

**FLOOD RISK ASSESSMENT REPORT FOR LAND AT
7 GLEBE WAY, HANWORTH, TW13 6HJ.**

DOCUMENT NUMBER: C3340-R1-REV-A

PREPARED BY



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1 INTRODUCTION

This flood risk assessment (FRA) has been prepared to support a planning application for 7 Glebe Way, Hanworth, TW13 6HJ. The proposed development involves the reformation of the single-storey front projection, involving the demolition of the existing front single-storey element and the erection of a new front extension.

A review of the Environment Agency's Flood Map shows that the road in front of the proposed development site has areas at risk of flooding due to surface water. This report has been produced to demonstrate that the proposed development will not increase risk to life, will not increase flood risk elsewhere and will be safe for the lifetime of the development.

2. SITE DETAILS

Site Name	7 Glebe Way
Site Address	7 Glebe Way, Hanworth, TW13 6HJ
Purpose of Development	Residential
Existing Land Use	Brownfield
Country	England
Local Planning Authority	London Borough of Richmond upon Thames

2.1 Development Proposals

The proposed development involves the reformation of the single-storey front projection, involving the demolition of the existing front single-storey element and the erection of a new front extension.

The proposed layout plan and elevations can be found in Appendix A.

3. PLANNING POLICIES

3.1 National Planning Policy

- NPPF's technical guidance states:

“The effect of development is generally to reduce the permeability of at least part of the site. This markedly changes the Site’s response to rainfall. Without specific measures, the volume of water that runs off the site and the peak run-off flow rate is likely to increase. Inadequate surface water drainage arrangements in new development can threaten the development itself and increase the risk of flooding others.”

3.2 Local Planning Policy

This report has been written in conjunction with the following local planning policy:

- London Borough of Richmond upon Thames, Level 1 Strategic Flood Risk Assessment report

4. FLOOD RISK ASSESSMENT

The possible causes of flooding set out in NPPF’s technical guidance are considered in this section in relation to the flood risk to the site itself and the effects of the development of the site on flood risk elsewhere.

4.1 Fluvial or Tidal Flooding

The Environment Agency’s Flood Map for Planning (Rivers and Sea), shown in Figure 1 overleaf, indicates that the proposed development site, is within a Flood Zone 1.

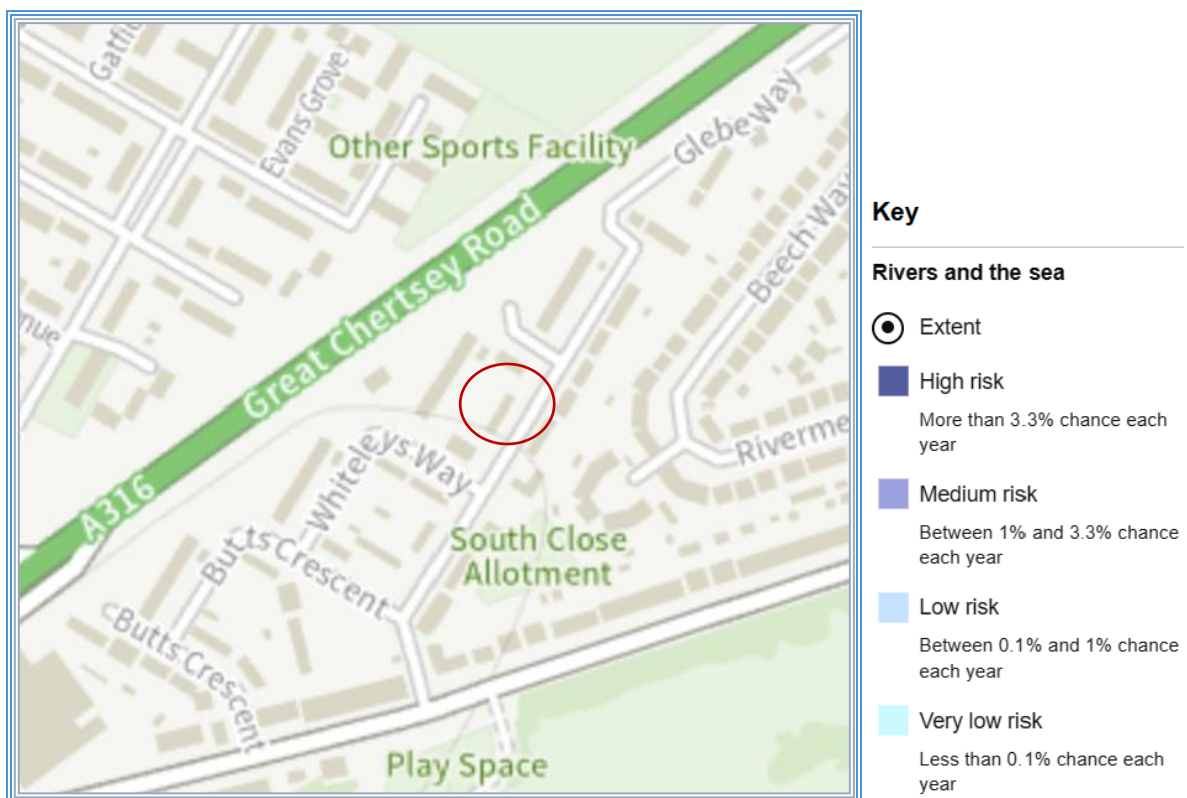


Figure 1 – Environment Agency Flood Map (from Rivers and the Sea) for the proposed development

4.2 Flooding from Land (Overland Flow)

The area of this proposed development is not at risk of surface water flooding, however there are areas around the proposed development site with a risk of flooding of 300mm, or just above, mainly the road (Glebe Way) in front of the development's entrance and small ponding areas in the back garden. Therefore, the residents must be made aware of these issues during access and egress to their dwelling during extreme events and dangers such as blown manholes.

