



**FLOOD RISK ASSESSMENT for**

**A HOUSEHOLDER PLANNING APPLICATION at**

**21 RAVENSBOURNE ROAD**

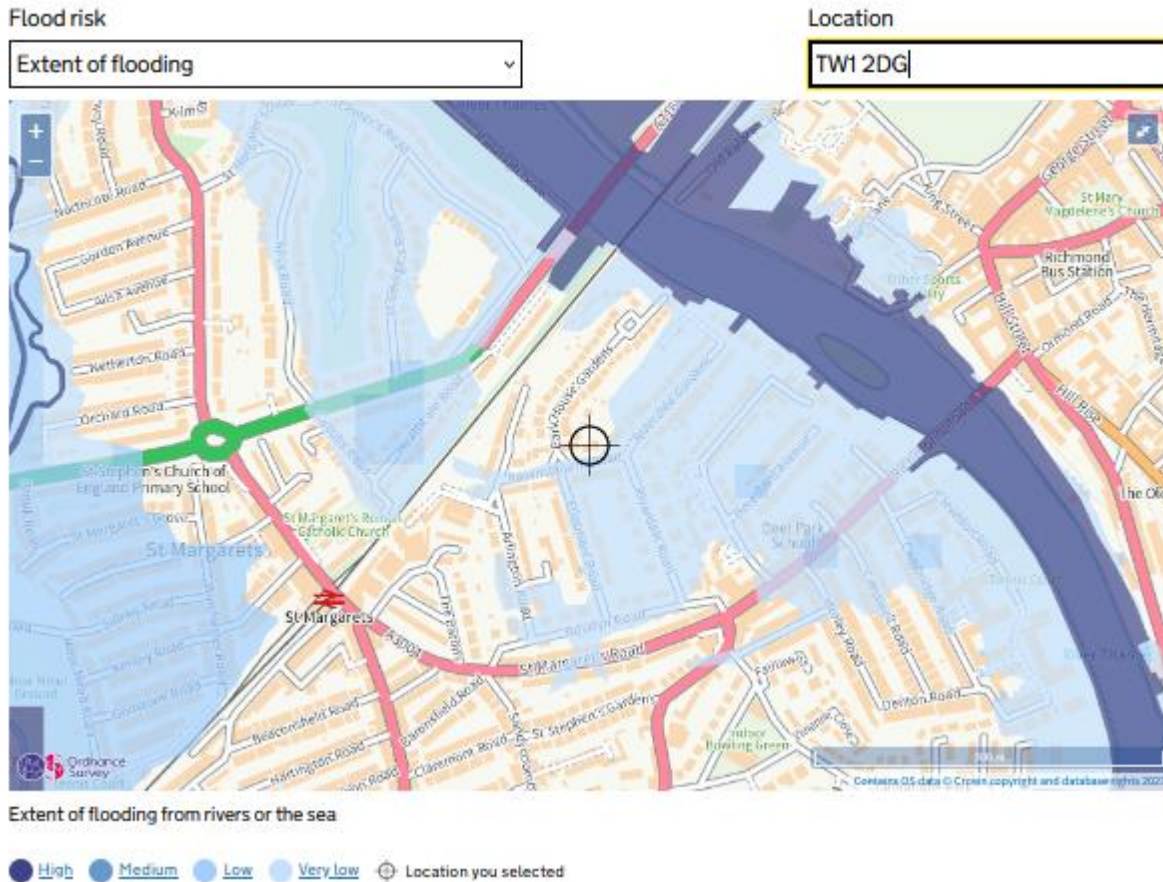
**TWICKENHAM**

**TW1 2DG**

# Flood Risk Assessment

It is mentioned in the National Planning Policy Framework, applications for minor development and change of use should not be subject to sequential or exception tests but should still meet the requirements for site specific flood risk assessments.

## Maps of TW1 2DG





Flood risk

Extent of flooding

Location

TW1 2DG



Extent of flooding from surface water

High 
  Medium 
  Low 
  Very low 
  Location you selected

Flood risk

Extent of flooding

Location

TW1 2DG



Maximum extent of flooding from reservoirs:

when river levels are normal 
  when there is also flooding from rivers 
  Location you selected

As you can see from the above maps, the first map shows that there is a low risk of flooding from rivers or the sea along Ravensbourne Road. The second map shows that there is low risk of flooding from surface water flooding and the third map shows the maximum extent of flooding from reservoirs.

## **Proposal**

This is a householder planning application for a two-storey front extension.

## **Mitigating Measures**

The floor level of the proposed extension will be no lower than the floor level of the dwellinghouse. Flood proofing measures include ensuring that fenestrations, cracks and joints are repaired and sealed appropriately, and ensuring that existing dwellinghouses are water resistant. This sealing will be extended to any external piping that enters the properties to ensure that water is not able to easily enter. Flood resilient materials will be used.

Any other flood proofing measures can be considered by the client but the proposed measures above are deemed adequate.

## **Conclusion**

The property is in an area with a low risk of flooding from river or the sea and surface water flooding. The proposal will not affect the water table. Measures are in place to protect the property from flooding.