

Flood Risk Assessment

3 & 4 New Broadway, Hampton Hill,
London TW12 1JG



03/05/2021

Introduction

The following interactive maps from the Council's website [Strategic Flood Risk Assessment - London Borough of Richmond upon Thames](#) which accompany the Council's SFRA 2020 have been utilised to inform this assessment:

1. [Fluvial and Tidal Flood Risk](#)
2. [Surface Water Flood Risk](#)
3. [Groundwater, Sewer and Artificial Flood Risk](#)

Conclusion

1. Fluvial and Tidal Flood Risk

The subject property is located within Flood Zone 1 and is deemed to have the lowest risk of fluvial and tidal flooding – see Appendix 1.

2. Surface Water Flood Risk

The subject property is not located in any area of surface water flood risk – see Appendix 2.

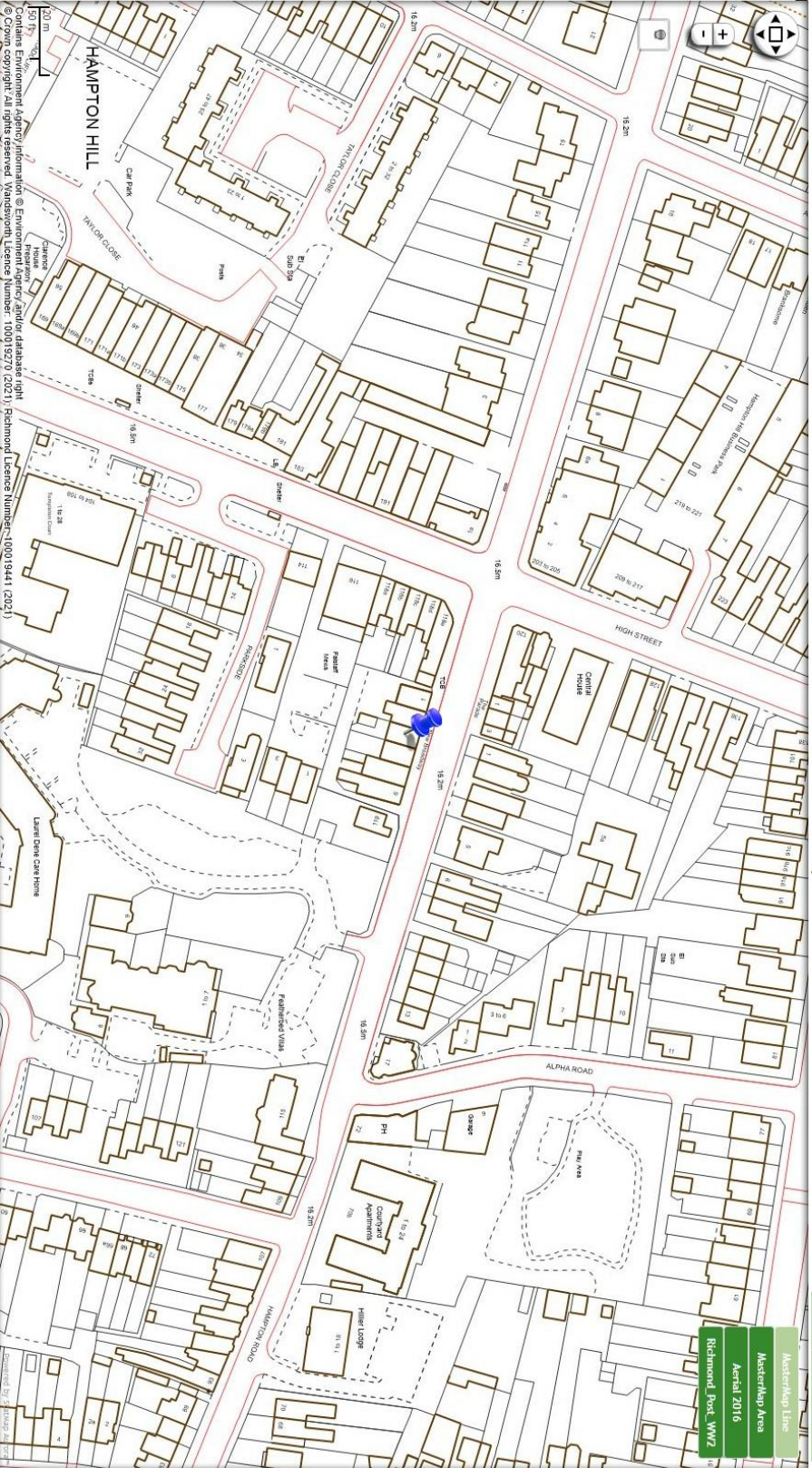
3. Groundwater, Sewer and Artificial Flood Risk