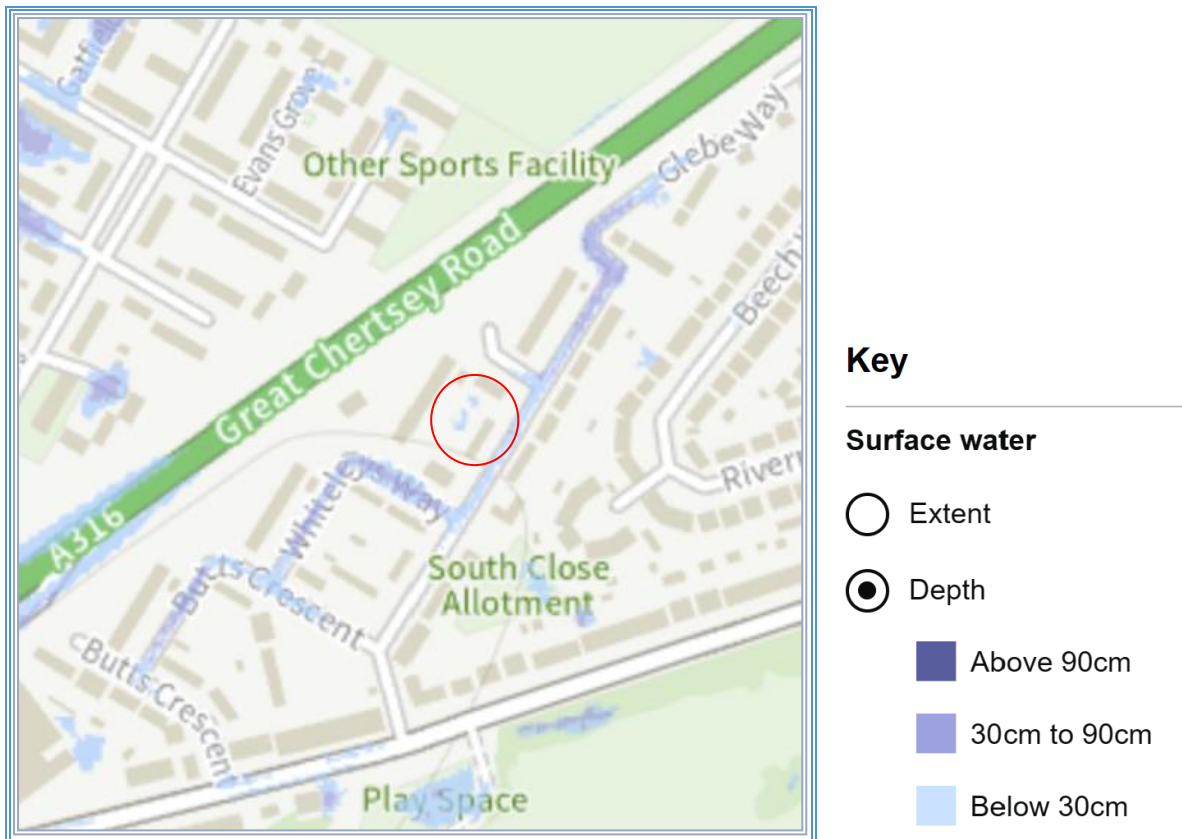


Figure 2 – Environment Agency Flood Map (from surface water) for the proposed development.

Furthermore, the borough SFRA Mapping shown in overleaf Figure 3, further indicates areas of flooding and their depths for a 0.1% flooding event. With ponding areas in the back garden circled in blue and the flooding in front of the proposed development circled in brown.

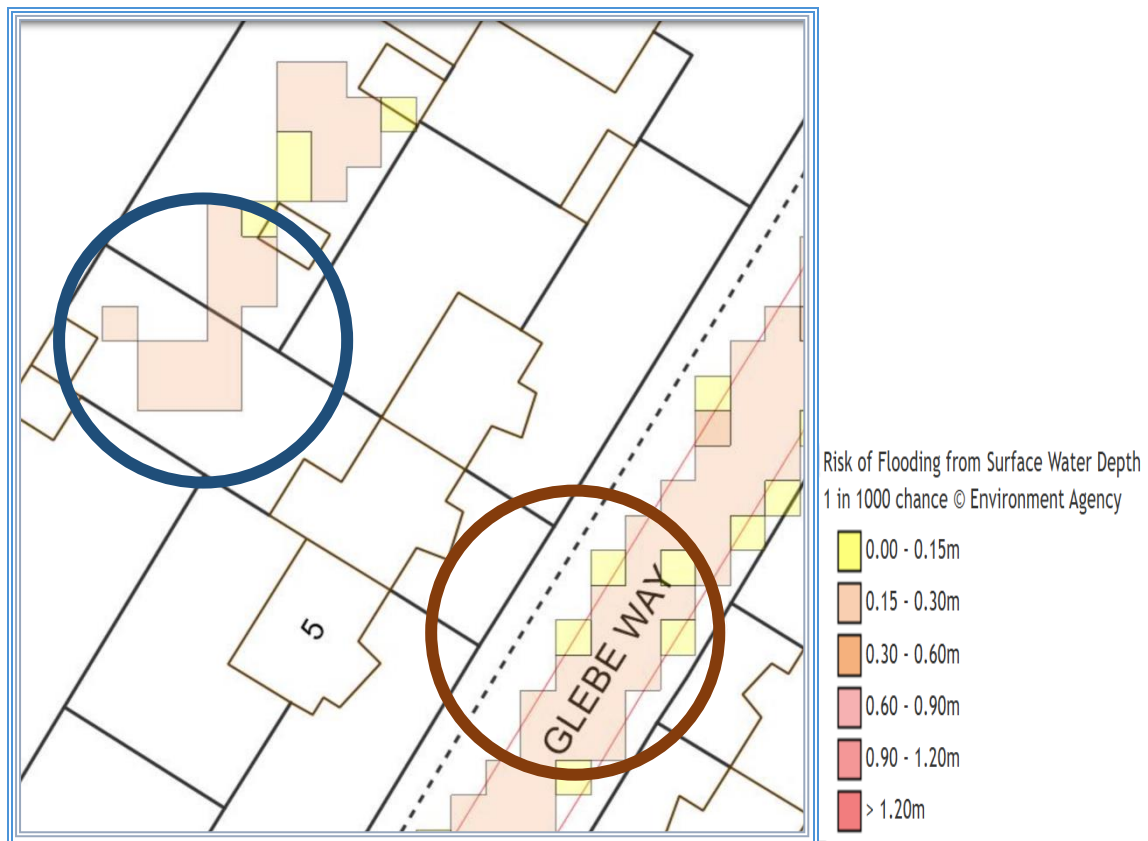


Figure 3 – London Borough of Richmond upon Thames SFRA Map (from surface water) for the proposed development.

4.3 Flooding from Groundwater

The proposed site for this development is at 75% or more susceptibility to groundwater flooding, and this is confirmed by the 'Areas Susceptible to Groundwater Flooding', extracted from the SFRA report.



Area Susceptible To Groundwater Flood ©
Environment Agency





-  less than 25%
-  between 25% and 49.9%
-  between 50% and 74.9%
-  75% or more

Figure 4 – Areas Susceptible to Groundwater Flooding Map, extracted from London Borough of Richmond upon Thames SFRA Map.

Therefore, the client will refer to previous groundwater monitoring conducted to ascertain if any pumping is required during the construction process.

4.4 Flooding from Sewers

The site for this proposed development is not at risk of sewer flooding, and this has been confirmed by the SFRA update in March 2016, which indicates the postcodes TW3 and SW15 to be most susceptible to both internal and external sewer flooding.

4.5 Flooding from Reservoirs, Canals or Artificial Sources

The Environment Agency's Flood map shown in Figure 5 below, shows that the site is not at risk of reservoir flooding.

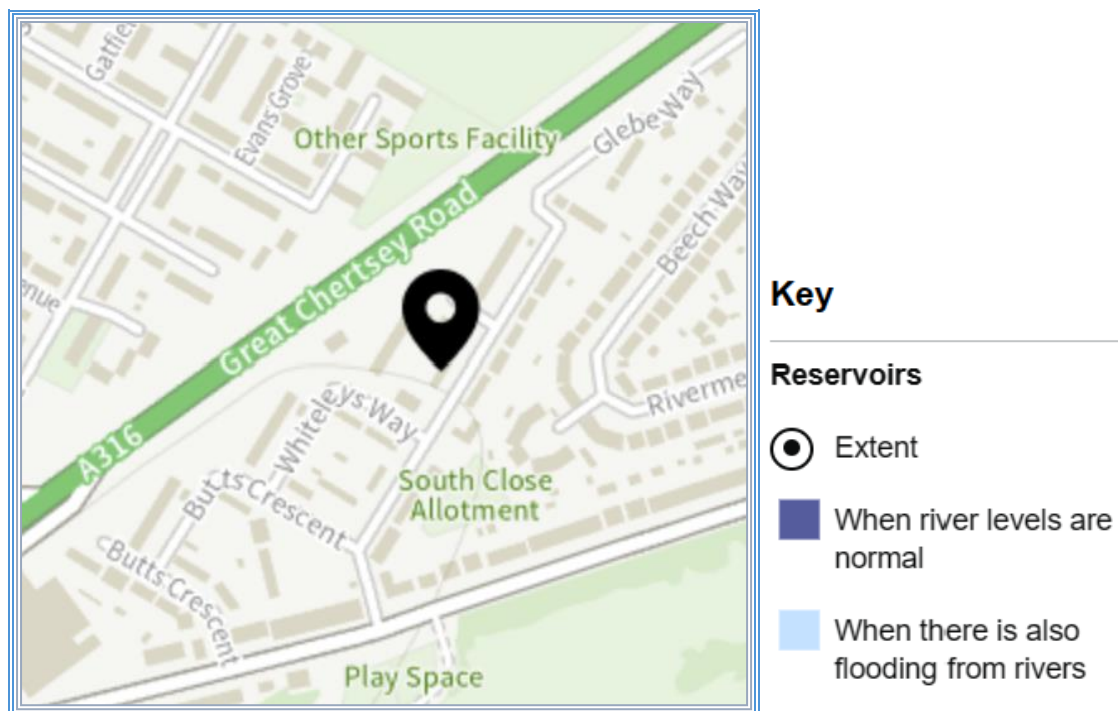


Figure 5 – Environment Agency Flood Map (from reservoirs) for the proposed development

5. RESIDUAL RISK AND MITIGATION MEASURES

5.1. Residual Risks

There is a very low risk of fluvial flooding to the proposed development site. However, there is a risk of pluvial flooding for the 1 in 1000-year storm event in the back garden caused by ponding and for the 1 in 100-year storm to the road at the entrance of the development. Therefore, no resilience and mitigation measures are required but caution is required during access and during an extreme pluvial event, and these have also been discussed further in this report.

