
Flood Risk Assessment.

62 Ullswater Road, London, SW13 9PN



Studio Werc Architects

studiowerc.com

info@studiowerc.com

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Site Information.

The proposed development site is located at 62 Ullswater Road, London, SW13 9PN.

The site lies within Flood Zone 3. This means it has a high probability of flooding from rivers and the sea. Flood defences have been built to protect against flooding from the Thames. The site has low flood risk from surface water.

Please see enclosed map from the Environment Agency.

Site Location.



Application site in context.





River and Sea Flood Map.



- High
- Medium
- Low
- Very Low

Surface Water Flood Map.



-  High
-  Medium
-  Low
-  Very Low

Proposed Development.

The proposal is for a single storey rear and side extension.

The rear of the house is currently at a higher level than the existing garden. The proposed design will retain a height difference to reduce flooding.

The step into the property at the front door will be retained.

Assessing Flood Risk.

The site lies within Flood Zone 3. The property has 'very low' yearly chance of flooding from surface water and 'high' yearly chance of flooding. However there are existing flood barriers to prevent flooding to the property.

We have retained the stepped access to the property to help reduce the impact of flooding.