

FLOOD RISK ASSESSMENT– 06/02/23

Revision 1

1 Doone Close, Teddington, London, TW11 9AG

Proposed Single Storey Extension to Ground Floor Maisonette.

To be read in conjunction with:

- *the application drawings,*
- *Design & Access Statement.*
- *flood-map-planning - 1 Doone Close.*
- *swmp-richmond-report-v0pt2 – Teddington.*

FLOOD RISK ZONE:

The site is situated within Flood Zone 1 and has a low probability of flooding from rivers and the sea.

SITE SIZE:

The site is less than 1 hectare.

CRITICAL DRAINAGE AREAS:

The site is situated just outside a Critical Drainage Area – please see flooding plans from the Surface Water Management Plan, London Borough of Richmond Upon Thames.

PROPOSED USE:

The proposal is a small domestic extension only i.e. not an office on an undeveloped site or a converted shop.

PROPOSED FLOOR LEVELS:

Proposed floor levels within the new extension will match the existing levels.

FLOOD PROOFING / RESILIENCE / RESISTANCE:

Drainage – an appropriate & sufficient soakaway drainage system has been assumed to be the preference by the council, designed to minimise increase of flooding where possible.

New External Doors – these will be positioned at the internal floor level to match the existing doorways, which is raised up above the external level by approximately 250mm. New doors will also contain weather seals to all sides.

New External Floors & Wall – these will be constructed with a DPC and DPM, which will be sufficiently lapped together to provide waterproofing to the new extension.