

12th May 2021

RE: 14 West Hall Road, Richmond TW9 4EE

FLOOD RISK ASSESSMENT

The proposed development consists of a rear single storey GF extension of a semi- detached house as shown on the drawings submitted for the Planning Application.

According to the annual probabilities of flooding associated with PPS25, this property is located within a Flood Zone 3a. The Environmental Agency map shows that this area benefits from extensive flood defences along both sides of the river and the risk for flooding from the sea is 1 in 200.

There will be no change in the water run-off from the site, and the present surface water measures are considered adequate. Please see attached the E. A. Flood Risk Matrix.

The Ground Floor concrete slab will have polythene DPM that will be fully lapped the DPC in the new perimeter walls.