

FLOOD RISK ASSESSMENT

3 Denehurst Gardens, Twickenham, TW2 7PY

1. Introduction

- This FRA has been produced to demonstrate how risks from all sources of flooding to the site and flood risk to others from the development will be managed, to satisfy the requirements set out in the National Planning Policy Framework (NPPF).
- We have considered the Environment Agency Standing Advice Development & Flood Risk – England, March 2007
- The Agency classes the proposal as a minor extension, being a household extension of less than 250sq.m.
- The property falls within Flood Zone 1 (see Figure 1) an area with a low probability of flooding.
- The following flood risk assessment (FRA) is proposed in accordance with the Environment Agency's advisory comments.

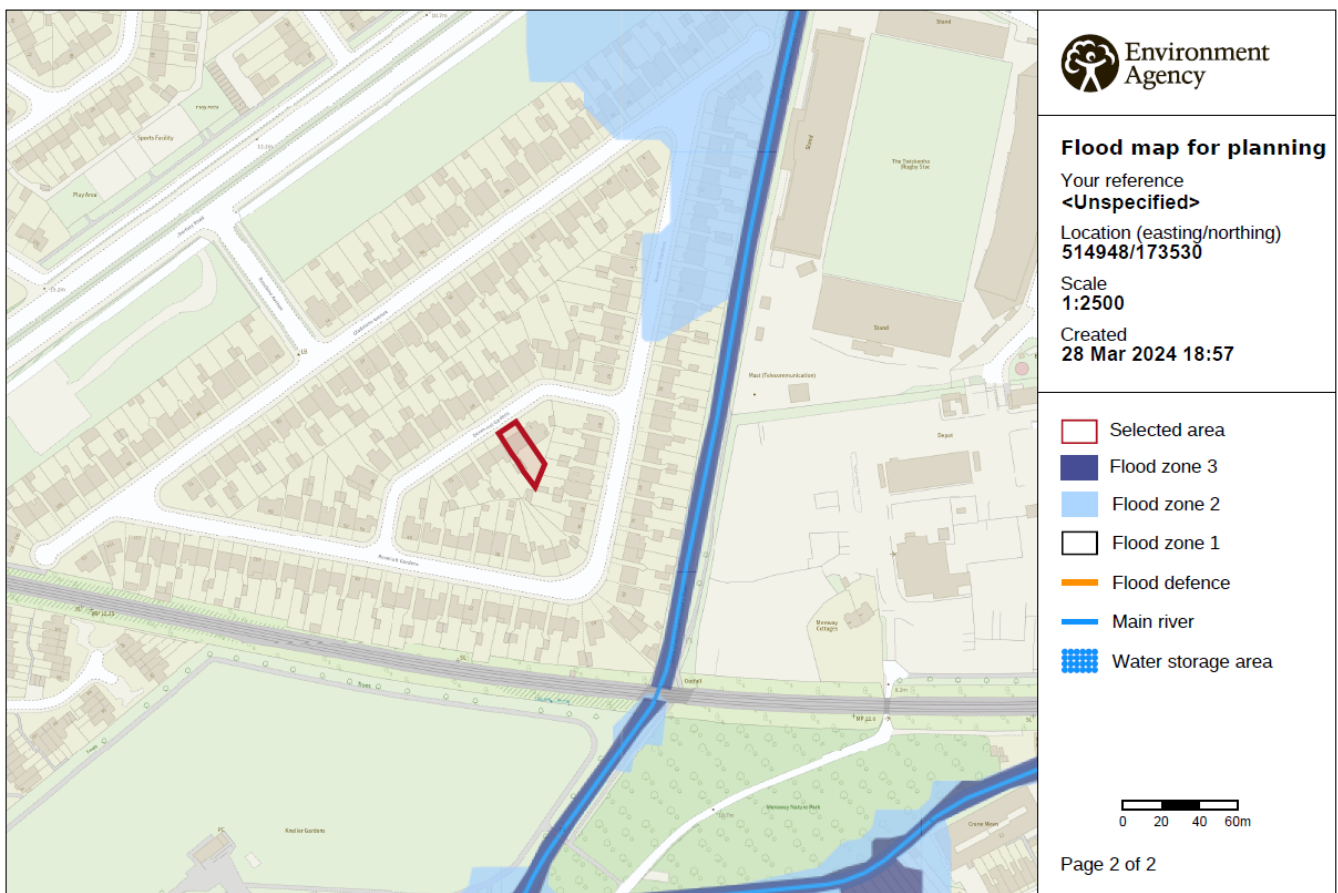


Figure 1: Fluvial Flood Risk – Government Flood Map for Planning

2. Site Description

- Area Size: 300 sqm.
- Grid reference: TQ 14915 73554
- Figure 2 shows the location details of the development site & Figure 3 shows an aerial photograph of the development site.

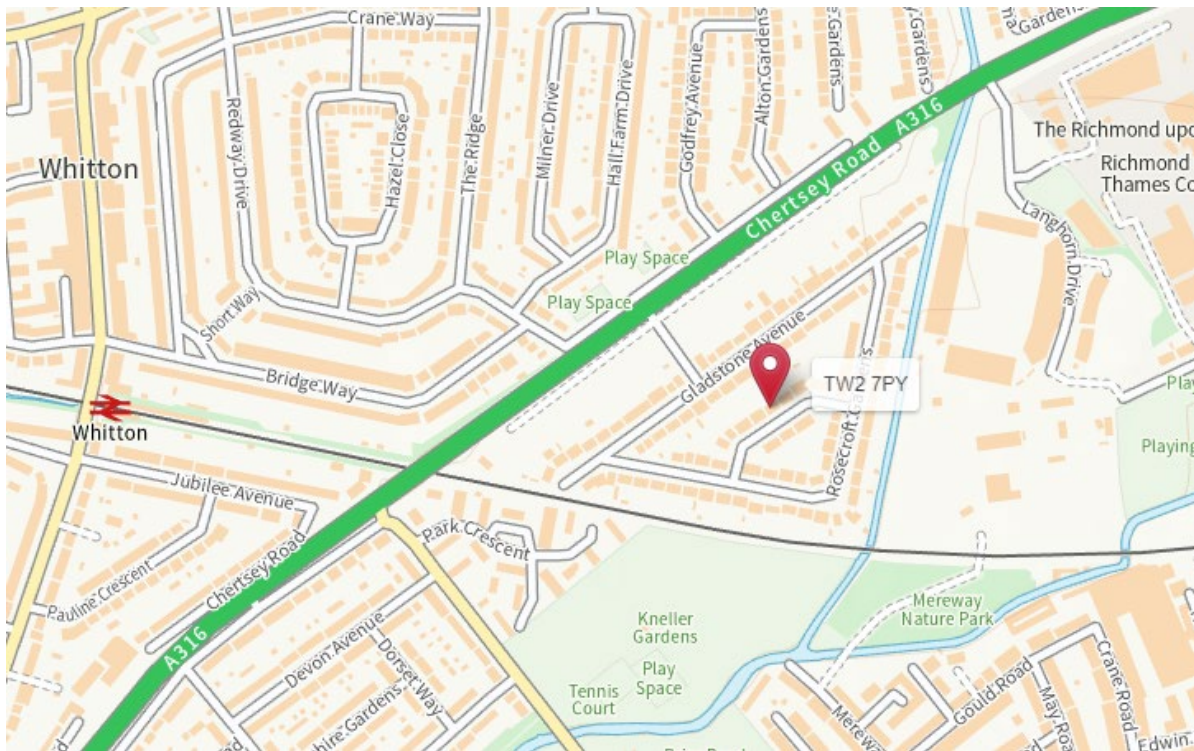


Figure 2: Location of the site (highlighted)

