

Flood Risk Assessment

Park Lane Stables
TW11 0HY
 March 2023



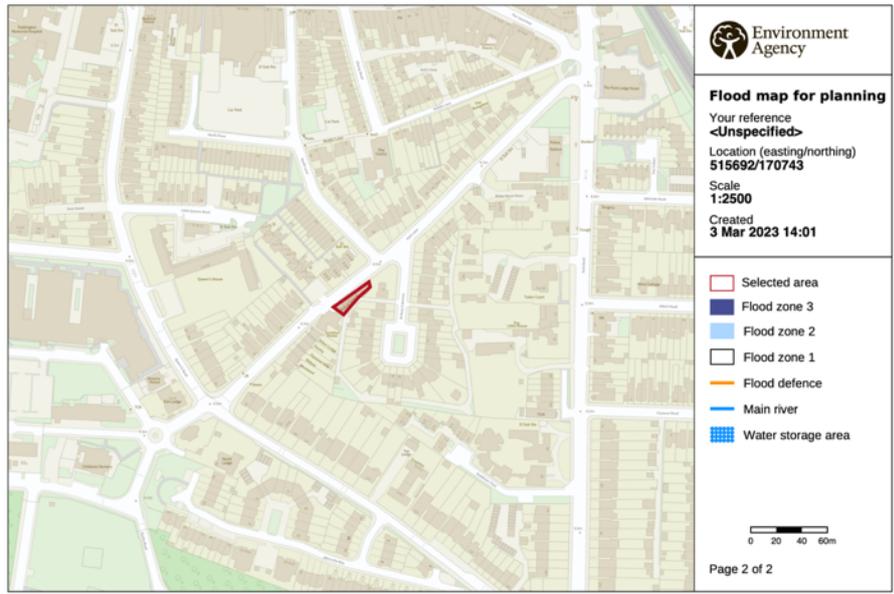
Street View of the Ancillary Residential Unit at Park Lane Stables

The following Flood Risk Assessment is to accompany a planning application for a change of use to an ancillary residential unit at Park Land Stables into use as reception and counselling spaces serving the adjoining stables, in Teddington, London Borough of Richmond upon Thames.

FLOOD RISK ASSESSMENT

River and Sea

Park Lane Stables are in Flood Zone 1, and not at risk of flood from rivers and the sea as indicated on the EA map below.



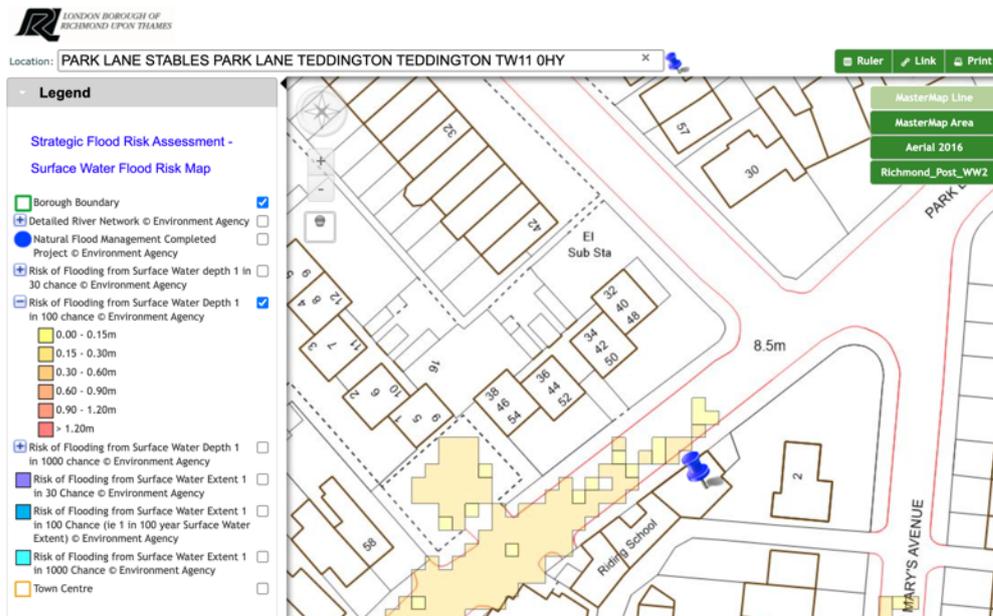
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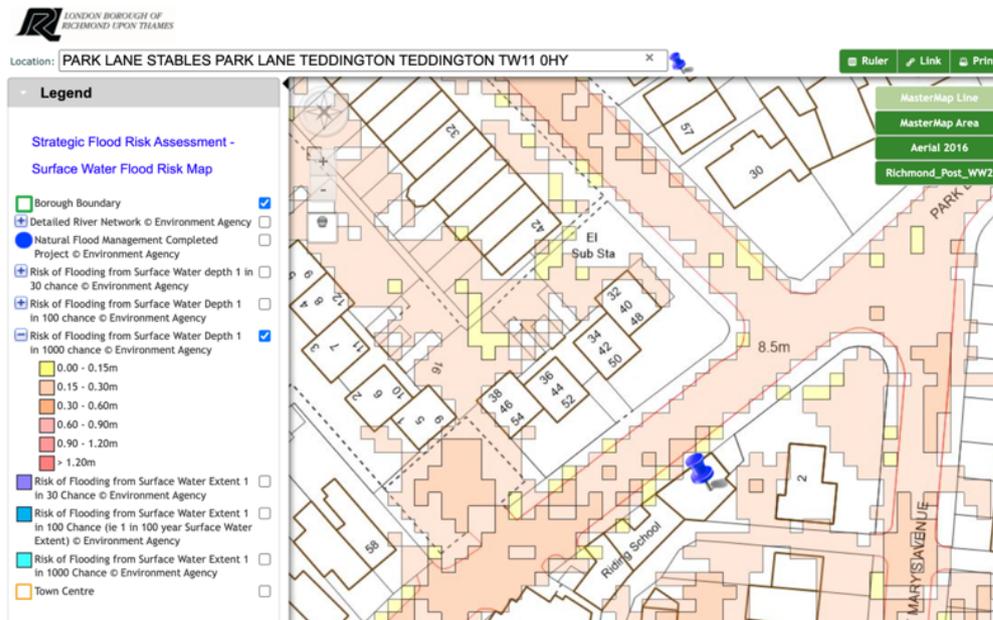
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Surface Water

Having regard to Surface Water FR, the property is at Medium Risk,



1:100 year flood event depths



1:1000 year flood event depths

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1:1000 year mapping indicates that risk of flood depths of up to 150mm within the residence being converted, and up to 300mm depth within the adjoining stables. 1:100 year mapping indicates risk of flood at up to 150mm on some areas of pavement outside the property.

The existing ground floor within the residence is formed of an insitu concrete slab to 220mm above pavement level and accordingly the proposed reception and counselling spaces are not at risk of surface water flood, and the proposed WC's U bend invert level will also be above potential flood levels.

In order to protect the property from damage that may result from flood to the base of external brickwork walling a waterproof coating will be applied to a level 150mm above prevailing ground level and sealants will be applied to any incoming services below this level.

There is no increase in drainage into existing drains and on this site, there is no available space for any SuDs options.