



Flood Risk Assessment

02/10/24

226 Lincoln Avenue, TW2 6NW

The proposed works at 226 Lincoln Avenue involve a first floor side extension over an existing ground floor extension.

226 Lincoln Avenue has been noted as falling within a flood risk area. The property however is down as “no risk” in relation to rivers & sea, and “low risk” in relation to surface water.

Given the proposed works does not increase the surface area of the overall property, we do not believe the work will have any impact on the existing flood risk. All proposed works will occur above first floor level with no ground works proposed.

We propose to discharge rain water into a water butt, so that rain water can be used to water the garden. If there is a preferred method of rain water discharge, we encourage the case officer to reach out to us.