# **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 Location (easting/northing) Created

<Unspecified> 513685/172842 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 that 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)

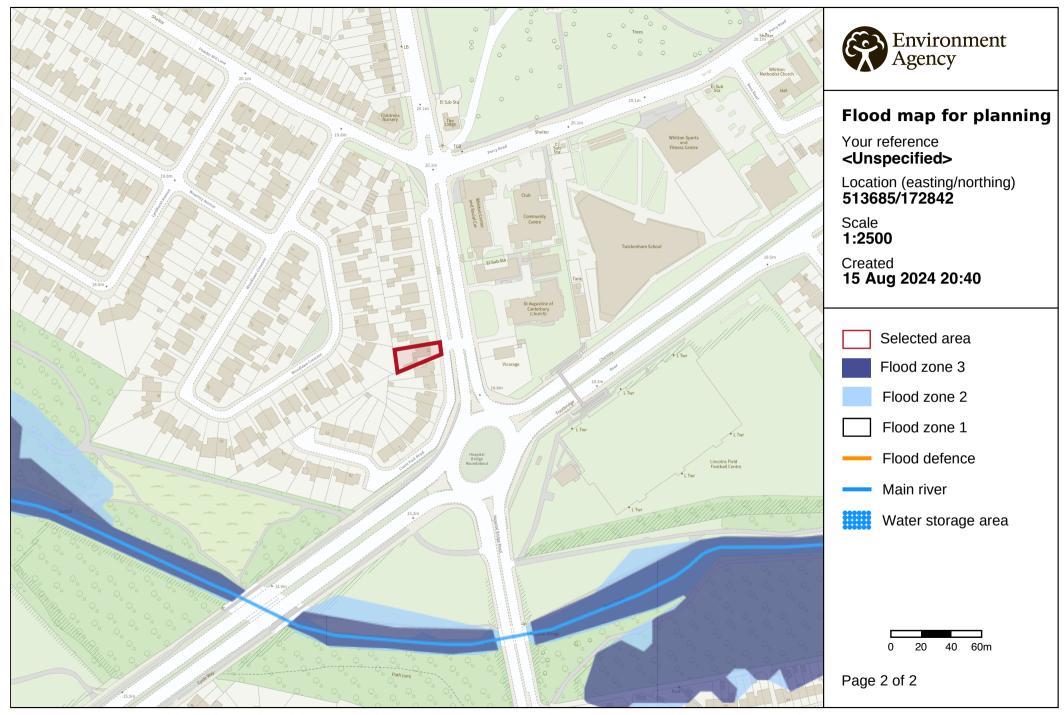
#### **Notes**

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.

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# **Appendix 2: Flood Risk**

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



beta This is a new service - your feedback will help us to improve it.

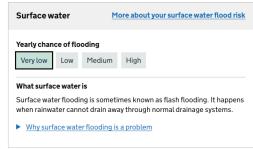
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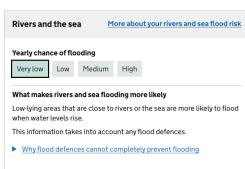
#### 67, Hospital Bridge Road, Twickenham, **TW26DG**

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

We have  $\underline{\text{paused updates to information about flood risk}}$  from rivers and the sea and surface water while we get ready for new data.

► How we assess an area's flood risk





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.

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