6. SAFE ACCESS AND EGRESS

Occupants should not attempt to walk through floodwater unless instructed to do so by the emergency services, and they should be aware of hidden dangers such as blown manholes.

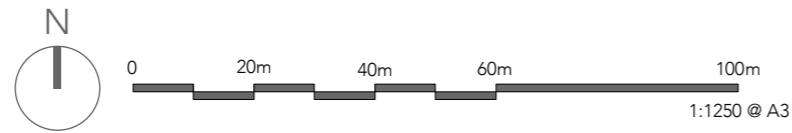
7. SUMMARY AND CONCLUSIONS

The site is at low risk of flooding from tidal, fluvial, sewer and reservoir flooding. However, it is at risk of surface water flooding from the 1 in 1000-year pluvial storm event in the back garden due to ponding and 1 in 100-year pluvial storm in the main road. Therefore, the only issues are during access and egress to the dwelling, where caution is required during extreme pluvial events and in case of dangers such as blown manholes.

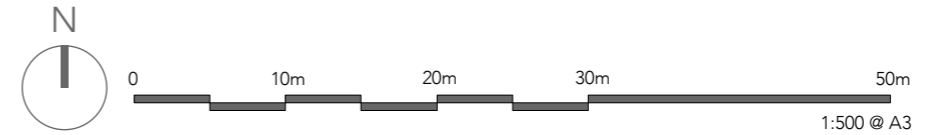
APPENDIX A – DRAWINGS



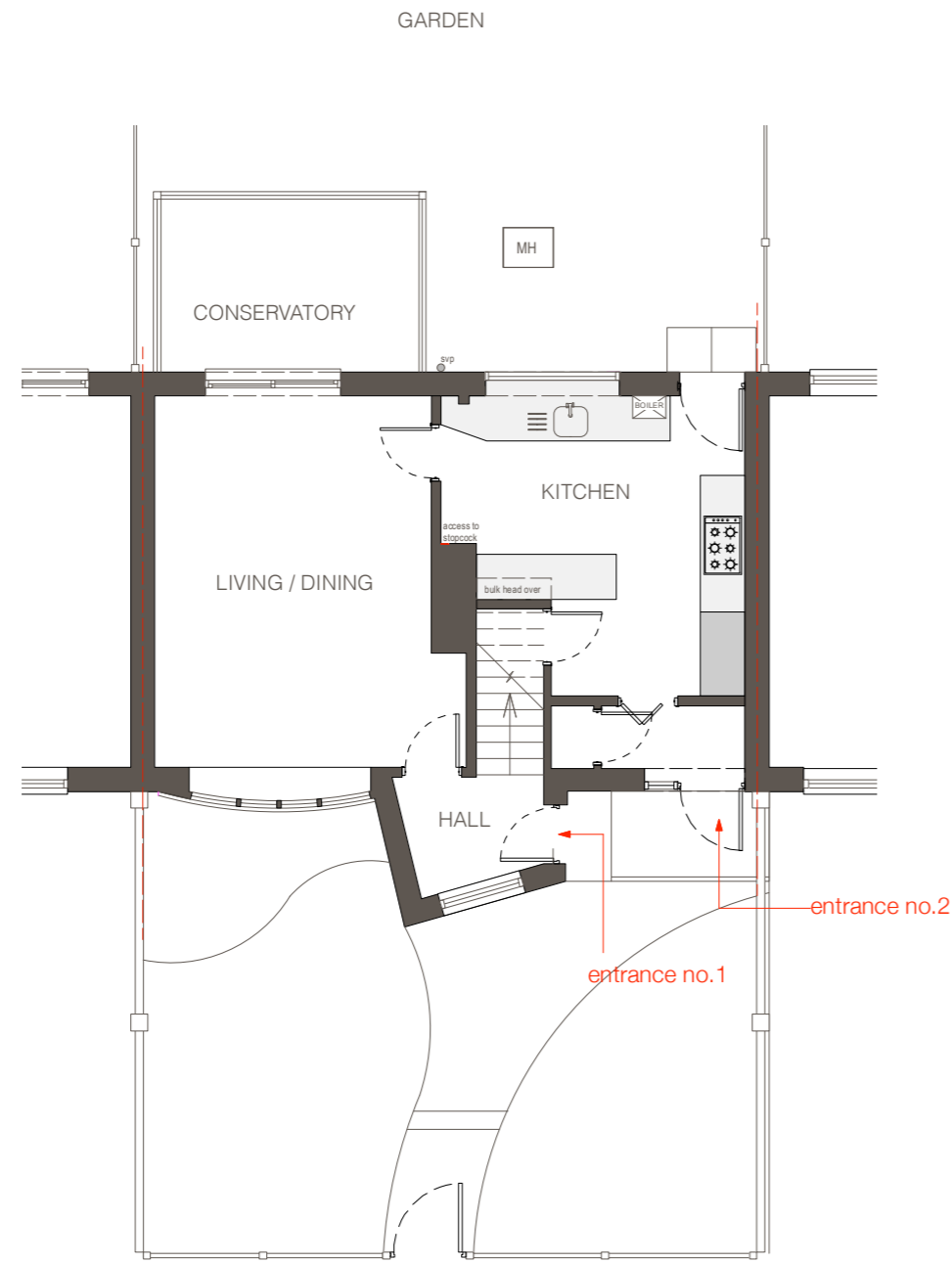
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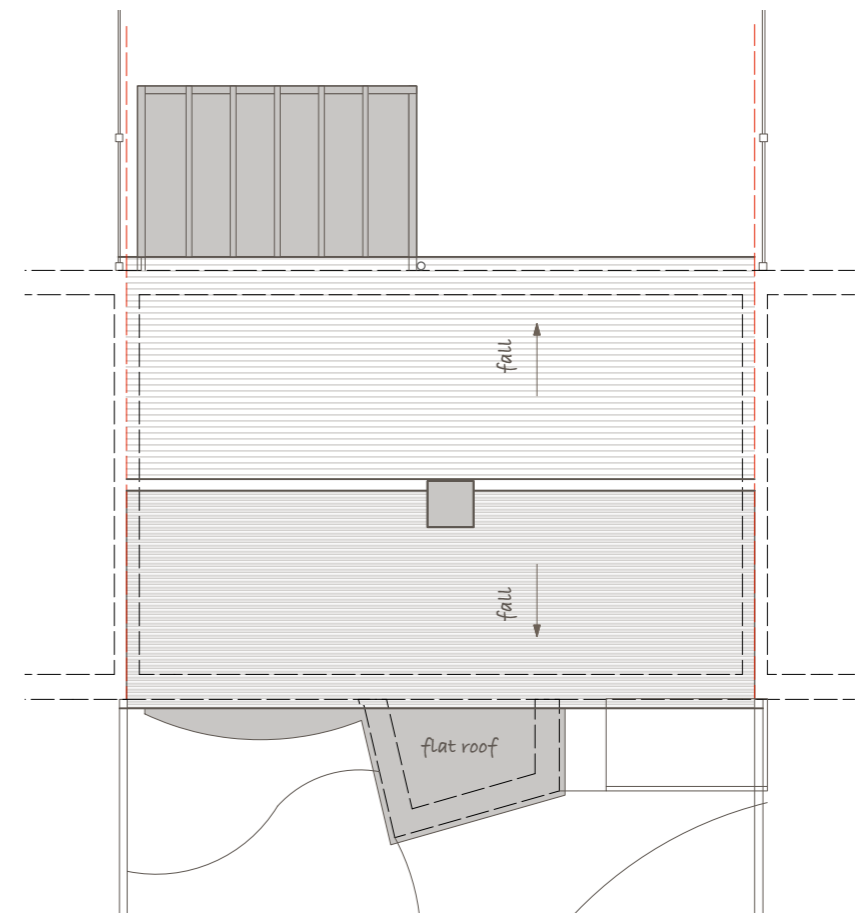
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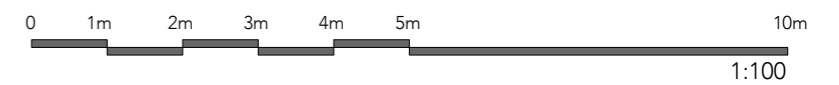
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EXISTING GROUND FLOOR PLAN



