



Flood Risk Assessment Report

Alan Goody & Associates LLC. www.alangoody.com

Complete

Score	76%	Flagged items	0	Actions	0
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Client / Site

46-50 Staines Road Management Ltd / 46-50 Staines Road. Twickenham. TW2 5AH

Location

46 Staines Rd, Twickenham
TW2, UK
(51.4440213, -0.3475536)

Conducted on

24.04.2024 12:50 BST

Prepared by

Phillip Day

Audit

76%

FLOOD RISK ASSESSMENT

General Information

What is the flood zone of the site being assessed?

Zone 1

Flood level

Nominal upon historical check.

Is the site protected by flood defences?

N/A

Fluvial

66.67%

Description

No historical reference to water levels in local rivers rising and overtopping their banks whereby impact affects this site. The site lies over mile from a river and maintains a very low fluvial risk.

Risk Rating

Low

Coastal/Tidal

100%

Description

The site does not lie within proximity of a coast line.

Risk Rating

None

Canals

33.33%

Description

Records indicate a canal approximately 1 mile away via Meadowbank. No recent records of canal flooding to the point where they encroach within the boundaries of this site.

Risk Rating

Medium

Groundwater

66.67%

Description

No applicable datasets observed for the exact site nor any historical groundwater data to indicate historical flooding. Geology Artificial Survey Notes: Not on infilled Ground and not on "Made Ground" or "Worked Ground". Geology Bedrock Survey indicates that Richmond Borough built up areas may lay on London Clay Formation. Nearest river is over 500ft away. Below-site-ground-level impact is nominal. Geology Superficial Survey: Appears to be Langley Slit Member. Groundwater Flood risk assessed to be between 50% and 74.9%. Currently there are between 0 to 10 incidents

reported by Thames Water. Increased Potential for Elevated Groundwater - GLA Drain London: Permeable Superficial. Currently no sustainable drainage within proximity of site. Land lies on the border of a throughflow catchment area (falling under the Throughflow and Groundwater Policy Zone).

Risk Rating	Low
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Reservoirs and Waterbodies 100%

Description

Risk Rating	None
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Pluvial runoff 66.67%

Description

No history of pluvial flooding affecting this property.

Risk Rating	Low
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Sewers 66.67%

Description

Risk Rating	Low
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Effect of Development on Wider Catchment 100%

Description

No known impact on wider catchment. Development is nominal.

Risk Rating	None
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COMPLETION 100%

Overall Risk Rating	Safe
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Recommendations

Full Name and Signature of Inspector