The subject property has potential for groundwater flooding of property situated below ground level but in this instance as the proposed scheme involves the conversion of two ground floor shops, there is deemed to be no risk of groundwater flooding – see Appendix 3.

Appendix 1

Legend

- Strategic Flood Risk Assessment - Fluvial and Tidal Flood Risk Map
- Area Benefiting Defence @ Environment Agency/
- Reaveley Brook 1h100y/ 20CC Extent @ Environment Agency/
- Borough Boundary
- Critical Drainage Area
- Detailed River Network @ Environment Agency
- Main River
- Ordinary Watercourse
- Ordinary Watercourse Culvert
- Flood Alert Area @ Environment Agency/
- Flood Defence @ Environment Agency/
- Flood Storage Area (none in LBRUT) @ Environment Agency/
- Flood Warning Area @ Environment Agency/
- Floodzone 2 @ Environment Agency/
- Floodzone 3 @ Environment Agency/
- Flood Zone 3a - SFRRA
- Flood Zone 3b Fluvial & Tidal - SFRRA
- Historic Flood Map @ Environment Agency/
- River Crane 1h100y/ 25CC Extent @ Environment Agency/
- River Crane 1h100y/ 35CC Extent @ Environment Agency/
- River Crane 1h100y/ 70CC Extent @ Environment Agency/
- Thames Estuary 7,100 Study/ Extreme Water Level @ Environment Agency/
- Tidal Defence Breach @ Environment Agency/
- Tidal Breach inundation @ Environment Agency/
- Town Centre