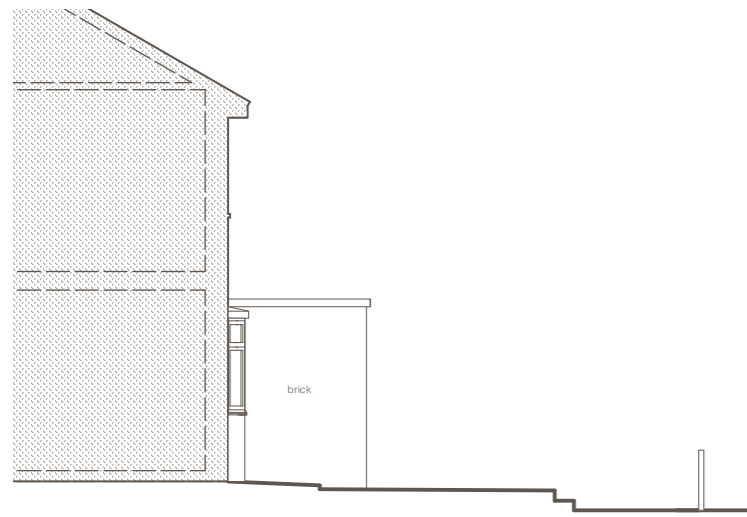
EXISTING ROOF PLAN



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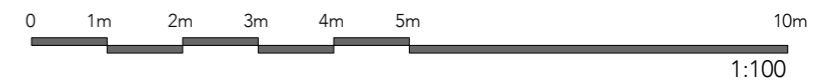
EXISTING SIDE ELEVATION
(view from NO.5 Glebe Way)



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION
(view from NO.9 Glebe Way)



Project title: PROPOSED FRONT EXTENSION, 7 Glebe Way, Hanworth TW13 6HJ			Revision notes:
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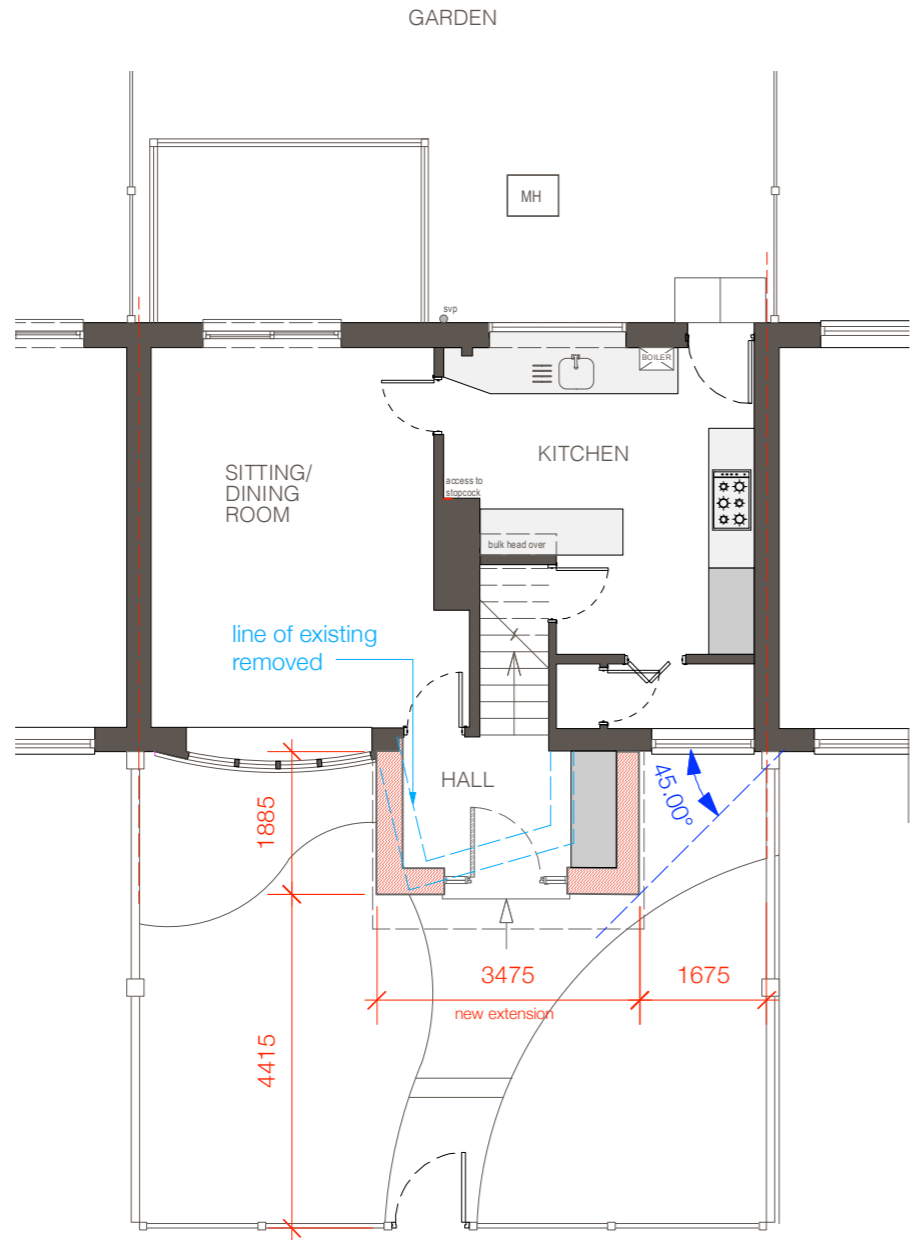


