

Flood Risk Assessment

12 Gloucester Road
TW11 0NU
Dec 2021

Flood Risk

The property is within an area that is at Very Low Flood Risk from Rivers and the Sea and Low Flood Risk from Surface Water, as evidenced by EA search data illustrated below. As such a Flood Risk Assessment is not required. However, all appropriate precautions in design will be taken to ensure the least damage in case of flooding.

Flood risk summary for the area around:

12, GLOUCESTER ROAD, TEDDINGTON, TW11 0NU

Surface water

Low risk

▼ [What this information means](#)

This flood risk summary reports the highest risk from surface water within a 20m radius of this property.

Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.

This information is suitable for identifying:

- which parts of counties or towns are at risk, or have the most risk
- the approximate extent and depth of flooding

It's unlikely to be reliable for a local area and very unlikely to be reliable for identifying individual properties at risk.

Surface water flooding, sometimes known as flash flooding:

- happens when heavy rain cannot drain away
- is difficult to predict as it depends on rainfall volume and location
- can happen up hills and away from rivers and other bodies of water
- is more widespread in areas with harder surfaces like concrete

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is **Richmond upon Thames council**.

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Learn more about this area's flood risk

Select the type of flood risk information you're interested in. The map will then update.

Flood risk Location

Extent of flooding TW11 0NU

Extent of flooding from surface water

High
 Medium
 Low
 Very low
 Location you selected

Rivers and the sea

Very low risk

▼ [What this information means](#)

This flood risk summary is not property specific.

Very low risk means that each year this area has a chance of flooding of less than 0.1%.

This service takes into account any flood defences.

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

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