

Flood Risks Assessment

Seymour House
3 Montpelier Row
Twickenham
TW1 2NQ

The application site is located within the boundaries of the London Borough of Richmond Upon Thames and is for a proposed extension to the existing property located at X:516971, Y: 173817.

The application site is situated within flood zone 1, per the enclosed environment agencies flood map.

The application site is not within an area of critical drainage.

As far as the applicant is aware the property has no history of flooding.

The proposal is to dismantle the existing kitchen and study and replace with an extension on an extended footprint.

The floor levels within the proposed development will be set no lower than the existing levels. Appropriate flood proofing of the proposed development is to be incorporated.

Flood map for planning

Your reference
Seymour House

Location (easting/northing)
516971/173817

Created
19 Jul 2024 10:19

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.

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Flood map for planning

Your reference
Seymour House

Location (easting/northing)
516971/173817

Scale
1:2500

Created
19 Jul 2024 10:19

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