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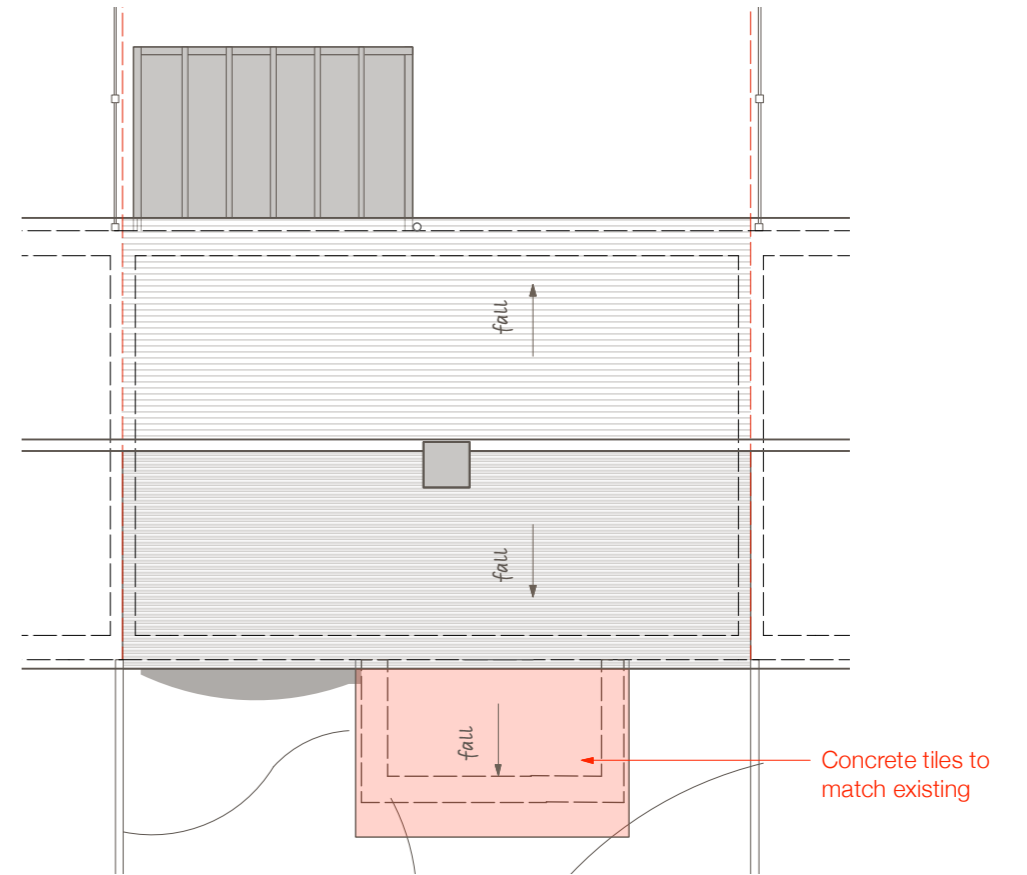
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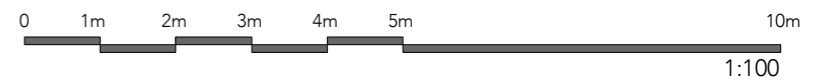
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PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN



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Drawing title: PROPOSED GROUND FLOOR AND ROOF PLAN		Date: JUN. 2024	
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Extract of BRE daylight recommendations

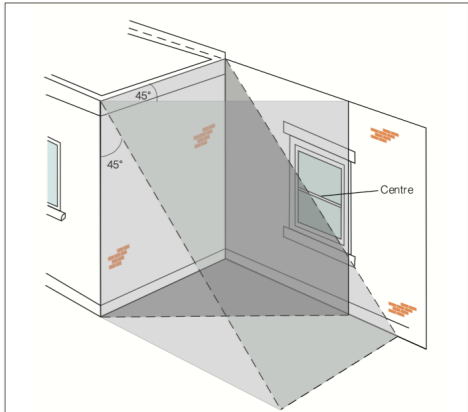
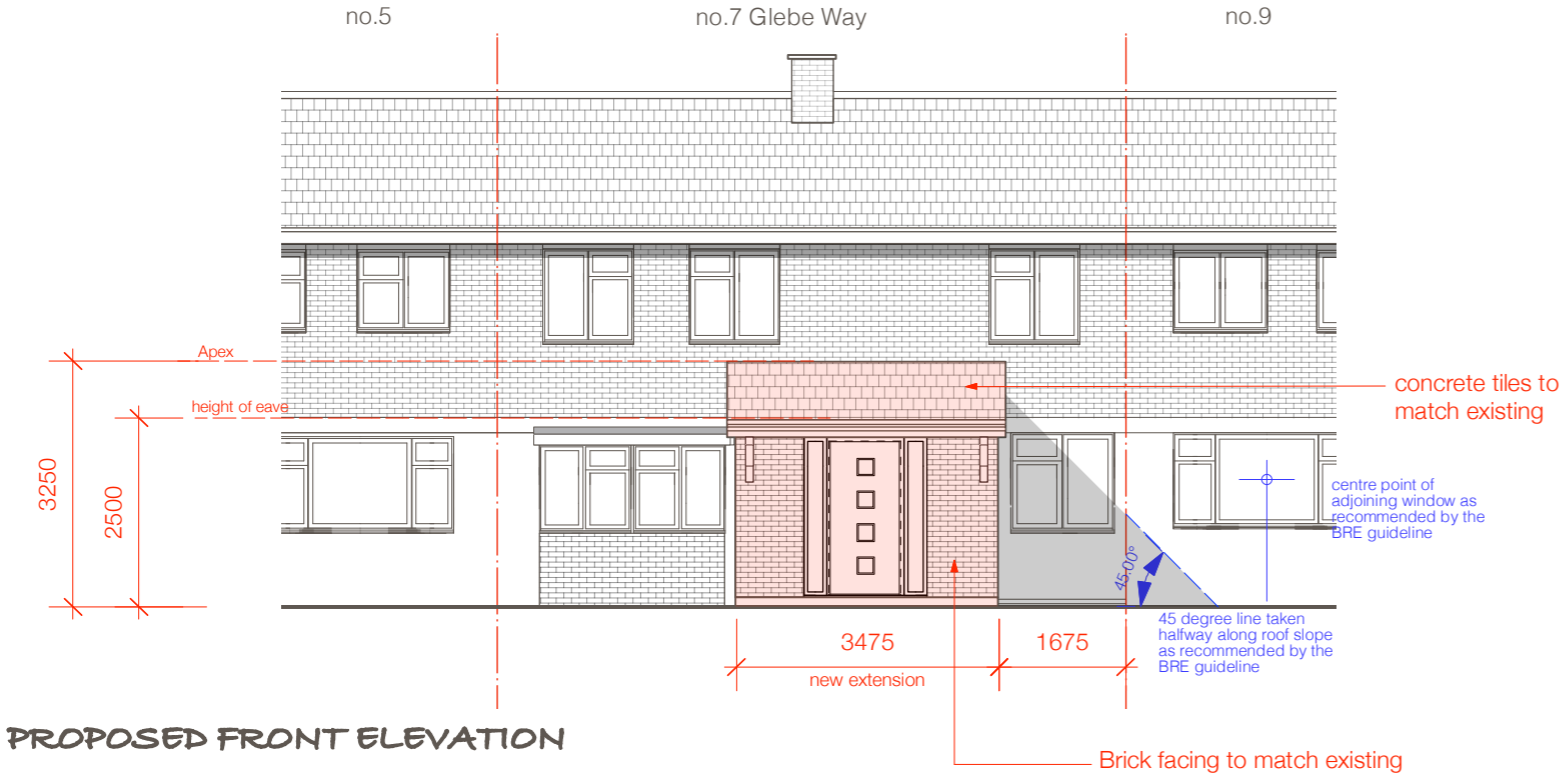
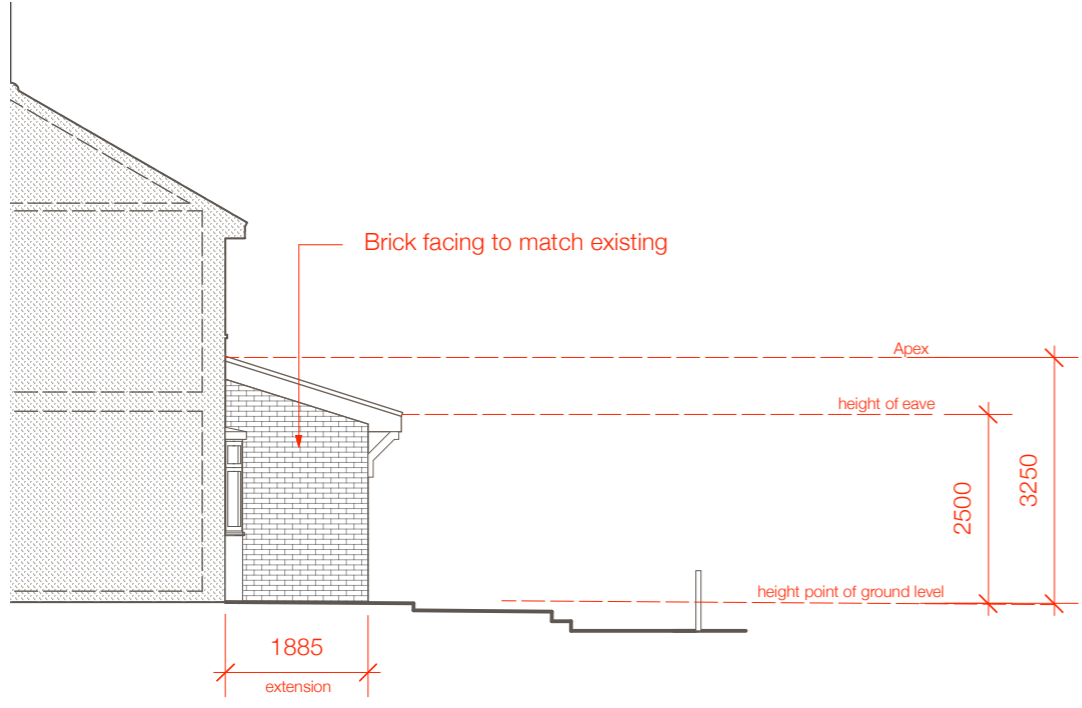


