



GENERAL NOTES:

DRAWING TO BE READ IN CONJUNCTION
WITH EMPLOYER'S REQUIREMENTS AND
LANDSCAPE PLANS

KEY:

- Site Vehicular Entrance
- Site Pedestrian Entrance
- ▶ Private Entrance
- ▶ Primary Communal Entrance
- ▶ Secondary Communal Entrance
- Ancillary Access

Notes:

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Revisions:

Rev	Date	Drawn	Chkd

Revisions:

Rev	Date	Drawn	Chkd

Revisions:

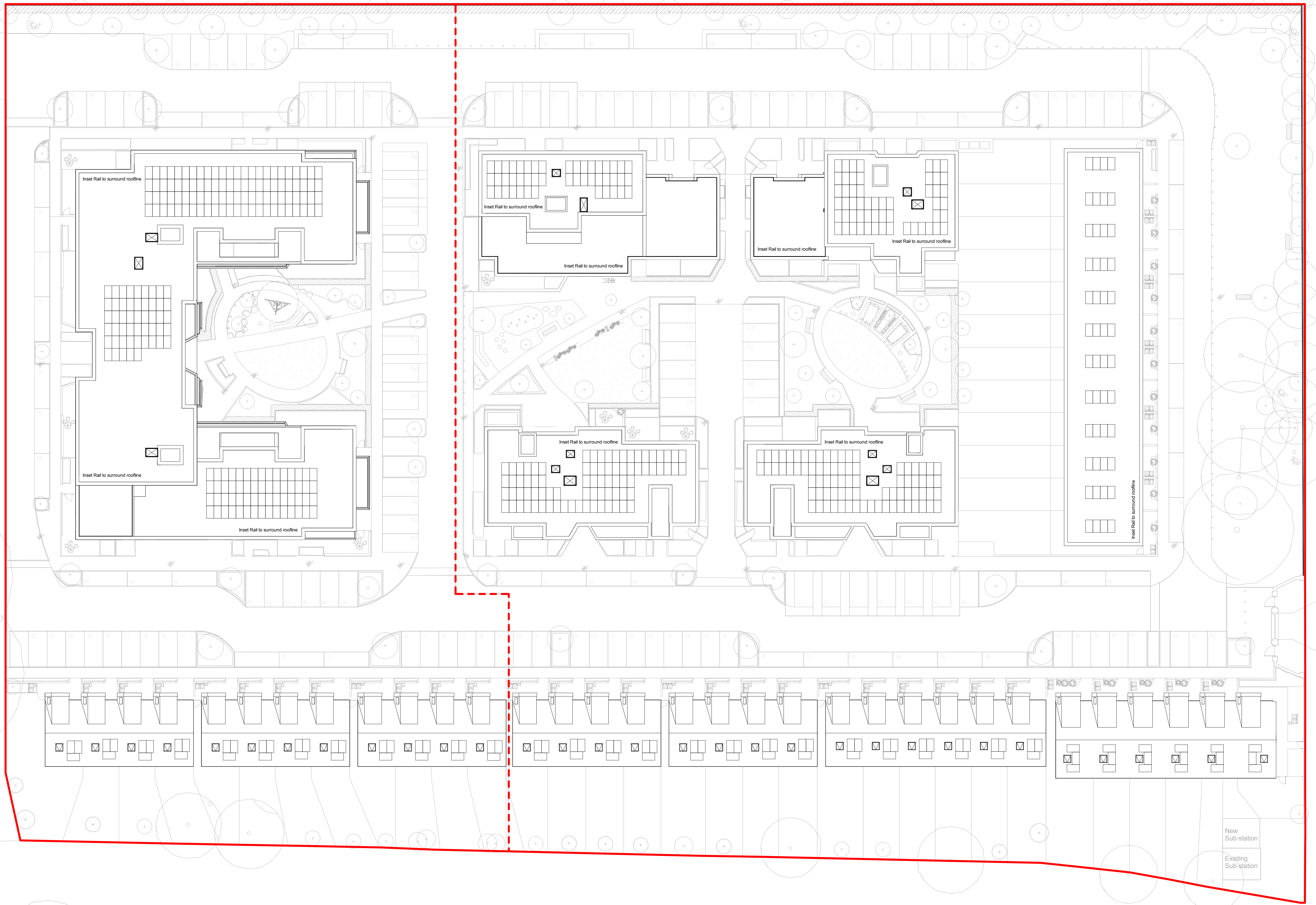
Rev	Date	Drawn	Chkd
P1	28/11/2018	JC	Dg
PLANNING ISSUE			

