



CONSTRUCTION & CONSULTING DESIGN SERVICES

3 Balliol Way, Owlsmoor, Sandhurst, Berkshire GU47 0UN

4 PILGRIMS LANE, LONDON NW3 1SL

Flood Risk Assessment

Drainage/Flood Risk

The property is a mid terraced single family dwelling located in the Hampstead Conservation Area within Flood Zone 1. This is not an area designated as a 'Critical Drainage Area'. The site is not susceptible to ground water flooding with a low risk from historical and sewer flooding.

FLOOD RISK

Surface Water

Yearly chance of flooding – Very Low Risk

Yearly chance of flooding between 2040 and 2060 – Very Low Risk

Rivers and the Sea

Yearly chance of flooding – Very Low Risk

Yearly chance of flooding between 2036 and 2069 – Very Low Risk

Other flood risks

Groundwater – unlikely in this area

Flooding from reservoirs – unlikely in this area

The proposals include the replacement of a sloping roof with a rear mansard roof. There is no increase in the 'plan' area of the roof and there is no increase in floor area.

The site area is 0.01 ha