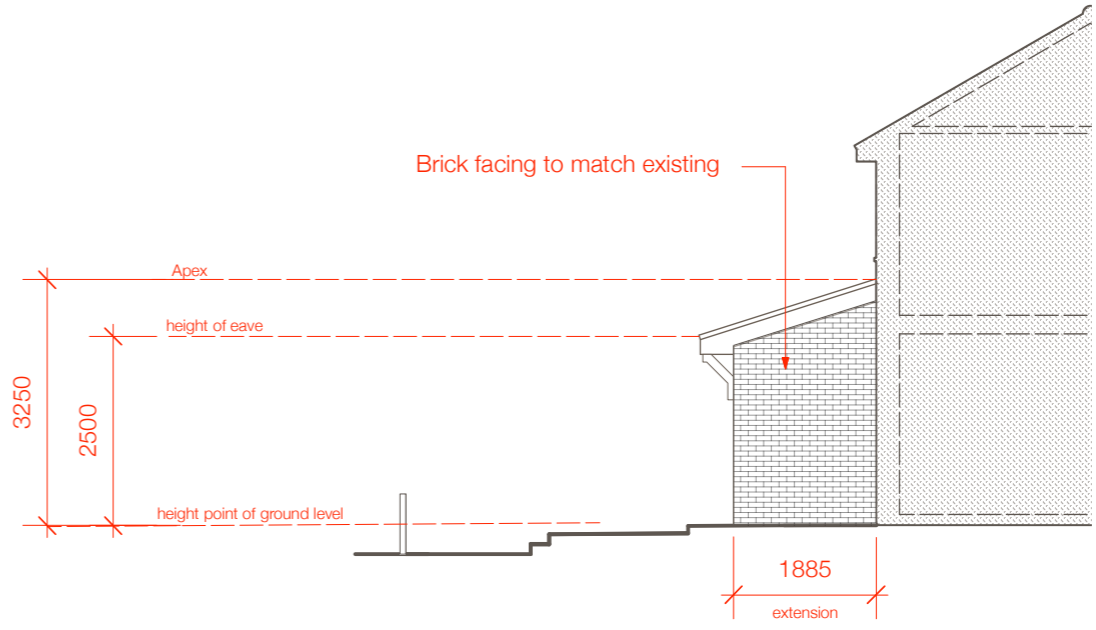
Figure 17: Application of the 45° approach to a domestic extension. A significant amount of light is likely to be blocked if the centre of the window lies within the 45° angle on both plan and elevation. Here the centre of the window lies outside the 45° angle on elevation, so the impact of the extension is likely to be small.



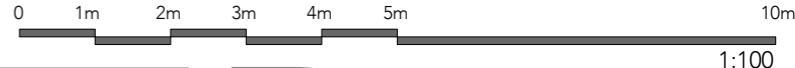
PROPOSED FRONT ELEVATION



**PROPOSED SIDE ELEVATION
(assumed view from no.5 Glebe Way)**



**PROPOSED SIDE ELEVATION
(assumed view from no.9 Glebe Way)**



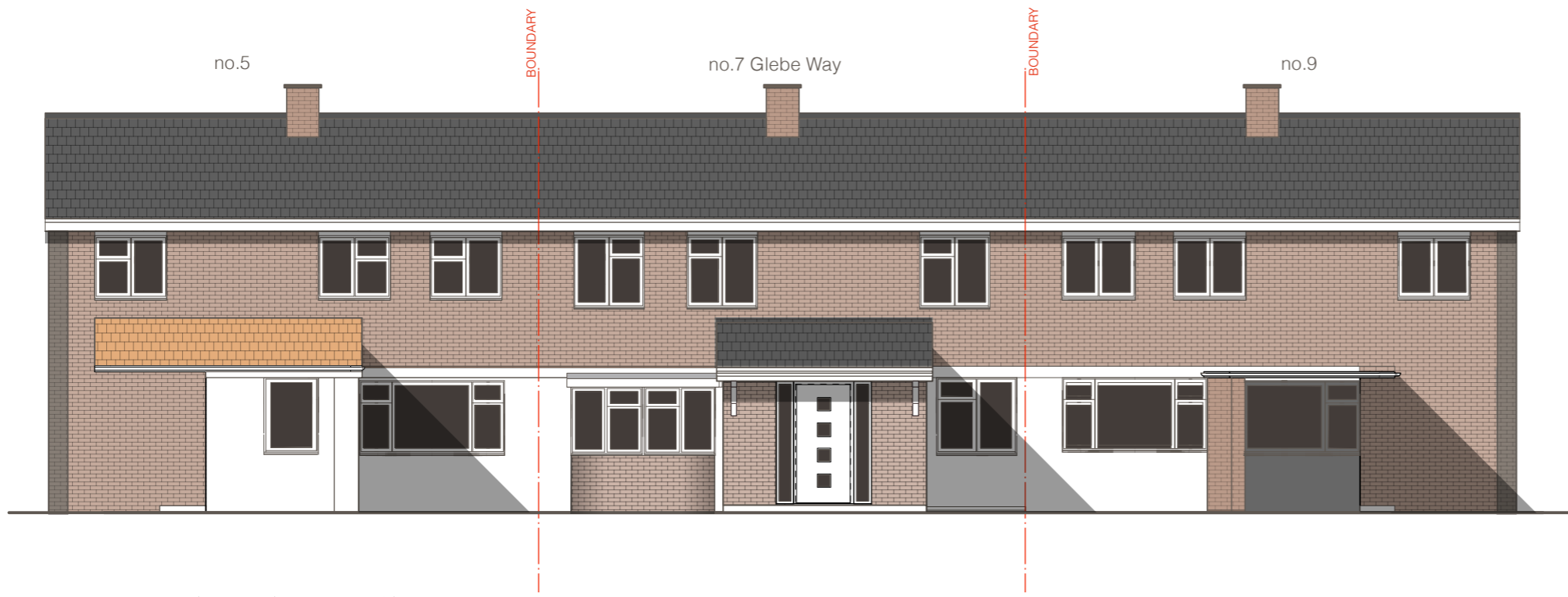
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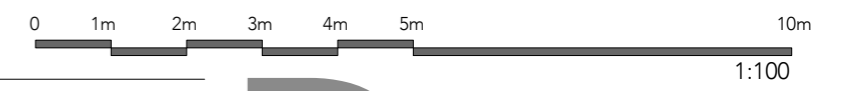
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EXISTING STREET ELEVATION

