



Red & Yellow Specialist Extra Care Melliss Avenue – Kew

Flood Risk Assessment
October 2018



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Appendices

1	London Borough of Richmond upon Thames SFRA Maps
2	Site Investigation Extracts
3	Environment Agency Flood Data
4	Topographical Survey
5	Environment Agency review letter

P5	27.09.18	Minor amendments
P4	28.08.18	Issued for Planning
P3	20.08.18	Client comments added
P2	09.05.18	Issued to the EA
P1	01.05.18	Preliminary Issue

Revision	Date	Status
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1 Introduction

AKT II have been commissioned by Melliss Ave Devco Ltd to undertake a Flood Risk Assessment (FRA) in support of the proposed development Melliss Avenue site adjacent to the River Thames in the London Borough of Richmond upon Thames, South west London.

The scheme involves demolition of existing buildings and structures and redevelopment of the site to provide a Specialist Extra Care facility (C2 Use Class) for the elderly with existing health conditions. Comprising, 89 units, with extensive private and communal healthcare, therapy, leisure and social facilities set within a building of ground plus 3 to 5 storeys including set backs. Provision of car and cycle parking, associated landscaping and publicly accessible amenity spaces including a children's play area.

This report aims to identify flood risk from all source and how these might be mitigated and the next steps to achieving this mitigation.

This report is intended to cover only flood risk and to provide the guidelines and parameters for the detailed drainage design.

The study has been prepared in accordance with the guidance contained in the National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance.

2 The Site

The site is located on the southern bank of the River Thames with the postcode TW9 4BD. The site is a roughly square on plan and is confined by the South Bank of The River Thames on the East side, Melliss Avenue on the West side, Thames Water shaft and infrastructure site to the North and residential developments to the South.

The National Grid reference of the site is 519780, 176910.

The site occupies an area of approximately 6,950m² and currently comprises of structures, infrastructure and buildings associated with the former Thames Water Kew Biothane plant. The site is rectangular measuring approximately 88m by 84m.

The site topography is relatively flat and follows the adjacent Melliss Avenue which has a very slight fall from the south to the north from a level of approximately 4.1m AOD to 4.0m AOD. The site is adjoined by an elevated path with an average level of 6.0m AOD along the river embankment.

The perimeter of site is artificially raised on the North, West and South by retaining walls and embankments to varying levels between 5.0m and 5.9m AOD. It is understood that these raised areas effectively form a perimeter bund to hold any spillage within the development area (in the former use as a biothane plant)

The site location is shown in Figures 2.1 to 2.3 for information.

Refer to Appendix 4 for topographical survey information.

