

**FLOOD RISK ASSESSMENT for
A HOUSEHOLDER PLANNING APPLICATION at**

15 VICARAGE ROAD

HAMPTON WICK

KINGSTON UPON THAMES

KT1 4EB

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.

Flood Risk Summary of KT1 4EB

Flood risk summary for the area around:

15, VICARAGE ROAD, HAMPTON WICK, KINGSTON UPON THAMES, KT1 4EB

Surface water

Medium risk

▸ [What this information means](#)

Surface water flooding, sometimes known as flash flooding:

- happens when heavy rain cannot drain away
- is difficult to predict as it depends on rainfall volume and location
- can happen up hills and away from rivers and other bodies of water
- is more widespread in areas with harder surfaces like concrete

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is **Richmond upon Thames council**.

[View a map of the risk of flooding from surface water](#)

Rivers and the sea

Very low risk

▸ [What this information means](#)

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

[View a map of the risk of flooding from rivers and the sea](#)

Other flood risks

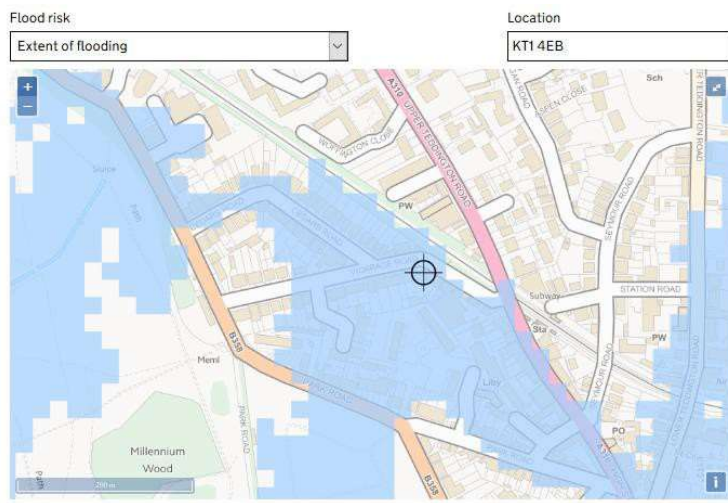
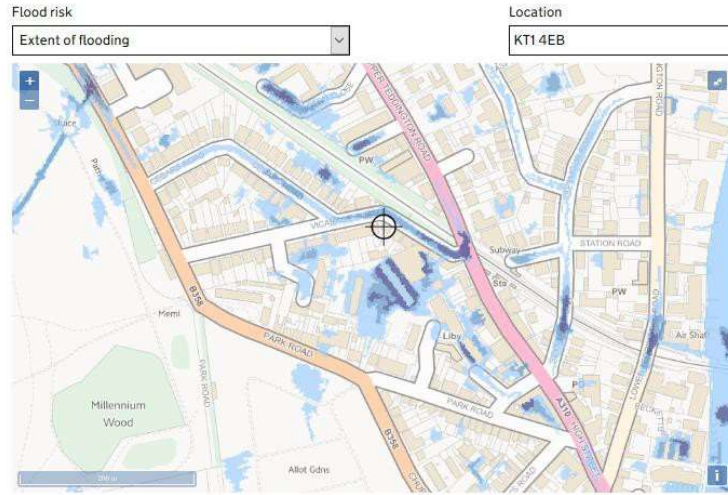
Reservoirs

There is a risk of flooding from reservoirs in this area

Flooding from reservoirs is extremely unlikely. An area is considered at risk if peoples' lives could be threatened by an uncontrolled release of water from a reservoir.

[View a map of the risk of flooding from reservoirs](#)

Maps of KT1 4EB



As you can see from the above maps and summary page, that the site is located within an area at risk from flooding. There is medium risk from surface water and low risk from rivers or sea. The last map shows the extent of flooding from reservoirs.

Proposal

The proposal is for the rendering of the associated dwelling using Silicone render and the replacement of the windows to a different design.

Mitigating Measures

The proposed work will not increase the risk of flooding on site.

No work will be taking place as it is substantially complete. This ensures that it does not have an increased risk of flooding from surface water.

The height from ground level to floor level in the house is approximately 250mm according to building regulations requirements.

Other mitigating measures include ensuring that the existing structure is water resistant, any cracks and joints will be repaired and sealed appropriately, and new fenestrations will be sealed against any potential flooding. This sealing will be extended to any external piping that enters the property to ensure that water is not able to easily enter. The proposed rendering will increase the residence to water penetration too.

Conclusion

The application site at 15 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EB is at some risk from flooding.

All works have been substantially completed. The proposal will not increase the risk of flooding.