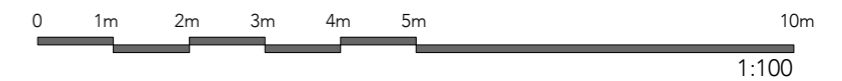
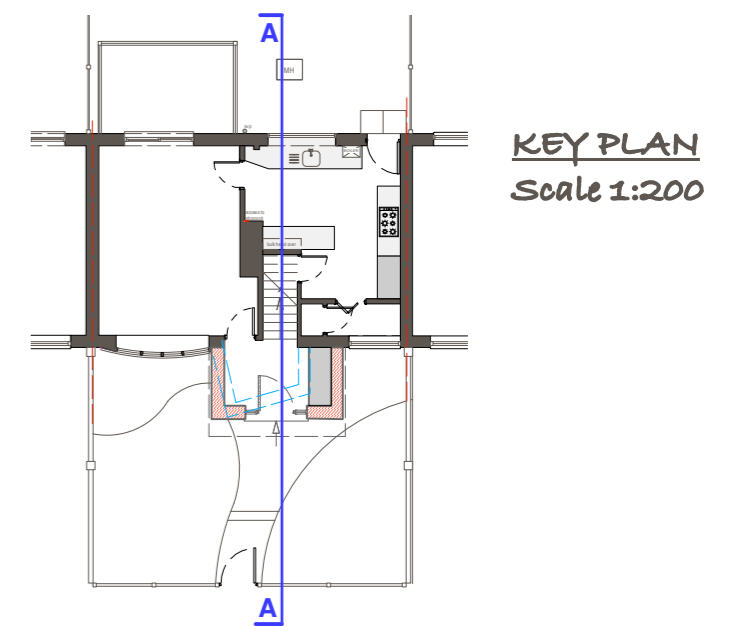
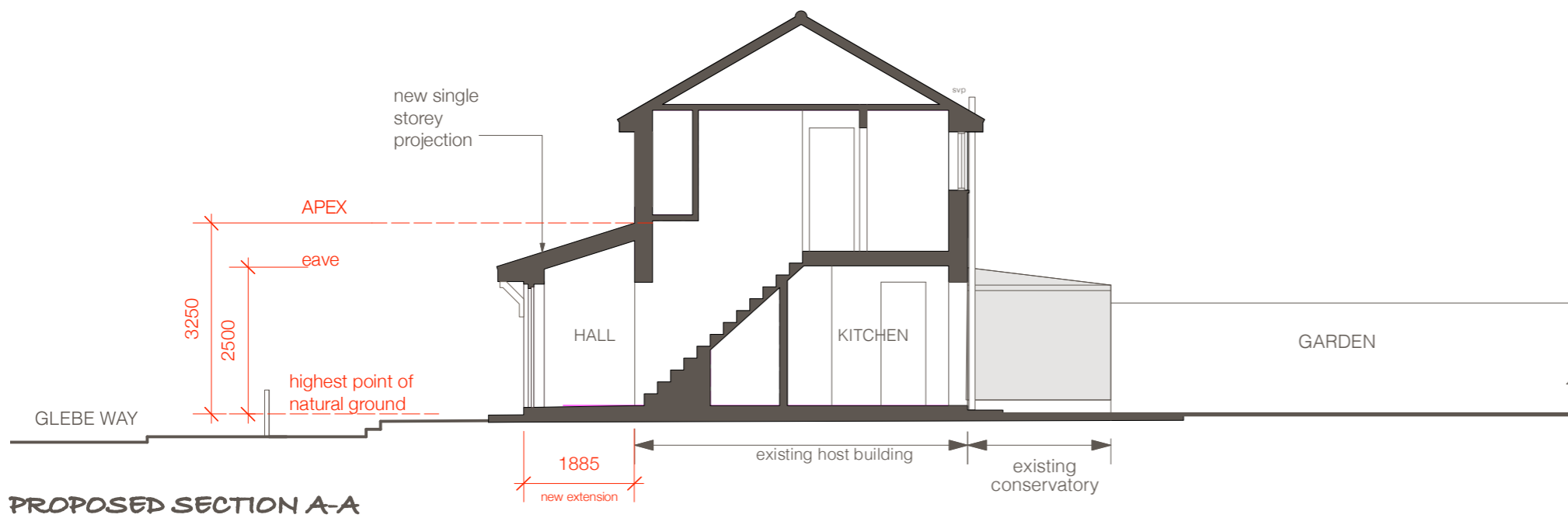
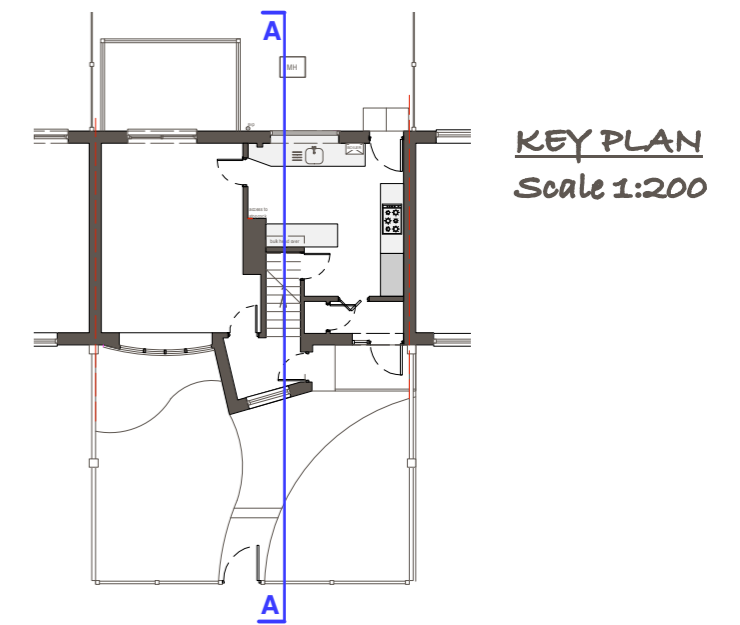
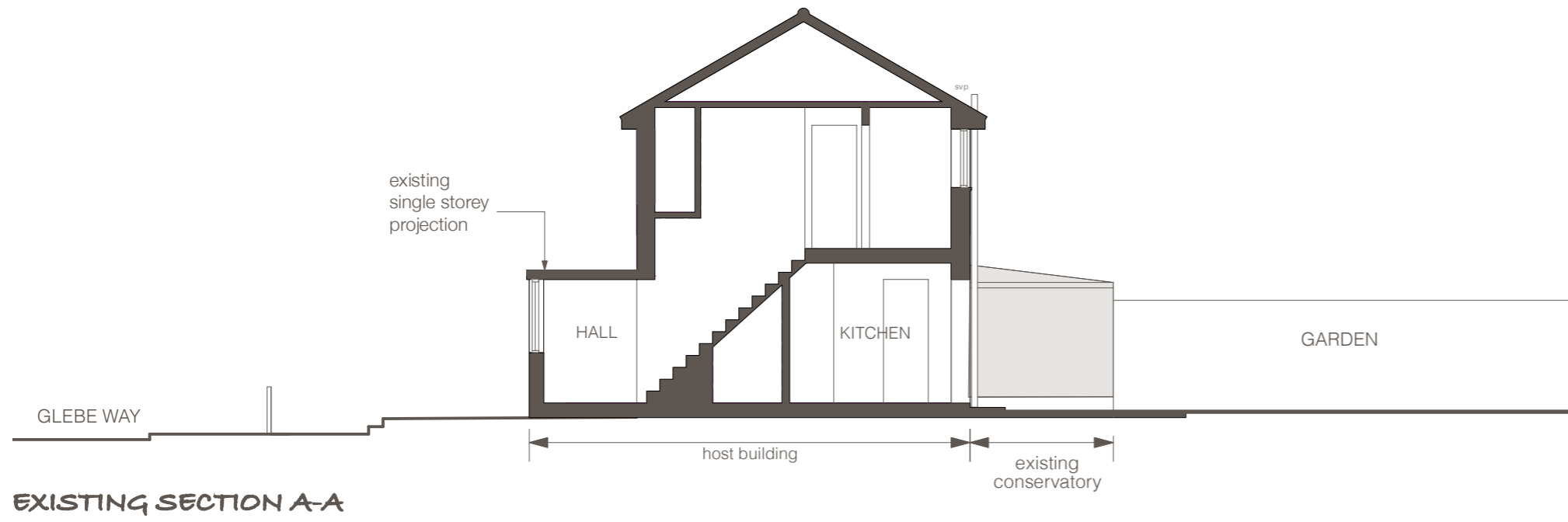


