

Flood Risk Assessment

51 Park Road
 KT1 4AS
 Jun 2024

Flood Risk

The property is within an area that is Very Low Risk of Surface Water Flooding and Very Low Risk of Flooding from Rivers and the Sea, as evidenced by EA search data illustrated below. As such a Flood Risk Assessment is not required. However, all appropriate precautions in design will be taken to ensure the least damage in case of flooding.

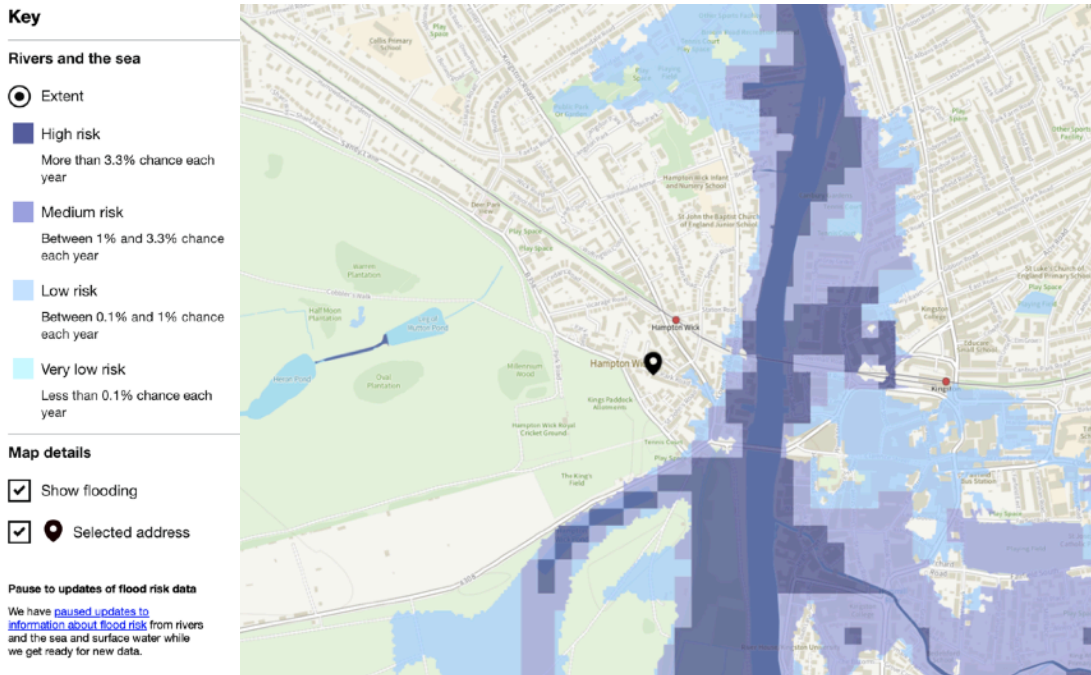
The area around 51, Park Road, Hampton Wick, Kingston Upon Thames, KT1 4AS has a

- very low risk of surface water flooding
- very low risk of flooding from rivers and the sea

This information is not specific to a property.

We have [paused updates to information about flood risk](#) from rivers and the sea and surface water while we get ready for new data.

Rivers and the sea Very low risk of flooding	
How likely a flood is	Very low risk means that this area has a chance of flooding of less than 0.1% each year.
Manage your flood risk from rivers and the sea	<p>An area can still be at risk of flooding even if it has not flooded in the past.</p> <p>You should check your long term flood risk regularly because the information may change.</p> <p>You can also find out how to prepare for flooding.</p>
What this information covers	<p>This information is not specific to a property.</p> <p>The information takes into account any flood defences. They can help reduce the chance of flooding but cannot completely prevent it because:</p> <ul style="list-style-type: none"> • they can fail • water could spill over the top if it is deep enough
See rivers and sea flood risk on a map	View a map of flood risk from rivers and the sea for information on where any flood water might spread to (extent).



Surface water | Very low risk of flooding

How likely a flood is Very low risk means that this area has a chance of flooding of less than 0.1% each year.

▶ [What makes an area more likely to flood from surface water](#)

Manage your flood risk from surface water An area can still be at risk of flooding even if it has not flooded in the past. You should check your long term flood risk regularly because the information may change.

Find out [how to prepare for flooding](#).

Lead local flood authorities (LLFAs) are responsible for managing the flood risk from surface water. They may hold more detailed information.

Your LLFA is Richmond upon Thames council.

What this information covers This information tells you the highest chance of flooding on the land 15 metres around a property. It is not specific to a property.

▶ [What you can use this information for](#)

See surface water flood risk on a map [View a map of surface water flood risk](#) for information on:

- where any flood water might spread to (extent)
- how deep any flood water could be (depth)
- the speed and direction of any flood water (velocity)

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Key

Surface water

Extent

High risk

More than 3.3% chance each year

Medium risk

Between 1% and 3.3% chance each year

Low risk

Between 0.1% and 1% chance each year

Depth

Map details

Show flooding

Selected address

15m boundary

Pause to updates of flood risk data

We have [caused updates to information about flood risk](#) from rivers and the sea and surface water while we get ready for new data.

