



**Document number FRA-2ACPR**

**April 2021**

**Flood risk assessment of 2A Cole Park Road, Twickenham, TW1 1HW**

Identify Risk



2A Cole Park Road is on the very edge of flood zone 2, a medium probability of flooding. The yellow indicator doesn't show the true position of the property, half of the site is not in flood zone 2. The proposal is for a minor domestic extension, less than 250m<sup>2</sup>. Existing use is single family dwelling.

The proposal is for a minimal single storey side extension and single-storey rear extension.

Implications of the extension

There is a possible slight increase to flooding and flood flow, the extension will be built on the existing lawn and garden area.



### Mitigation measures

The extension will be built no lower than the existing ground level. The extension walls and floors will be tanked to ensure no water can pass through.

No driveway gates are proposed, there is extensive landscaping on the west side and rear to enable the flood flows not to be disrupted in the event of a flood.

### Resistance and resilience measures

The proposed finished ground floor level will be no lower than the existing ground floor. The new driveway will remain as permeable gravel and new soft landscaping will be added. Please see the below diagram detailing the measures that will be taken during construction