PROPOSED STREET ELEVATION



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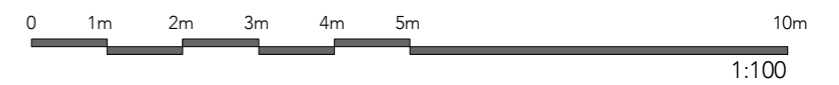
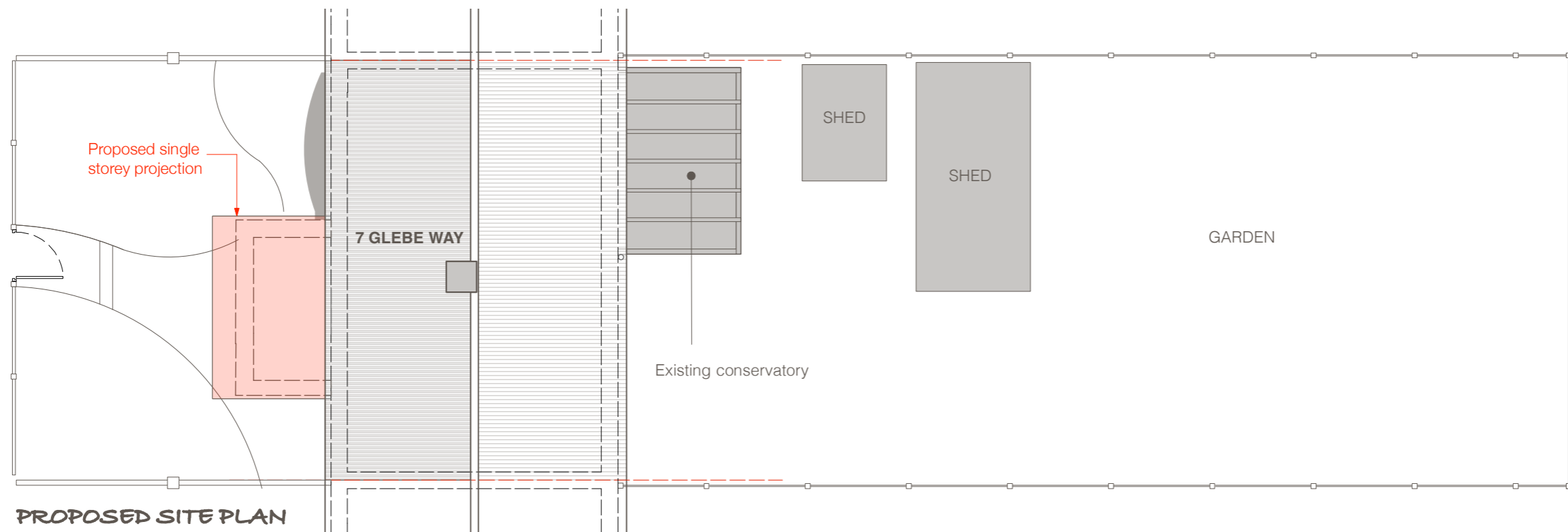
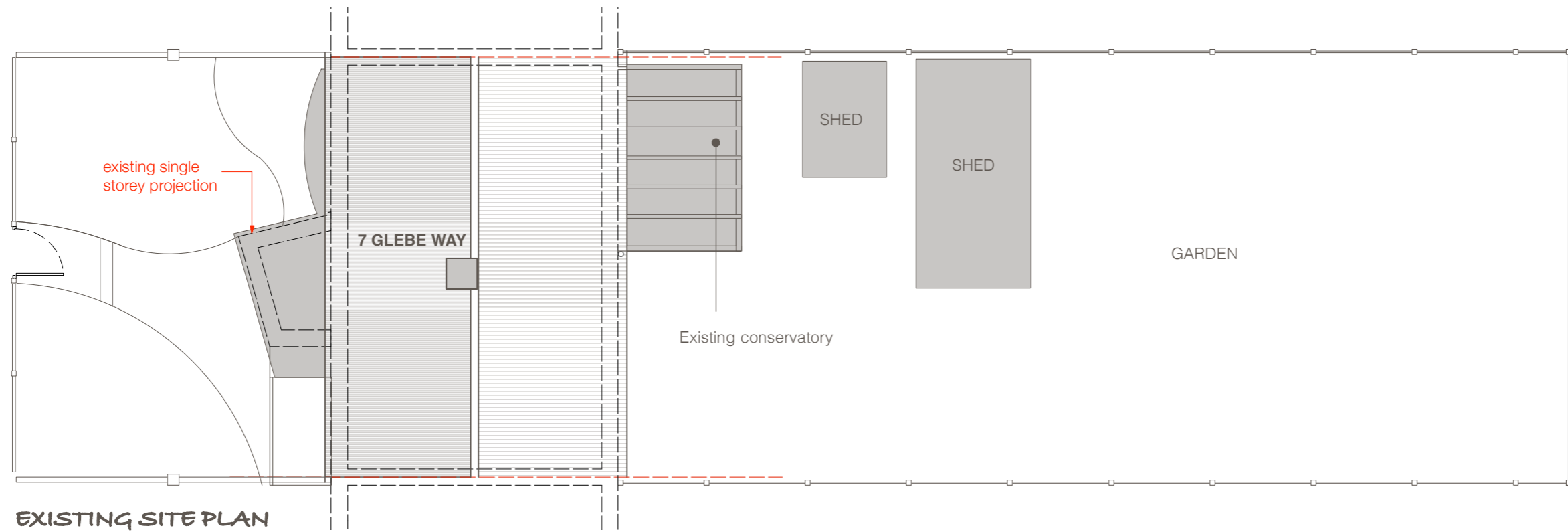
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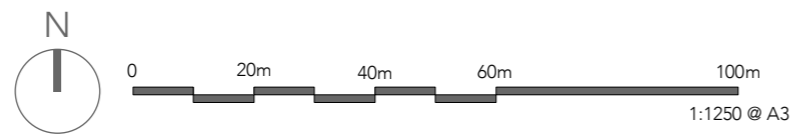
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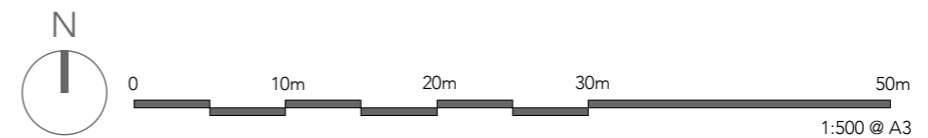
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PROPOSED LOCATION PLAN
Scale 1:1250



PROPOSED BLOCK PLAN
Scale 1:500



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