

FLOOR RISK ASSESSMENT

18 WARREN ROAD, RICHMOND TW10 5DZ

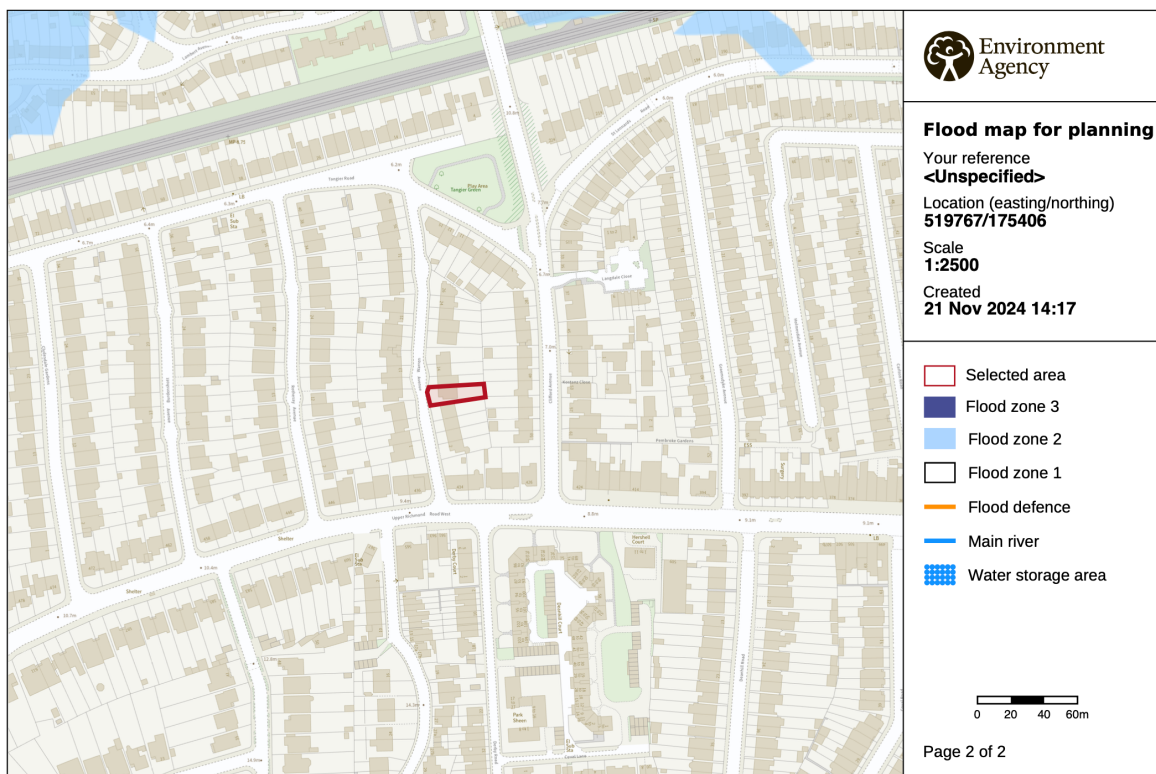
DATE:
26.11.24

This statement is submitted as part of a planning application for the proposed rear single storey GF extension and part single part two storey side infill extension of a semi- detached house.

According to the annual probabilities of flooding associated with PPS25, this property is located within a Flood Zone 1 which is an area with a low probability of flooding.

There will be no change in the water run-off from the site, and the present surface water measures are considered adequate.

The Ground Floor concrete slab will have polythene DPM that will be fully lapped the DPC in the new perimeter walls.



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Environment Agency Flood Map

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	519767/175406	21 Nov 2024 14:17

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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