PLANNING ISSUE

Date: OCT 2018	Client: Clarion Housing Group
Drawn: JC	Project: Richmond College
Check: DG	Title: Site Plan - Ground Floor
Scale: 1 : 250	@A1 Dwgno: 18-103 D 600 Revision:P1

40 Norman Road,
Greenwich, London
SE10 9QX
t. 020 8293 5175
bptw.co.uk





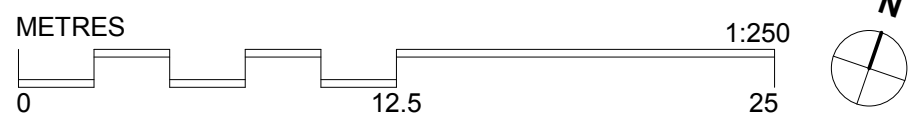
Notes:

Revisions:				
Rev	Date	Drawn	Chkd	

Revisions:				
Rev	Date	Drawn	Chkd	

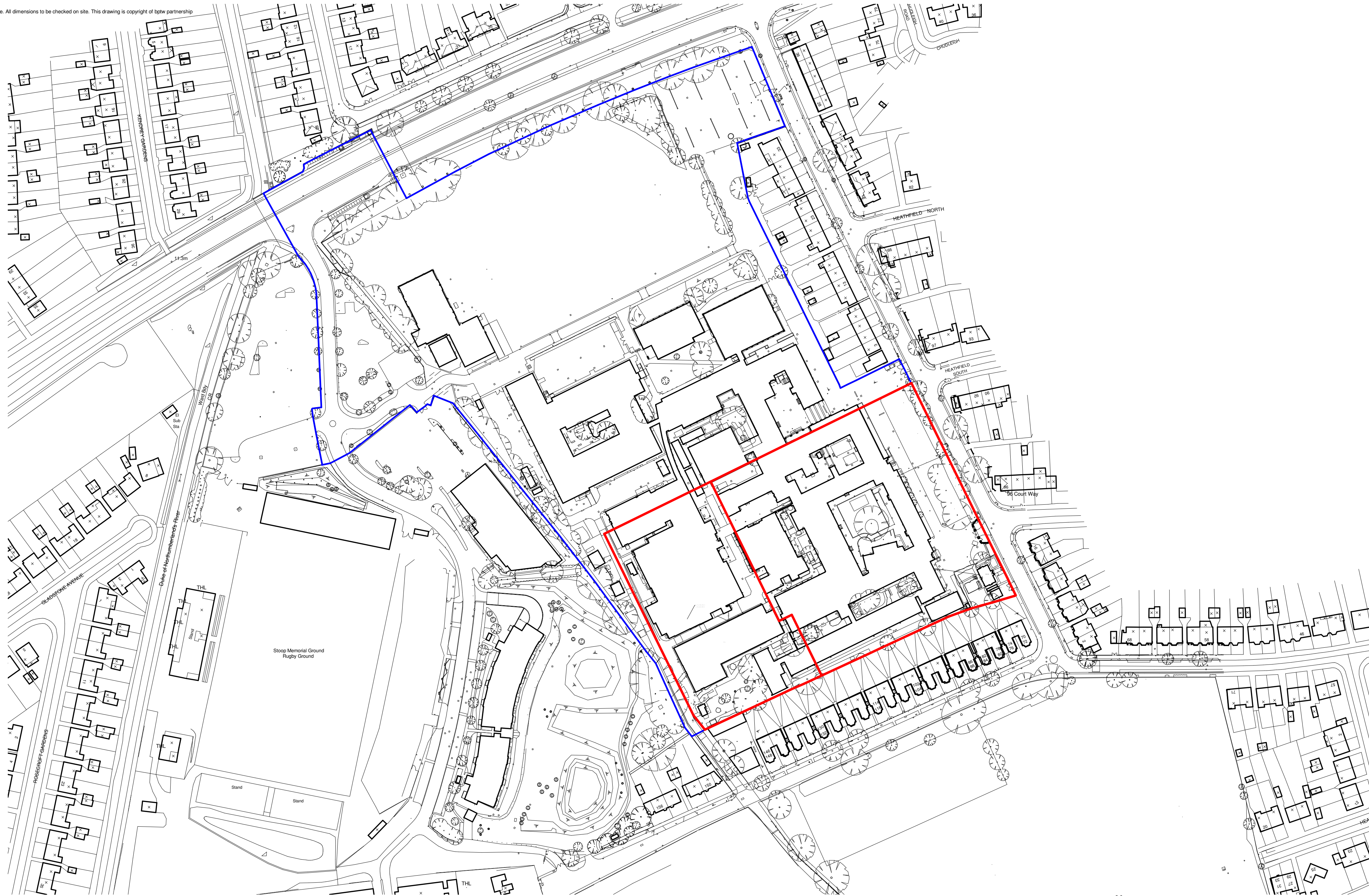
Revisions:				
Rev	Date	Drawn	Chkd	
P1	30/11/2018	JC	DG	PLANNING ISSUE