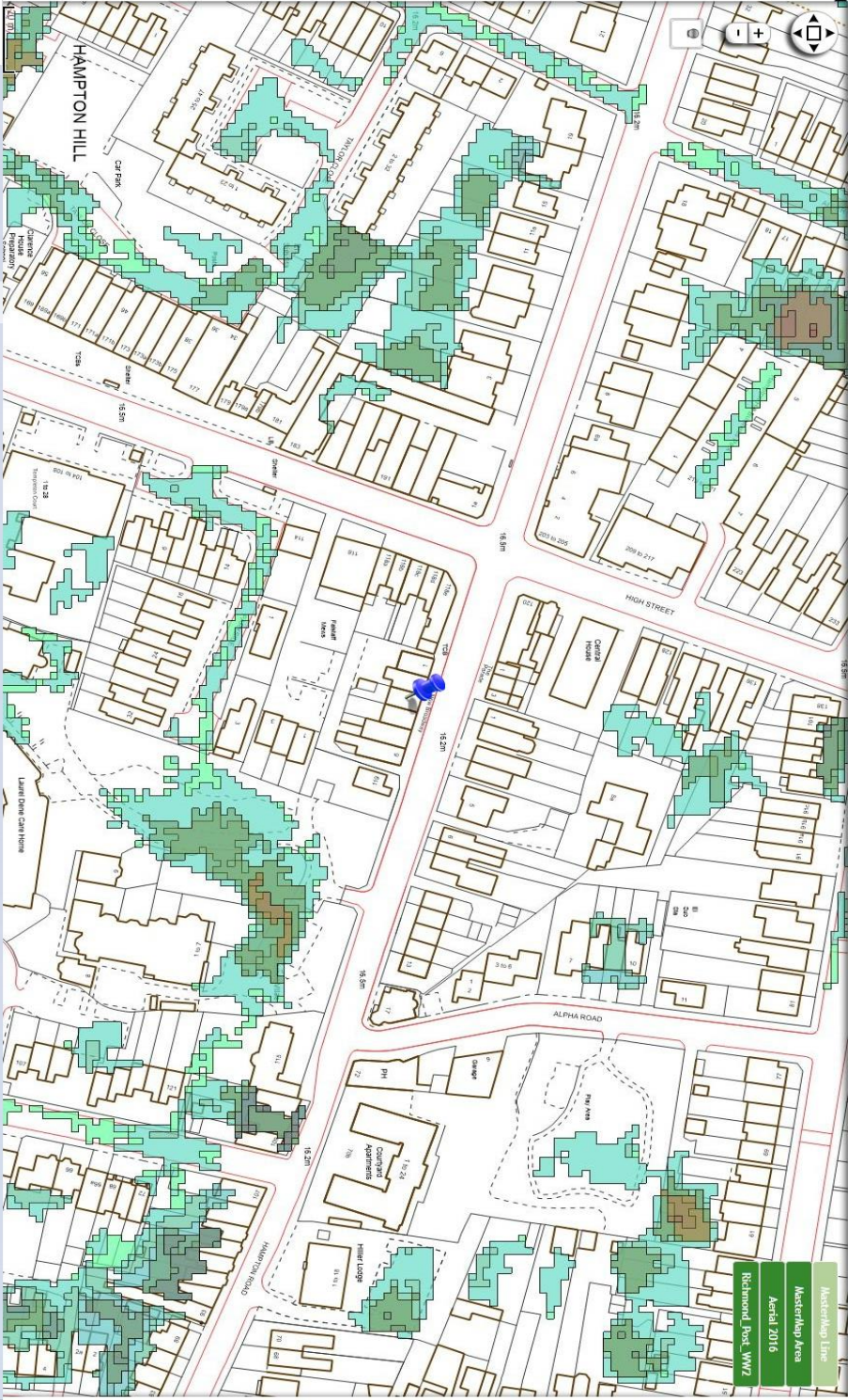


Contains Environment Agency information @ Environment Agency/ and/or database right @ Crown copyright. All rights reserved. Wandsworth Licence Number: 10019270 (2021) Richmond Licence Number: 100019441 (2021)

