOOD RISK

The finishes floor level of the proposed extension will be no lower than the existing floor level

The new floor slab will be solid concrete and finished floor level will be higher than surrounding level.

The DPM to be used will be 2000gauge and laid above the slab and below the screed and lapped with the DPC in the wall where relevant.

All ground floor walls will be brick/blockwork not timber.

Care will be taken to seal any gaps between the door frame and wall, similarly within windows.

Surface water will be discharged to the existing mains drainage arrangement as for the house.

All above listed items will help in the unlikely of flooding.