

Planning Department
London Borough of Richmond
Civic Centre
44 York Street
Twickenham
TW1 3BZ
,

05.05 2024

To Whom it may concern,

RE: 16 CASTELNAU, LONDON, SW13 9RU.

This flood risk assessment relates to our planning application at the above-mentioned property and complies with the statutory Guidance for Building Within a flood Risk Zone. The property is located within Flood Risk Zone 3a, our understanding is that flooding will only occur in the event that the Thames Flood Barrier fails.

- All rain and surface water will run into the existing non foul drain system.
- The existing ground floor to the main dwelling is of timber suspended design approximately 300mm above ground datum.
- To our knowledge there has been no history of flooding in the past 30 years.
- Re-pointing of joints and cracks in existing brick work
- Sealing joints between walls and frames of doors
- Sealing gaps around pipes entering the building at low level
- New ground floor slabs to extensions to be in-situ concrete construction.
- Plasterboard panels to be fitted horizontally to reduce impact of flood damage (fewer panels need to be replaced).
- Electrical sockets to be a minimum of 450mm from floor level.

Signed.....

Dated.....5th May 2024

Name...A.Helling.....

For Attic Conversions Ltd (Agent)