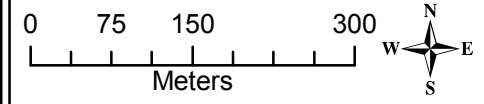
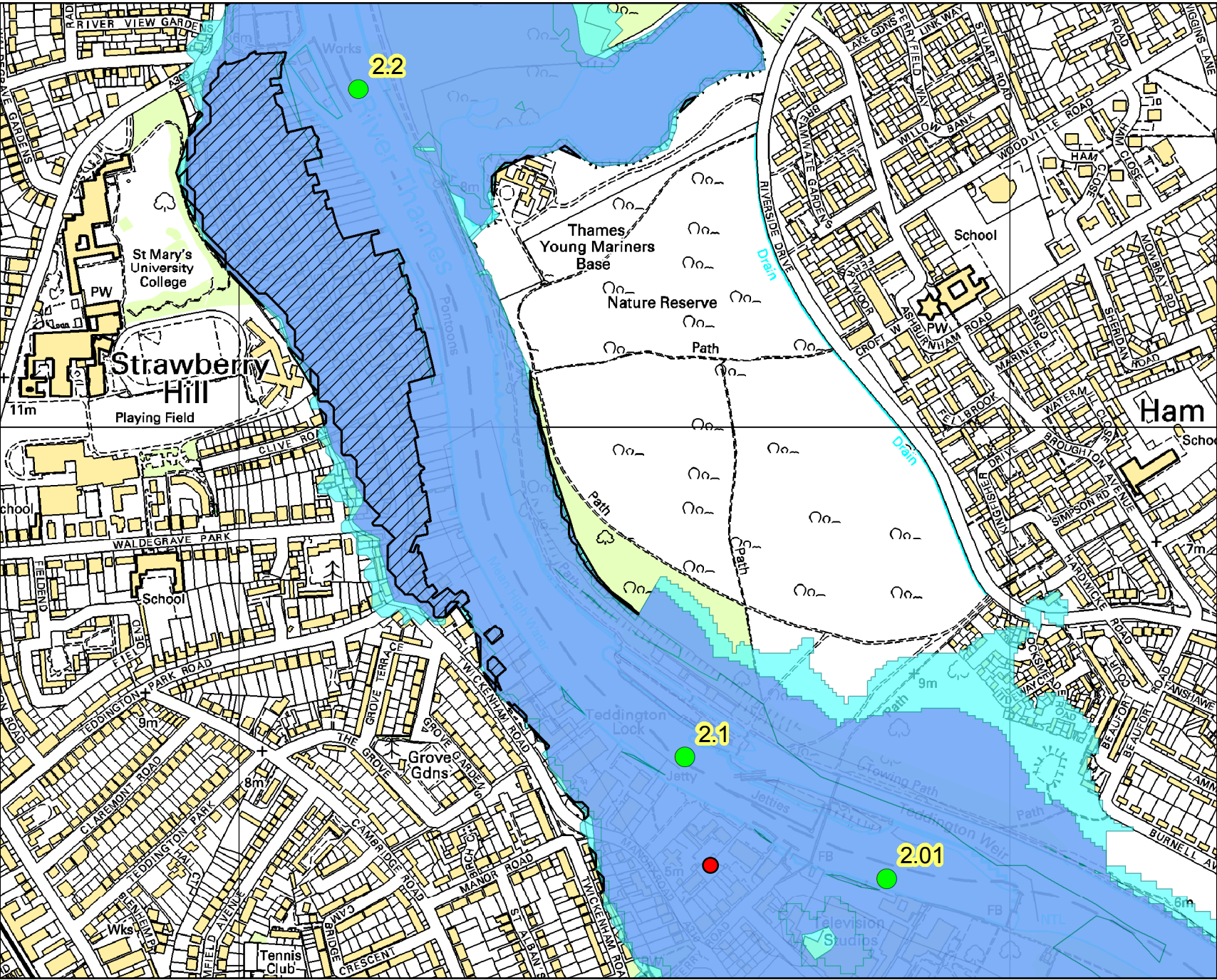


