
Civic Centre,
44 York Street
Twickenham
TW1 3BZ

BY EMAIL:
planning@richmond.gov.uk

22nd November 2024

Dear Sirs,

RE: 21 RIVERDALE GARDENS, TWICKENHAM

This risk assessment forms part of the formal Planning submission to the council of the London Borough of Richmond Upon Thames and should be read in conjunction with the completed application form and all other submitted documents. Location 21 Riverdale Gardens, Twickenham, Richmond, TW1 2BX.

Flood risk: In accordance with PPS25 the property lies within flood zone 3 and a Critical Drainage Area. Flood Zone 3 is Land with 1 in 100 year or greater chance of flooding or more than 3.3% annual exceedance probability. The proposal does not reduce the buffer strip to the watercourse. In accordance with Environment Agency's standing guidance, suitable for domestic buildings with an additional footprint of less than 250m². In addition, the following flood prevention measures will be undertaken;

- The new construction is located on the same floor level as the existing
- Closed cell insulation will be used within cavity walls.
- As the topography of the site slopes from the back to the front measures will be taken to ensure that run-off surface water discharged into soakaways, located at least 5m away from the property, by the installation of underground drainage and where necessary – drainage gullies.

Assuming adhesion to these measures post development there will be no increase in surface water runoff from the site. To further conform the Environment Agency's standing guidance an evacuation plan post development will be implemented.

It should also be assumed that refuge to the first floor in the dwelling house would be a safe place until arrival of the emergency services. Due to the location and the scale of development proposed, it is not necessary to apply the Sequential Test and therefore it should be acknowledged that as a matter of principle, such a development is acceptable and would not result in a material increase in flood risk.

Based on the existing information of the site it is considered that the proposed development will have no additional run off to the pre- development site, and it is considered that the proposed development will not adversely impact flood risk either internal or external to the site.

I hope all the above is sufficiently clear and useful, however should you have any questions or would like any further information please feel free to give me a call or email.

Yours sincerely
Lee Whiteman



BA(Hons) MArch ARB RIBA
Director

WHITEMAN ARCHITECTS