

115-117 Kew Road, Richmond, London, TW9 2PN

Proposed reversion of use from commercial proprietary club to a public house

Application by Richmond Club

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# FLOOD RISK ASSESSMENT

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# Flood Risk Assessment

1. This Flood Risk Assessment has been prepared to accompany a planning application for a proposed reversion of use from commercial proprietary club to a public house at The Hope, 115-117 Kew Road, Richmond, TW9 2PN.

## **Details of flood proofing, resilience and resistance techniques**

2. The application site comprises an existing and established commercial proprietary club and former longstanding public house. The application site lies within Flood Zone 1 and the requirements of 2021 Framework, the London Plan Policy SI12 and Richmond Local Plan Policy LP21 are to minimise and mitigate flood risk and address any residual risk. The integrity of existing flood defences must also be maintained.
3. The proposed development comprises merely the conversion of the existing proprietary club building back into its former use as a public house. There are no internal and external alterations proposed and no increase in floor space. The proposed public house would remain self-contained on the application site. The proposals are detailed within the accompanying plans and documentation of the planning application.
4. The existing building will remain wholly as is and no physical alterations are proposed to it. The proposed reversion to a public house use has no implications on flood defence systems and there is no increased risk from flooding, including surface water, ground water and sewage. No works are proposed to any existing structures, including existing flood defences. Consequently, the proposed conversion will not result in any material change to the potential for flooding or the movement of flood waters over and above that which already exists at the site.
5. The potential for increasing the risk of flooding elsewhere would also not be raised by the application proposals.
6. The nature of the application proposals is such that they would have no demonstrable, material impact upon the potential flood risk to this part of Richmond. In reality, therefore, the application proposals would not have any material impact on the potential of this part of Richmond to flood, nor would there be any material impact upon those potentially put at risk of flooding.

Prepared by

**Bidwells LLP**