Detailed FRA/FCA for: site location 6, TW11 8BG - created 01/10/2015 - HNL48872/AS



- Legend**
- Site Location
 - TE2100Nodes
 - 1707 Flood Outline
 - 1928 Flood Outline
 - 1953 Flood Outline
 - Areas Benefiting from Flood Defences
 - Flood Zone 3
 - Flood Zone 2



Flood Map for Planning (assuming no defences)

Flood Zone 3 shows the area that could be affected by flooding:

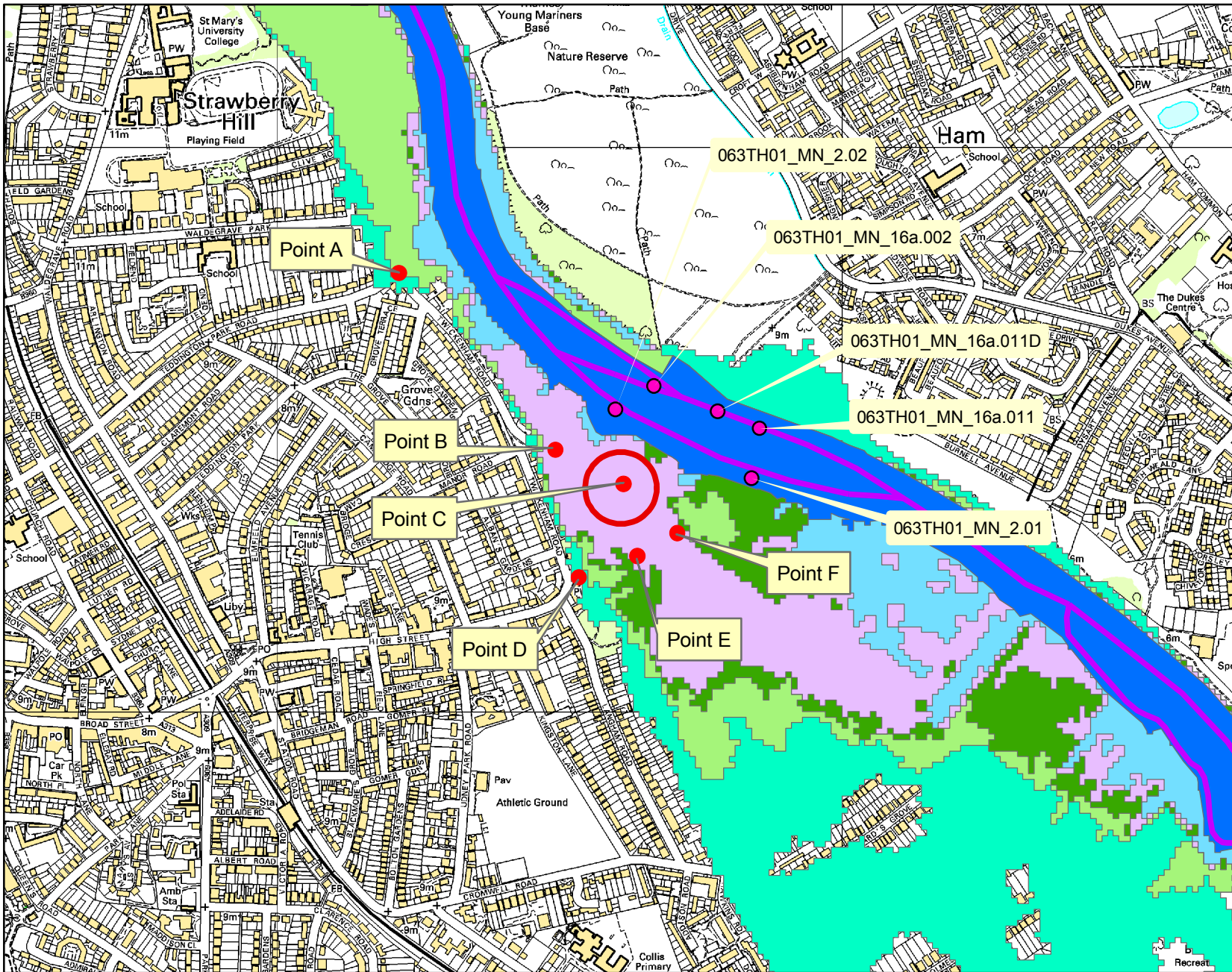
- from the sea with a 0.5% or greater chance of occurring each year
- or from a river with a 1% or greater chance of occurring each year.

