



St MARY *with* **St ALBAN**
PARISH CHURCH *of* TEDDINGTON

THE CHURCH OF ST. MARY WITH ST. ALBAN.
PROPOSAL TO CONSTRUCT AN EXTENSION TO THE
NORTH OF THE CHURCH.

5. FLOOD RISK.

5.1.0.	<p>Introduction.</p> <p>Advice has been sought from the Environmental Agency with regard to the potential flood risk of flooding at the proposed site of the north extension to the Church.</p> <p>Mr. Joe Martyn of the Environmental Agency, (3rd Floor, Seacole Building, 2 Marsham Street, London SW1P 4DF) has responded as follows:</p> <p>‘ Please note that the site is located in an area which is known to be at risk from flooding. However, due to the nature and scale of the proposal, we would have no objection to the proposed development on flood grounds.</p>
5.2.0.	<p>In accordance with advice received from the Environmental Agency we note the following:</p> <ul style="list-style-type: none">• the proposal is covered by the Environmental Agency standing advice, which requires us to include in our planning proposal:<ul style="list-style-type: none">○ the site address: The Church of St. Mary with St. Alban. Ferry Road, Teddington,○ A description of the building. The Church of St. Mary with St. Alban is a Parish Church dating from XXX, consisting of a nave, flanked by north and south aisles and a tower at the west end; a Chancel and Sanctuary, with a small clergy vestry and a choir vestry. It is proposed to construct a small extension to the north side of the north aisle and the clergy vestry.○ An assessment of flood risk. The Churchyard is situated with the flood risk area which extends to north and south of the River Thames at Teddington Lock. The site proposed for the extension to the Church lies within Zone 1 and Zone 2 of the potential Flood risk area. The site does not lie within Flood Risk Zone 3.○ The extension falls within the category of “less vulnerable use”.○ The Church and Church Yard fall outside the flood alert area.○ It is noted that ground water flooding is possible for property below ground level; this does not apply to the proposed extension.○ The finished floor level in the proposed extension will be exactly level with the finished floor level of the existing Church.

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| | <ul style="list-style-type: none">○ Having applied the 'sequential test' we can confirm that there is no alternative site situated wholly in Zone 1.○ Groundwater flooding is possible for property below ground level, which is not relevant to the extension plans.○ In applying the 'exception test' criteria we would submit that the wider sustainability benefits to the community are of significance. We are confident that the development will be safe for its lifetime).○ We have studied guidance notes and recommendations on the Environmental Agency's web site and amended the brief and detailed requirements for the proposed building accordingly: power and lighting cables, for example, are run at ceiling level, with drop down links to socket outlets, etc.○ We have read and understood the advice relating to the lead role assumed by the Local Authority (The London Borough of Richmond upon Thames with regard to mitigation and/or management of other potential sources of flooding such as surface water, sewer or ground water flooding, and will seek further advice to enable us the mitigate any potential risk. |
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