

# JAMESON

## Architectural Designers & Surveyors

This FRA Statement has been prepared by Jameson Architectural Surveyors in support of the Proposed Planning Application at **31 Ham Farm Road, Richmond, TW10 5NA**.

The Flood Risk Assessment should be read in conjunction with the accompanying plans. **4340/FF/E, 4340/3, 4340/4, 4340/GF/E.**

### FLOOD RISK FROM RIVERS OR THE SEA



31 Ham Farm Road does not sit within or in close proximity to an area of flood risk in relation to flooding from rivers and the sea.

It was noted that there is an area of 'high' flood risk to the West of the site. However, this is a suitable distance from the proposal so as to have no impact upon the functionality of the design.

It is therefore considered that flooding from rivers and the sea is not a concern in relation to the overall flood risk of the proposal.

## Flood Risk Assessment:

31 Ham Farm Road, Richmond, TW10 5NA

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## FLOOD RISK FROM RESERVOIRS



31 Ham Farm Road does not sit within or in close proximity to an area of flood risk in relation to flooding from reservoirs.

There are no areas of flood risk in the wider context of the site.

It is therefore considered that flooding from reservoirs is not a concern in relation to the overall flood risk of the proposal.

**Flood Risk Assessment:**

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FLOOD RISK FROM SURFACE WATER



The site does not sit within an area of, 'low' flood risk in relation to flooding from surface water. It is also noted that there is an area of, 'high' flood risk located to the East of the site.

This has been carefully considered throughout the design phase of the proposal so as to have a minimal impact upon the overall sustainability of the scheme.

**Flood Risk Assessment:**

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## CONCLUSION

With relation to flooding from reservoirs and rivers and the sea, the site does not sit within, or near an area of flood risk. As such, this should not be considered a concern with regards to the overall flood risk of the site.

As stated, there is an area of, 'low' flood risk in relation to flooding from surface water located on the site, and an area of 'high' flood risk located to the East of the site.

The proposal includes the Proposed two storey side / rear extension / alteration of two storey rear flat roof to pitched roof / front porch and internal alterations. As such the total quantity of surface water collected will increase. To help mitigate this potential issue it is proposed to include a new soakaway located a minimum 5m from the property, with enough capacity to meet the requirement of the additional roof space, subject to a building inspector on site approval. The additional surface water will be directed to this new soakaway and/or the exiting surface water drainage network.

It is believed that this proposal will be both functional and sustainable in the long run in relation to potential issues from flooding.