Flood Zone 2 shows the extent of an extreme flood from rivers or the sea with up to a 0.1% chance of occurring each year.

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Map centred on Manor Road, Teddington TW11 8BG

Created 09/10/2013 - REF: WT11733



Kilometres

0 0.15 0.3

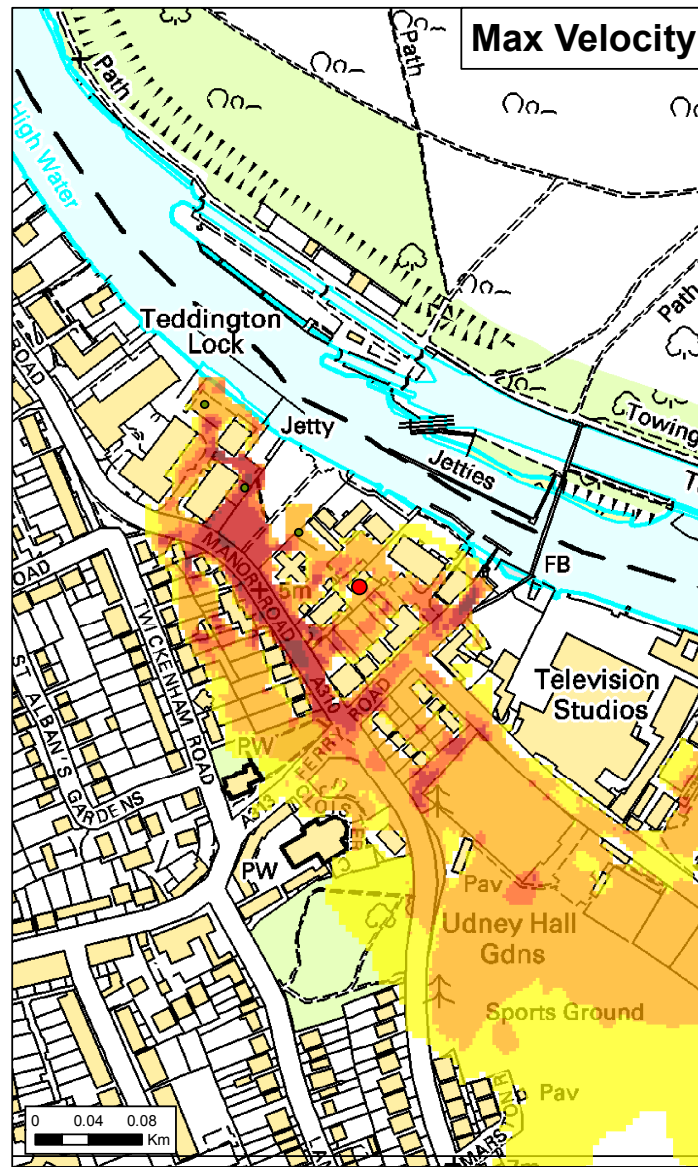
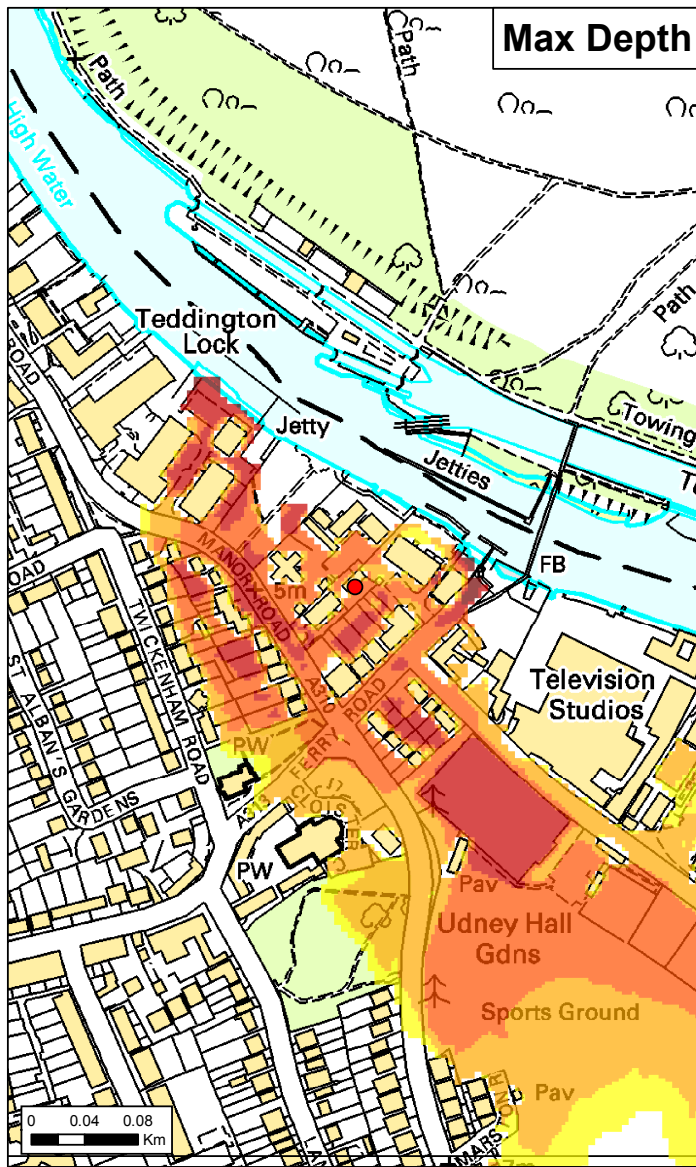
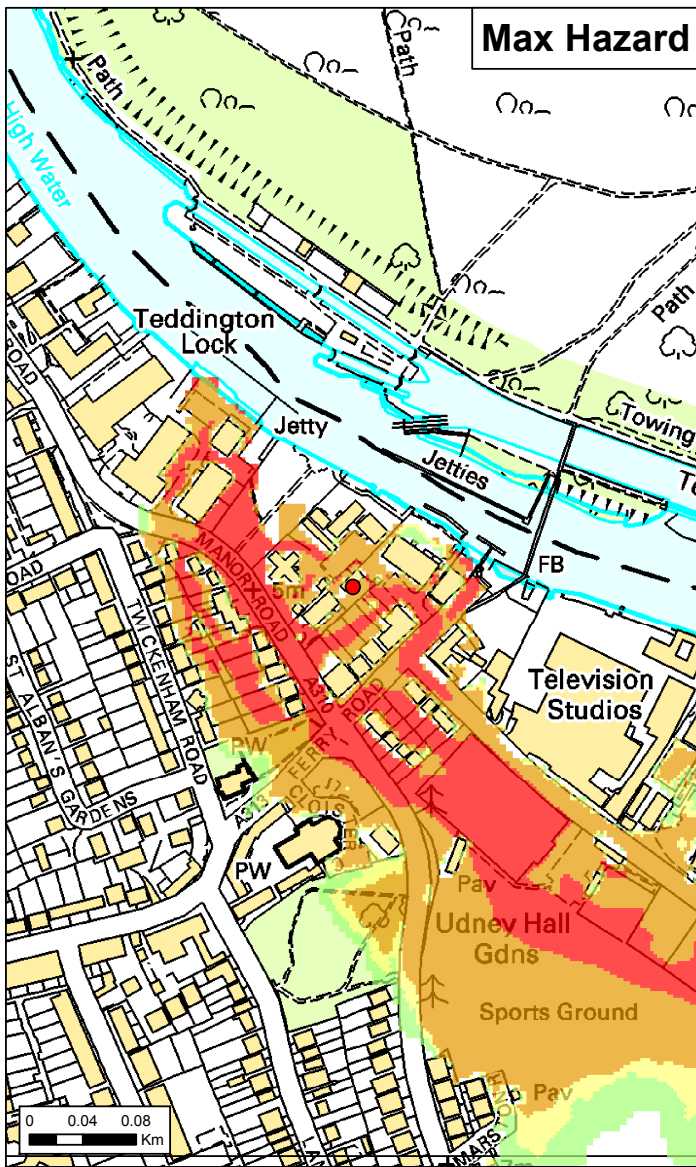


