



THE LENSBRURY

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## **Flood Risk Assessment**

### **Lensbury Club and Conference Centre – Riverside Pavilion Restaurant Broom Road, Teddington, Middlesex, TW11 9NU**

**i. What flood zone is the site in?**

The site is within Flood Zone 3 - X: 516916, Y: 171255 (from ordnance survey map) (As identified on Environment Agency Flood Map).

**ii. What is the flood level, if known?**

The current level at Richmond is -0.61 m.

This measurement was recorded at 09:45 on 21/10/2010.

Highest astronomical tide level for this site is 4.80 m AOD.

**iii. Is the site protected by flood defenses - if so what standard do they provide?**

There are no direct flood defenses however the proposed Riverside Pavilion Restaurant is about 55m away from the river and on a slight incline higher than the shore of the river (see AOD).

**iv. What is the existing ground level of the site Above Ordnance Datum (AOD)?**

Ground level of the site of the new proposed Riverside Pavilion Restaurant varies between, 5.12 to 5.40, from ordnance datum.

**v. What are the proposed levels of your development?**

Finished floor levels – 6.2 m

**vi. How will surface water be drained?**

Surface water will be discharged to surface water drainage (soak away)

**vii. Where a change of use of an existing building is proposed an option may be to use damage limitation and flood protection products.**

NA – no change of use