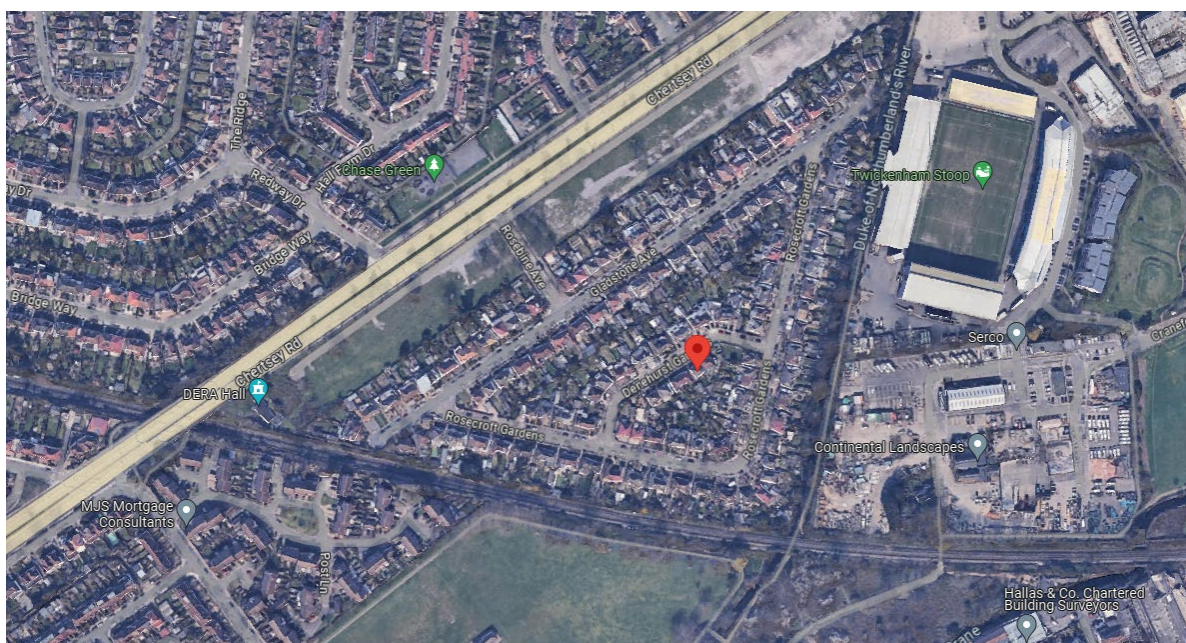


Figure 3: Aerial photograph of the development site

3. The Proposed Development

- The property is a bungalow with an existing garage. Most of the proposal is internal with a small window well added to the rear of the property.
- This FRA has been prepared to support a planning application for the conversion of the existing garage into an annex, including a rear extension **(24/0755/HOT)**
- Floor levels will be kept as is in the original garage footprint, with the extension being 2 steps higher.

4. Flood Mitigation & Water Exclusion Strategies

- There is no increase in hard standing because of the development.
- Surface waters will be discharged to the existing combined drainage system. Foul waters will be discharged to the existing combined drainage system. This does not increase the flow into the drain as the current garden consists of concrete and surface waters already discharge directly into the sewer via the existing drain.
- All new doors housed within the existing/proposed brick walls will be appropriately sealed to prevent water ingress in the event of flooding.
- Non-return valves may be installed in all plumbing (sinks/toilets), which will prevent backflow in case of flooding.
- All services such as fuse boxes, meters, mains cables, gas pipes, phone lines and sockets will be positioned as high as practical.

5. Sustainable Drainage

- Due to the minor nature of the development proposal, there is limited capacity to include SuDS measures although permeable paving and the use of water butts may be considered for use, where appropriate, to minimise surface water runoff from the site.

6. Conclusion

- The development is situated in Flood Zone 1; an area with a low probability of flooding.
- The development is very limited in scope and will not add to the risk of flooding, as water which currently discharges into the sewer will continue to do so, and there is no increase in hard standing.
- The floor levels shall be kept as per existing or higher.
- The development is not at risk from reservoir failure.
- Based on the unlikely flooding risk, it is considered that the proposed development can be operated safely in flood risk terms, without increasing flood risk elsewhere and is therefore appropriate development in accordance with the NPPF.