Legend

- Site
- Node
- Main River
- 20% AEP flood extent
- 5% AEP flood extent
- 2% AEP flood extent
- 1% AEP flood extent
- 1%CC AEP flood extent
- 0.1% AEP flood extent

AEP = Annual Exceedance Probability
The probability of a flood of a particular magnitude, or greater, occurring in any given year

1%CC = 1% Climate Change extent
This is the 1% AEP event with an allowance for climate change (+20% on river flows)



● Breach Locations	● Site Location	■ Modelled Breach Location
Max Hazard	Max Depth (m)	Max Velocity (m/s)
<ul style="list-style-type: none"> Less than 0.75 (Low Hazard) Between 0.75 and 1.25 (Danger for Some) Between 1.25 and 2.00 (Danger for Most) Greater than 2.00 (Danger for All) 	<ul style="list-style-type: none"> 0 - 0.25 0.25 - 1.00 1.00 - 1.50 1.50 - 2.00 > 2.00 	<ul style="list-style-type: none"> 0 - 0.3 0.3 - 1.0 1.0 - 1.5 1.5 - 2.5 > 2.5
Date Printed	Scenario year	Scenario Annual Chance
02/10/2015	2100 Twck 01	0.5% (1 in 200)

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.

The map only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring. The likelihood of a breach occurring will depend on a number of different factors, including the construction and condition of the defences in the area. A breach is less likely where defences are of a good standard, but a risk of breaching remains.

Please contact the Environment Agency for further information on emergency planning associated with flood risk in this area.

