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August 2006

Land Adjacent to 373 Sandycombe Road, Kew, Surrey TW9 3PR
Flood Risk Assessment for proposed development of new detached house

This assessment follows the Planning Policy Guidance 25: Development and Flood Risk, Appendix F – Guidance on Requirements for Undertaking a Flood Risk Assessment.

1. **Location Plan** – Ordnance Survey Map xyz – attachment 1, with proposed development plot highlighted in red. There are no watercourses or other bodies of water in the immediate vicinity. The nearest point to the River Thames is a line through Kew Gardens Station and the Public Record Office at Kew riverside. Any floodwater on the site would use existing drainage outfalls provided in Sandycombe Road and High Park Road.
2. **Site Plan showing levels related to Ordnance Datum** – attachment 2 gives details relative to ordnance datum for Kew Gardens Station.
3. **Flood Alleviation Measures already in place** – refer LBRUT /Environment Agency
4. **Source of potential flooding**. Primarily River Thames, which would impact entire area of Kew, Richmond.
5. **Site survey results** – attachment 5 gives site measurements relative to attachment 2, ordnance datum for Kew Gardens Station.
6. **There are no proposed structures on site that would influence local hydraulics.**
7. **Probability of flooding and observed trends** – refer to stakeholders, Association of British Insurers if necessary.
8. **Cross section of site, showing finished floor levels relative to local road levels** – attachment 8
9. **Assessment of likely rate or speed with which flooding might occur**. Site already enclosed by wall along Sandycombe Road and into High Park Road, to existing crossover. High Park Road rises to bridge over Kew Gardens Station, so assessment of likely rate or speed of flooding is “zero”.
10. **Assessment of hydraulics of existing and proposed drains/sewers**. The existing sewers serving 373 and land adjacent are approximately 2 meters deep in Sandycombe Road.
11. **Estimate of volume of water which would be displaced from the site**. Unknown.
12. **Assessment of potential impact of displaced water on neighbouring locations**. Nil.
13. **Assessment of potential impact of development on fluvial or coastal morphology**. Nil.
14. **Uncertainty of flood estimation and expected climate change impacts**. Refer Environment Agency datum.
15. **Assessment of residual risks after construction and risk to life**. Nil.

End of Assessment