PLANNING ISSUE				
Date:	Oct 2018	Client:	Clarion Housing Group	
Drawn:	JC	Project:	Richmond College	
Check:	DG	Title:	Site Plan - Roof Plan	
Scale:	1 : 250	@A1	Dwgno:	18-103 D 605
			Revision:P1	



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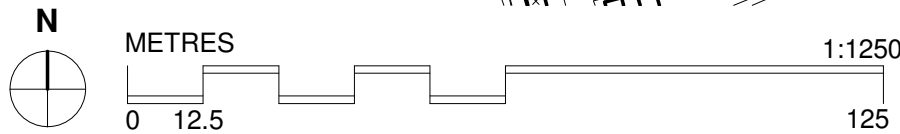
Notes:

Revisions:	
Rev	Chkd
B	

Revisions:		Date	Drwn	Chkd
Rev				
B	DRAFT PLANNING ISSUE	08/11/2018	JC	

FOR COMMENT

Date:	02/11/18	Client:	Clarion Housing Group
Drawn:	JC	Project:	Richmond College
Check:	DG	Title:	Site Location Plan
Scale:	1 : 1250 @A2	Dwgno:	18-103
		D 001	Revision: B



Appendix C - Environment Agency

Environment Agency Response

Environment Agency Flood Map for Planning

Jade Kings

From: HNL Enquiries <HNLenquiries@environment-agency.gov.uk>
Sent: 31 July 2018 10:34
To: Jade Kings
Subject: RE: 94457 AA, P4

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Jade,

Thank you for your request dated 26/07/2018 to use Product 4 with Environment Agency data.

The information on Flood Zones in the area relating to the postcode TW2 7SL is as follows:

The property is in an area located within Flood Zone 1 shown on our Flood Map for Planning (Rivers and Sea).

Note - This information relates to the area that the above named site is in and is not specific to the property/proposed development itself.

Because this site does not fall within an area at risk of flooding from rivers or the sea, we do not hold any detailed flood modelling data. As such we are unable to provide a flood risk product.

We do not hold records of historic flood events from rivers and/or the sea affecting the area local to this site. However, please be aware that this does not necessarily mean that flooding has not occurred here in the past, as our records are not comprehensive.

Since this site is classed as being "very low risk" from fluvial or tidal flooding we have no plans to carry out any works which would reduce flood risk.

If you have requested this information to help inform a development proposal, then you should note the information on [GOV.UK](https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion) on the use of Environment Agency Information for Flood Risk Assessments

<https://www.gov.uk/planning-applications-assessing-flood-risk>

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

You can view and download flood risk maps from our website at:

<http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=floodmap#x=357683&y=355134&scale=2>

This address is within 20m of an area at Low risk of surface water flooding.

Following the Flood and Water Management Act 2010, Lead Local Flood Authorities are responsible for the management of groundwater and surface water flooding. They also maintain a register of property flooding incidents. You may want to seek further advice from the Lead Local Flooding Authority.

You can also view and print surface water flood maps online at:

<http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=ufmfs#x=357683&y=355134&scale=2>

This information is provided subject to the [Open Government Licence](#), which you should read.

We respond to requests for recorded information that we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR).

I hope that we have correctly interpreted your request. If you are not satisfied with our response to your request for information you can contact us within 2 calendar months to ask for our decision to be reviewed.

Kind regards,

Abdullah Alshamrani

Customers and Engagement Officer

Environment Agency | Alchemy, Bessemer Road, Welwyn Garden City, Hertfordshire, AL7 1HE

✉ Email: HNL enquiries@environment-agency.gov.uk



From: Jade Kings [mailto:Jade.Kings@mlmgroup.com]

Sent: 26 July 2018 13:02

To: HNL Enquiries <HNL enquiries@environment-agency.gov.uk>

Subject: Received on 26/07, Due on 24/08. | 619579 - Richmond upon Thames College Flood Data Request

Dear Environment Agency

Please can you provide flood level data (Product 4 and the Flood Defence Breach Hazard Map from Product 8) centred on OS grid reference 366577,83618 and post code TW2 7SL. A site location map is attached.

We look forward to hearing from you.

Kind regards

Jade Kings

BA(Hons)

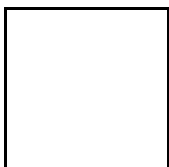
Administrator

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Flood map for planning

Your reference
619579

Location (easting/northing)
515408/173730

Created
28 Aug 2018 8:51

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>