

Flood Risk Assessment

Project: Demolish existing garage and outbuilding.
A new outhouse will be constructed

Address: 67 Hospital Bridge Road, Whitton,
Twickenham, TW2 6DG

15 August 2024

Description of the development proposal:

THE EXISTING GARAGE AND OUTBUILDING WILL BE DEMOLISHED. A NEW OUTHOUSE WILL BE CONSTRUCTED TO BE USED AS STORAGE/OFFICE AND GYM/DANCE STUDIO.

Flood Risk Summary:

| Flood Risk | Result |
|-------------------------------|---|
| Flood Zone | The site is situated in Flood Zone 1 (Appendix 1) |
| Surface Water Flooding | Very low (Appendix 2) |
| River and Sea Flooding | Very low (Appendix 2) |
| Groundwater Flooding | Unlikely (Appendix 2) |
| Reservoir Flooding | Unlikely (Appendix 2) |

Conclusion:

The site is within Zone 1 – Location (easting/northing) - 513685/172842 (as defined by the Environment Agency’s Flood Map). Surface water will be disposed via soakaways.

Appending 1: Flood Zone Assessment

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
513685/172842

Created
15 Aug 2024 20:40

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

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.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Flood map for planning







Your reference
<Unspecified>

Location (easting/northing)
513685/172842

Scale
1:2500

Created
15 Aug 2024 20:40



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

0 20 40 60m

Appendix 2: Flood Risk

Reference: <https://check-long-term-flood-risk.service.gov.uk/risk#>

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67, Hospital Bridge Road, Twickenham, TW2 6DG

This information tells you the flood risk of an area, not a specific 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.

[How we assess an area's flood risk](#)

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low
 Low
 Medium
 High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

[Why surface water flooding is a problem](#)

Rivers and the sea [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low
 Low
 Medium
 High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

[Why flood defences cannot completely prevent flooding](#)

Other flood risks [More about groundwater and reservoirs](#)

Groundwater Flooding from groundwater is unlikely in this area.

Reservoirs Flooding from reservoirs is unlikely in this area.

