

Flood Risk Statement

In support of proposals for No.3 Gloucester Road, Richmond, TW9 3BS • June 2024

The property is in flood risk zone 3 making it an area with a high probability of flooding (Map provided in appendices). The area is unlikely to flood except in extreme conditions (LOW RISK). The chance of flooding each year is 0.5% (1 in 200) or less. This area could be flooded: - from the river by a flood that has a 0.5% (1 in 200) or greater chance of happening each year / - or from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.

This indicates a high risk of flooding from the Thames, although this designation does not consider the high level of flood protection provided by the Thames Barrier and local river wall defences which defend the site so that the annual probability of flooding from the Thames is 0.1% or less.

If the flood defences failed or were breached, Gloucester Road is in an area that could be at risk of rapid inundation by flood waters. The following flood risk assessment [FRA] is proposed in accordance with the Environment Agency's advisory comments.

FLOOD RISK MITIGATION:

Construction:

- Solid Concrete Floor construction shall be used as it can provide an effective seal against water rising through the floor. Solid concrete floors will suffer less damage than suspended floors and are less expensive and faster to restore following exposure to floodwater.
- All door frames will be sealed with mastic to prevent the ingress of water.
- At ground level, the external walls will be built with a continuous damp-proof course situated at least 150mm above ground level. The floor slab damp-proof membrane and external wall damp-proof course will be effectively joined to provide continuous protection.

Surface water:

- Surface water disposal externally will be updated to suit the new extension and will discharge into the existing system. There is to be no increase in impermeable hard surfacing as a result of the development due to the existing patio areas having hard surface paving.

Guidance:

- The occupants will be advised to subscribe to the environment agency flood warning service.

Overall, the site is in an area with strong flood defences which create a much smaller chance of flooding. It would be conclusive to say that the proposed extension will not increase the risk of flooding either on this site or on neighbouring sites, and flood risk mitigation measures have been taken.

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
519125/177447

Created
21 Jun 2024 12:32

**Your selected location is in flood zone 3
– an area with a high probability of flooding.**

This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: enquiries@environment-agency.gov.uk)
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
519125/177447

Scale
1:2500

Created
21 Jun 2024 12:32

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

