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Flood Risk Assessment

18 Blandford Avenue, Twickenham, TW2 6HS

This Flood Risk Assessment has been submitted in accordance with the requirements of Policy LP21 of the Council's Local Plan (2018).

The application site is located in Flood Zone 1, however is within an area susceptible to groundwater flooding. The proposed development does not propose any below ground works and is located on an existing developed site. The proposed works are all above ground other than standard mass concrete foundations and include a new ground floor side extension to the existing single dwelling house.

These works will not have any subterranean impact on the groundwater table. Therefore, it is not anticipated that any adverse effects will result in respect of ground water flooding given the minor nature of the development. The proposed development therefore will have no adverse flood risk impact and is wholly compliant with Policy LP 21.