

Studiojb

ARCHITECTURAL SERVICES LTD

loft extension and internal amendments

flood risk assessment

N° 41 Wyatt Drive

Barnes • London • Greater London • SW13 8AL

the site

N° 41 Wyatt Drive is a substantial 4 bedroomed semi-detached property arranged over 3 floors, along with a large enclosed rear, attached single garage with off-street parking for 2 further vehicles. The property sits on a plot of 450m², with a dwelling footprint of 140m² and a GIFA of 244m²

The dwelling was constructed in 1996 following the wider development of the estate which it forms a part of and has been under the same ownership for the duration to now. The construction and finishes are traditional with brick faced wall constructions, pitched slate roofs with feature eaves and verges, along with decorated timber windows and doors.

proposal

This application seeks to create a large flat roof dormer construction in place of the 2no. small pitched roof dormers, to increase the comfortable use of the bedroom and the adjacent small study.

This shall also increase the internal floor area to the second floor of the dwelling by 6m².

surface water management

The surface water drainage from the roofs of the existing property are currently managed through the use of square gutters to all roof eaves, connected to circular downpipes. These then discharge into an adopted drainage system.

This application proposes a small extension in floor area at 3rd floor level through the increase in size of the dormer roof provision. This is nominal in the overall GIFA of the existing property. No amendments are proposed to the method of surface water management associated with the property.

The proposal of this application shall make no effect to the existing accepted drainage strategy of the property.

flood mapping

The application site is located within Flood Zone 3

Locations in flood zone 3 have a high probability of flooding.

This means in any year land has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea.

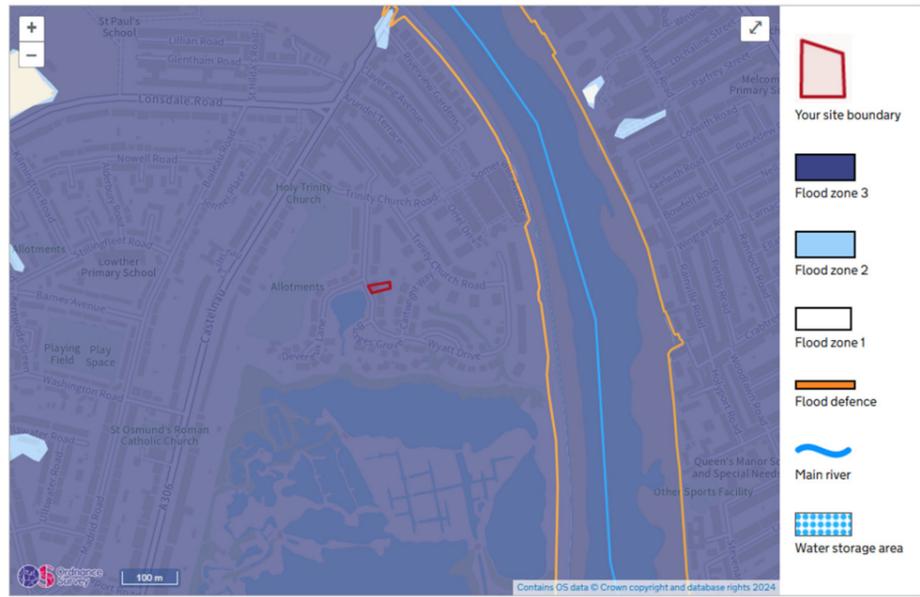
This means it has a high probability of flooding from rivers and the sea.

Flood defences have been built to protect against flooding from the Thames.

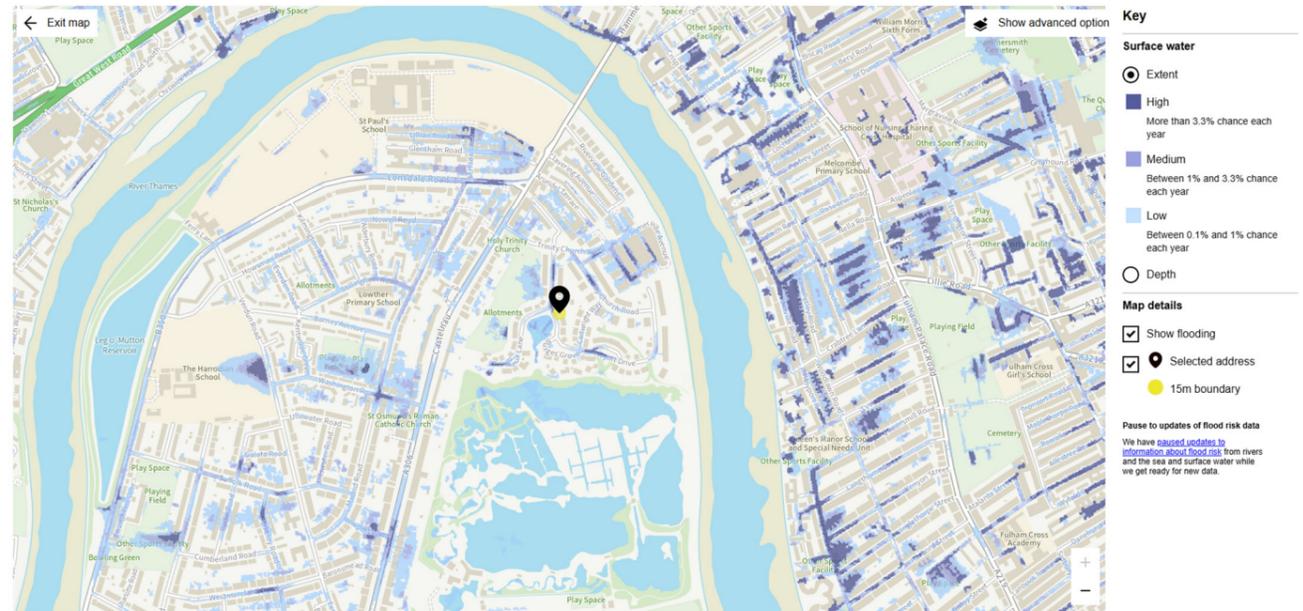
Refer to the mapping provision from the Environment Agency at Appendix A.

The site has low flood risk from surface water.

Refer to the mapping provision from the Environment Agency at Appendix B.



Appendix A – River and sea flood mapping



Appendix B - Surface water flood mapping