

# 12 Waverley Avenue, Twickenham, TW2 6DW

## FLOOD RISK ASSESSMENT

As shown from the data gathered from the government website, there is very low risk of flooding from Rivers and Seas, as they protected by flood defences.

There is a medium chance of flooding due to surface water.

Due to the medium chance of flooding on the site, further measures will be taken.

- Floor level retained at a height of 150mm above the garden
- A soakaway to be installed in line with Building Control requirements
- A water butt to be installed to save water from the gutter to reduce run-off

Further to this, we would like to point out that the site area is 331m<sup>2</sup>. The original house plus the proposed extension to the house come to a total of 122m<sup>2</sup> and the proposed outbuilding is 27.5m<sup>2</sup>. This totals less than 150m<sup>2</sup> which is less than 50% of the land surrounding the house – including the original house.

### 12, Waverley Avenue, Twickenham, TW2 6DW

The highest risk of flooding at this location is from **surface water**.

This information tells you the flood risk of an area, not a specific property.

We have [paused updates to information about flood risk](#) from rivers and the sea and surface water while we get ready for new data.

► [How we assess an area's flood risk](#)

#### Surface water [More about your surface water flood risk](#)

**Yearly chance of flooding**

Very low Low **Medium** High

**What surface water is**

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

▼ [Why surface water flooding is a problem](#)

Surface water flooding is a problem because:

- it often happens in places you don't expect, like up hills
- it's hard to predict, as heavy rain sometimes only affects a small part of an area
- where there's lots of tarmac and concrete the water has nowhere to go

#### Rivers and the sea [More about your rivers and sea flood risk](#)

**Yearly chance of flooding**

Very low Low Medium High

**What makes rivers and sea flooding more likely**

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

#### Other flood risks [More about groundwater and reservoirs](#)

**Groundwater** Flooding from groundwater is unlikely in this area.

**Reservoirs** Flooding from reservoirs is unlikely in this area.