Appendix 2

Strategic Flood Risk Assessment - Surface Water Flood Risk Map

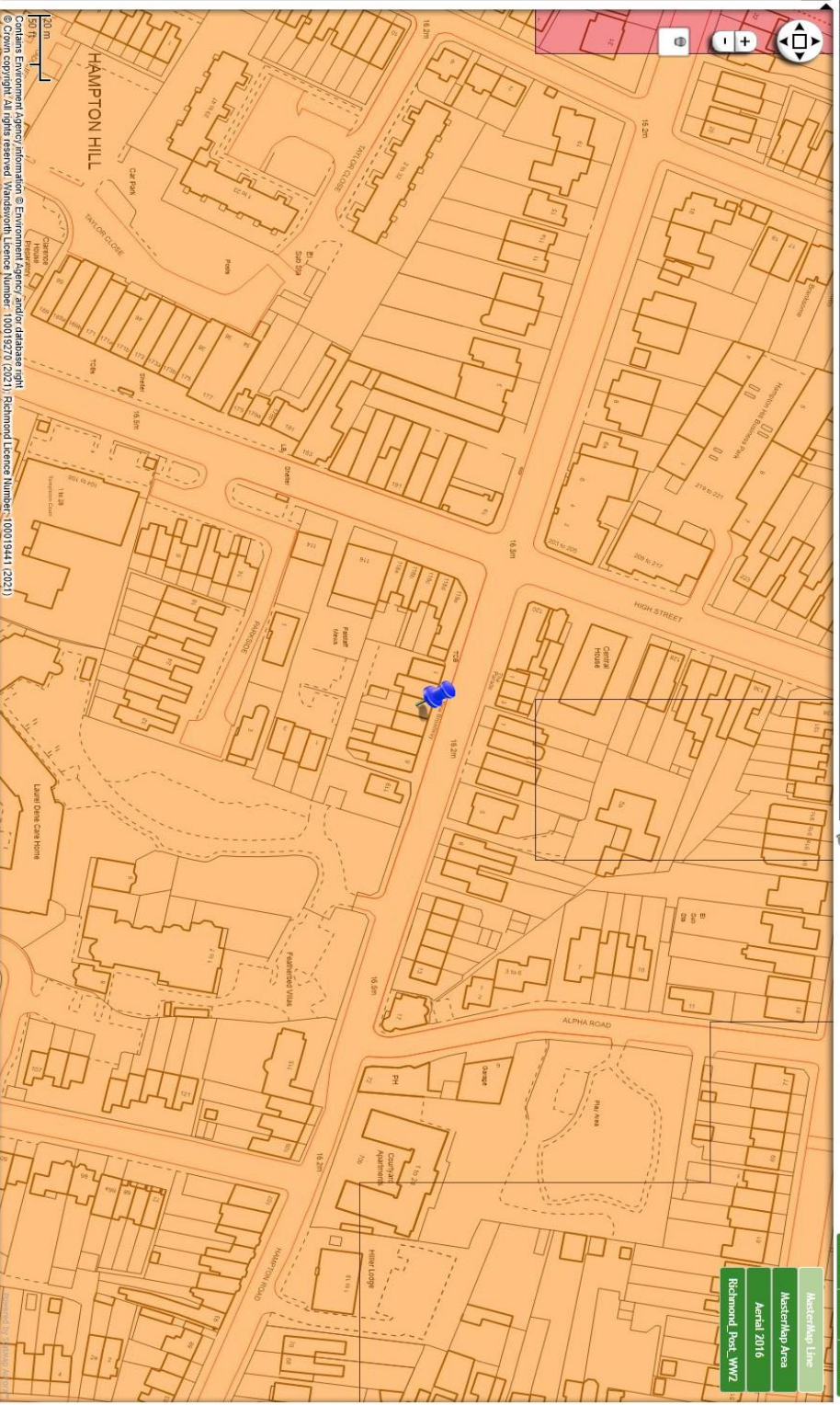
- Borough boundary
- Detailed River Network @ Environment Agency
- Natural Flood Management Completed
- Project @ Environment Agency
- Risk of Flooding from Surface Water Depth 1 in 30 chance @ Environment Agency
- Risk of Flooding from Surface Water Depth 1 in 100 chance @ Environment Agency
- Risk of Flooding from Surface Water Depth 1 in 1000 chance @ Environment Agency
- Risk of Flooding from Surface Water Extent 1 in 30 Chance @ Environment Agency
- Risk of Flooding from Surface Water Extent 1 in 100 Chance @ Environment Agency
- Risk of Flooding from Surface Water Extent 1 in 1000 Chance @ Environment Agency
- Town Centre



Appendix 3

Legend

- Area Susceptible to Groundwater Flood @ Environment Agency
 - less than 25%
 - between 25% and 49.9%
 - between 50% and 74.9%
 - 75% or more
- Borough Boundary
- Detailed River Network @ Environment Agency
 - Main River
 - Ordinary Watercourse
 - Main River Culvert
 - Ordinary Watercourse Culvert
- Geology Artificial @ British Geological Survey
- INFILLED GROUND
- MADE GROUND (UNDIVIDED)
- WORKED GROUND (UNDIVIDED)
- Geology Bedrock @ British Geological Survey
- Geology Superficial @ British Geological Survey
- Incident - Thames Water
- Increased Potential for Elevated Groundwater - GLA Drain London
- Consolidated
- Consolidated & Removable Superficial
- Permeable Superficial
- Sustainable Drainage Systems (SuDS)
- Susceptibility to Groundwater Flooding Version 6 @ British Geological Survey
- Limited potential for groundwater flooding to occur
- Potential for groundwater flooding of property situated below ground level
- Potential for groundwater flooding to occur at surface
- Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)
- Potential Throughflow Catchment Area
- Town Centre



Contains Environment Agency information @ Environment Agency and/or database right @ Crown Copyright. All rights reserved. Ordnance Survey Licence Number: 100019441 (2023)