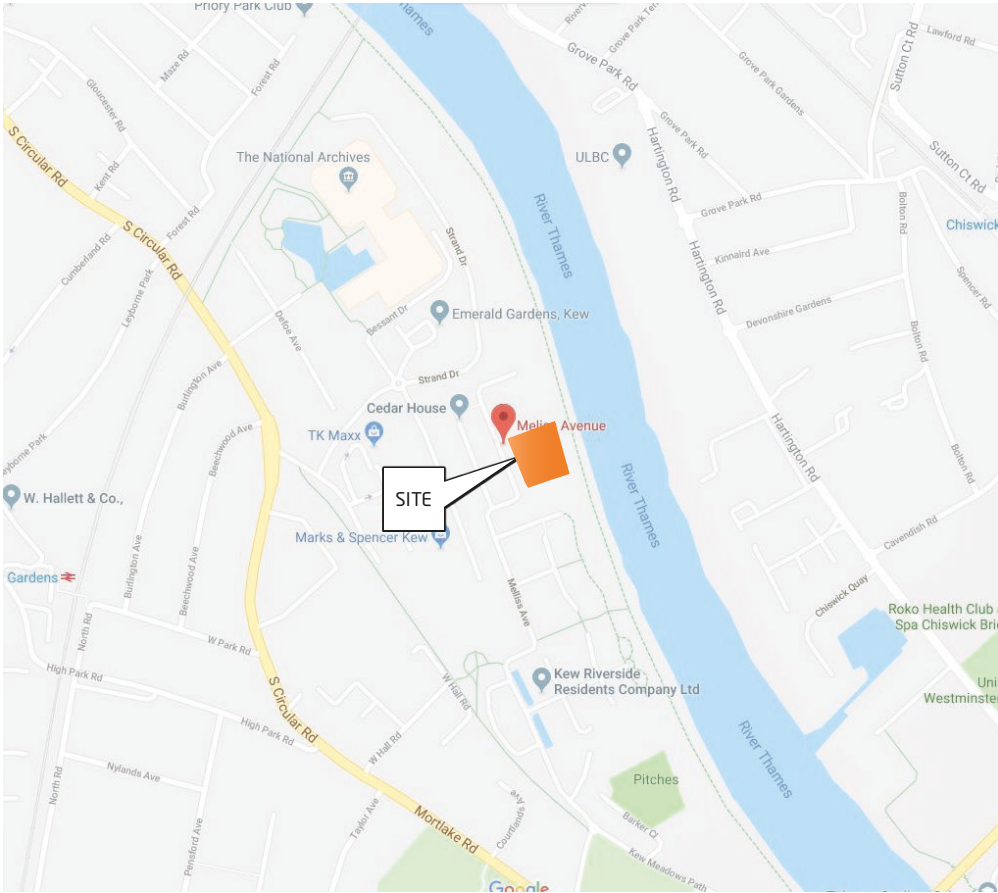


Figure 2.1 Site Location Plan

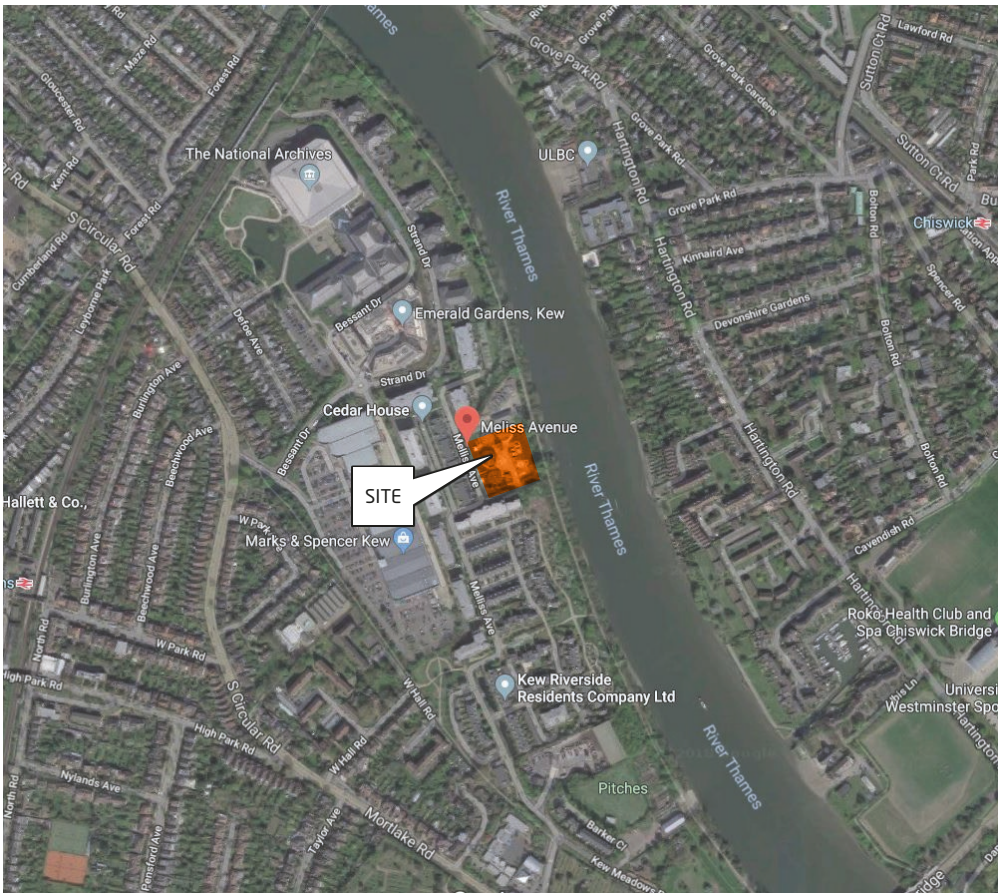


Figure 2.2 Site Location Plan



Figure 2.3 Aerial View of the site