

50 Church Road, Teddington, TW11 8PB

House Extension – Flood Risk Assessment

Prepared 6<sup>th</sup> March 2023

This document has been prepared by Hewson Consulting and approved by the applicant for submission to London Borough of Richmond Council to support a householder planning application.

The application is a householder application for a small rear extension, consisting of a side return to extend the kitchen and dining room area of approximately 15m<sup>2</sup> and a first storey extension to rearrange the existing bedroom and shower/toilet rooms of approximately 7m<sup>2</sup>, along with a small shed outbuilding with a plan area of approximately 3m<sup>2</sup>.

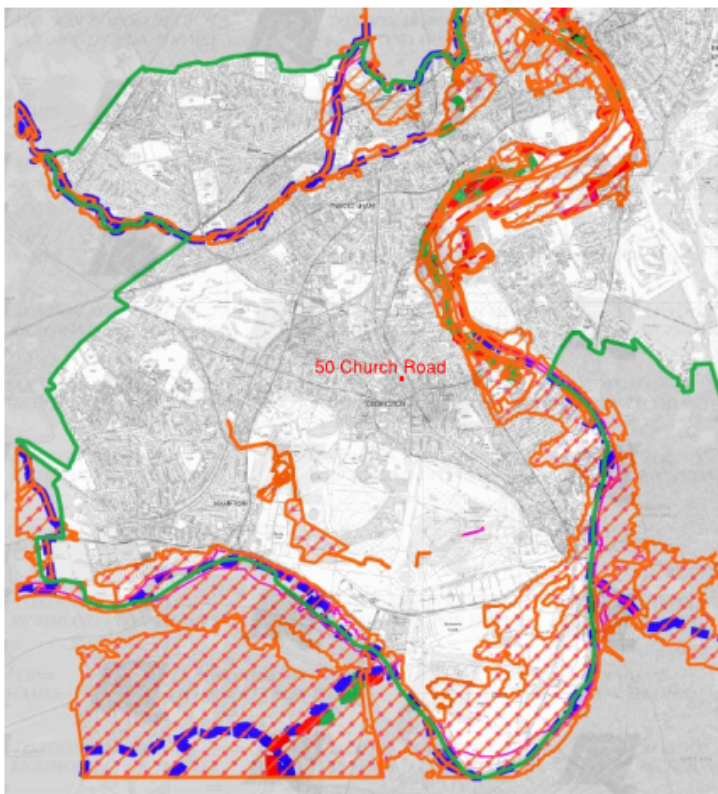
Reference has been made to the Strategic Flood Risk Assessment Level 1, prepared for the London Borough of Richmond Upon Thames, dated March 2021 and the interactive maps on the [www.richmond.gov.uk/flood\\_risk\\_assessment](http://www.richmond.gov.uk/flood_risk_assessment) website.

The proposed extension has minimal impact on the surface drainage or flood risk at that location. The surface drainage run-off will remain unchanged while the ground contours will also remain unchanged outside of the footprint of the ground floor extension.

There are no known watercourses or aquifers in the vicinity of the property.

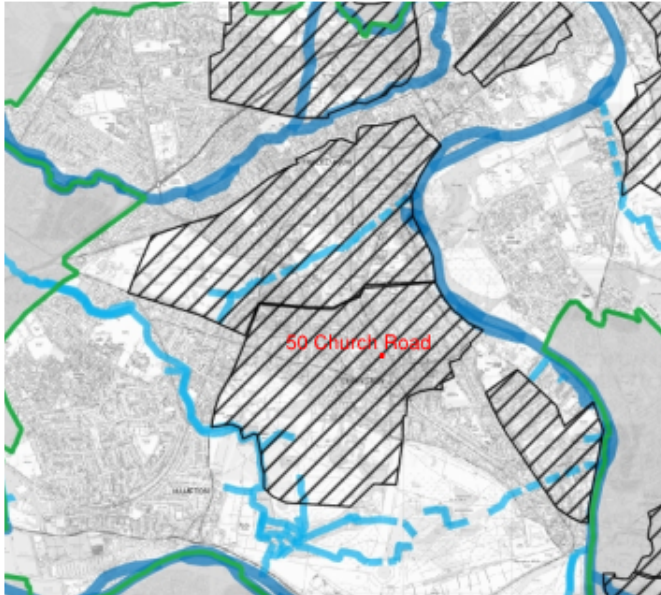
### Fluvial and Tidal Flood Risk

50 Church Road is shown outside of the Flood Alert Area, including both Flood Zone 2 and Flood Zone 3, as well as the areas of historic flooding as shown on the interactive map, as extracted below.



## Drainage

50 Church Road is shown within the Critical Drainage Area as shown on the interactive map. This indicates that it has critical drainage problems that occur from time to time.



However, the Surface Water drainage flood maps show 50 Church Road to be outside the 1 in 30 Chance and 1 in 100-year Surface Water Extents, while it is within the 1 in 1000 Chance Surface Water Extent, as shown on the interactive maps, extracted below.



This is considered to be a low risk of flooding, while the proposed development will pose no change to the existing flooding or drainage risk in the area.