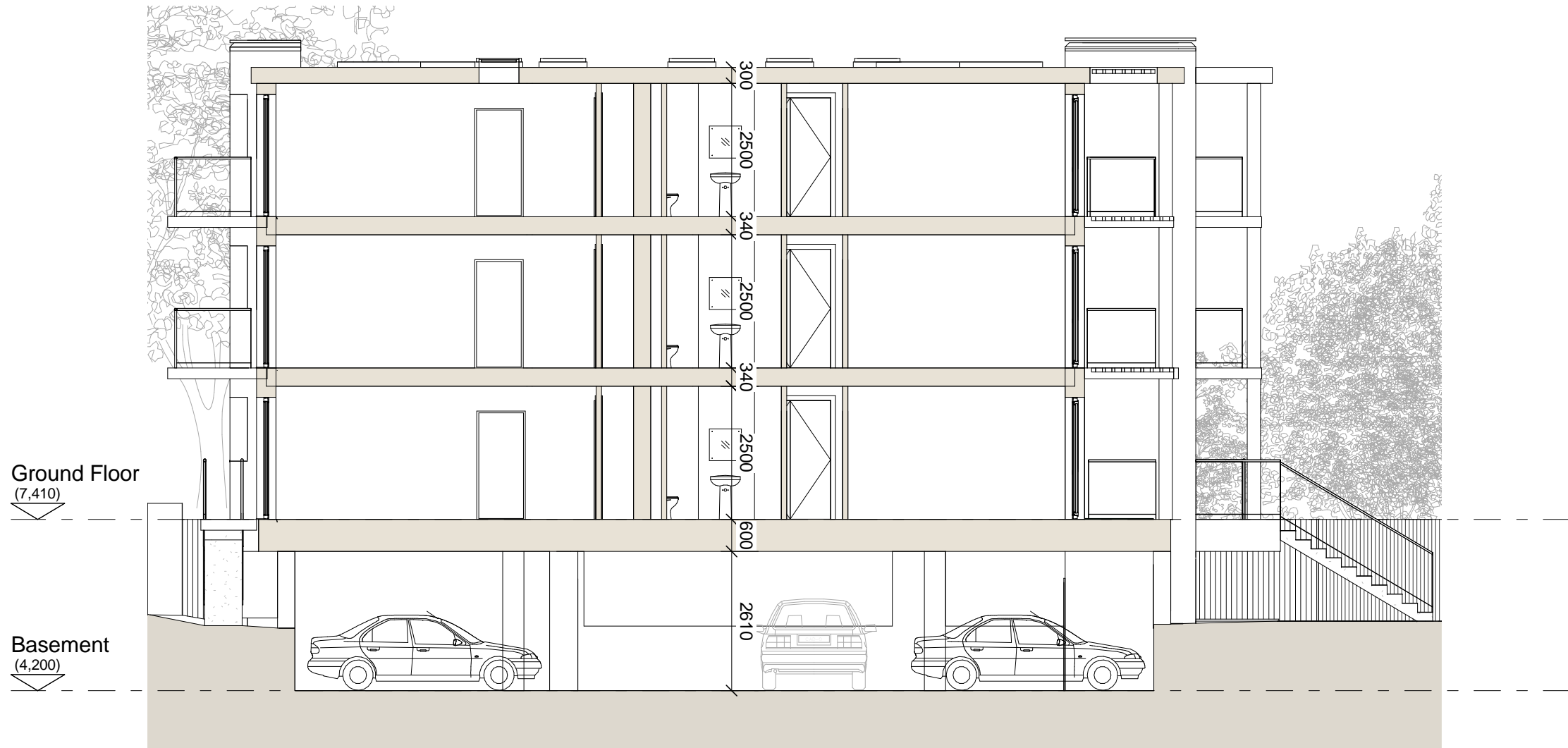
General Enquiries No: 03708 506 506. Weekday Daytime calls cost 5p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary



Thames Tidal Breach Hazard Mapping

Map Centred on 516,613, 171,425

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PLANNING

Rev	Description	Issued	Dwn	Chk

Client 4 Manor Road and Lulworth Homes
 Project 4 + 6 Manor Road
 Teddington
 TW11 8BG
 Scale 1 : 100@A3 Date Apr '16 Dwn AWS Chk IF
 Dwg Section A-A

Brookes Architects

Upstairs at The Grange
 Bank Lane, London SW15 5JT


T 020 8487 1223
 F 020 8876 4172
 E info@brookesarchitects.co.uk

www.brookesarchitects.co.uk

Drawing No.	Rev. No.
4707 3 32	



Landscaping Surface Key

 Areas of permeable paving

PLANNING

Rev	Description	Issued	Dwn	Chk

Client
4 Manor Road and Lulworth Homes
 Project
4 + 6 Manor Road
Teddington
TW11 8BG

Drawing
Landscaping Plan
Sustainable Urban Drainage
Systems (SUDS)

Scale: **1 : 100@A1** Date: **June '16** Drawn: **AWS** Checked: **IF**

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Drawing No.				Rev. No.
4707	3	55		