

Flood Risk Assessment:

Carol gates 17 St Margarets Drive TW1 1QL

Site Location

The property is located on the north east corner of the junction of St Margarets Drive and Ailsa Road in St Margarets.

Proposed Development

The proposed development is to replace and relocate the existing wooden gates. The existing gates are located within and swing out within the curtilage of the property. The proposed development involves moving the gates to the edge of the property and replacing the mechanical swing opening mechanism with an automated sliding mechanism. When open the gates will slide behind the existing wall to the south of the existing opening in the wall. The existing walls will remain unchanged. There is no change to the existing porous drive in the property or any other drainage system. There is no change to the existing footway crossover or to the public drainage as the existing opening will be retained as is. Materials used in the replacement gate will match the existing materials. The garden comprising a total of 6 mature trees, many mature shrubs and extensive area laid to lawn will be unchanged. There are no modifications to the main dwelling or to the standalone garage.

Flood Risk

The Environment Agency (EA) interactive map, locates the property in Flood Risk Zone 3. However, note that the flood map plan indicates that the site straddles the area rated as Flood Zone 2 and Flood Zone 3.

The Environment Agency Flood map for planning report dated 16/12/2024 is included in page 3 and 4 below.

Flood Zone 2 areas have a flood risk of between 0.1% and 1% annual probability of flooding in any given year. Flood Zone 3 areas have a flood risk of 1% or greater in any year.

The proposed change in gate location is within the Flood Zone 2 although the site as a whole is rated as in Flood Zone 3.

The site benefits from a flood defence level (FDL) of 5.8 m AOD at the junction of St Margarets Drive and St Peters Road and also of 5.5M AOD at the junction of The Avenue and St Peters Road. Note that the OS Benchmark located at TQ16717495 is located immediately adjacent to the gate location is 6.416 AOD which is 0.500M above ground. The property is raised slightly above the level of the pavement at 5.916 AOD.

Flood Risk Mitigation

The proposed development has no impact on the post flood recovery of the property, adjacent properties or the public highway.

The proposed works are limited entirely to the relocation of the gates and hence have no impact on the drainage either of the property, the adjacent Trust Grounds or to the public footpath or highway. The existing porous driveway will be unchanged. New posts and fittings will be required and an appropriate sized track built behind the wall to allow the gate to slide onto when open. Any small areas that will need to be made good will use the same materials as the existing ie block paving set in a sand base.

The amount of surface run-off water will be unchanged compared to the existing gates.

The mature garden that includes a total of 6 trees, many mature shrubs and extensive areas laid to lawn will be unchanged and unaffected by the development. The property's ability to absorb rainwater and flood water will remain unchanged as a result of the proposed relocation of the gates.

Environment Agency Flood Map For Planning Report:



Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	516722/174933	16 Dec 2024 14:01

**Your selected location is in flood zone 3
– an area with a high probability of flooding.**

This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: enquiries@environment-agency.gov.uk)
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at www.gov.uk/guidance/flood-risk-assessment-standing-advice)

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.

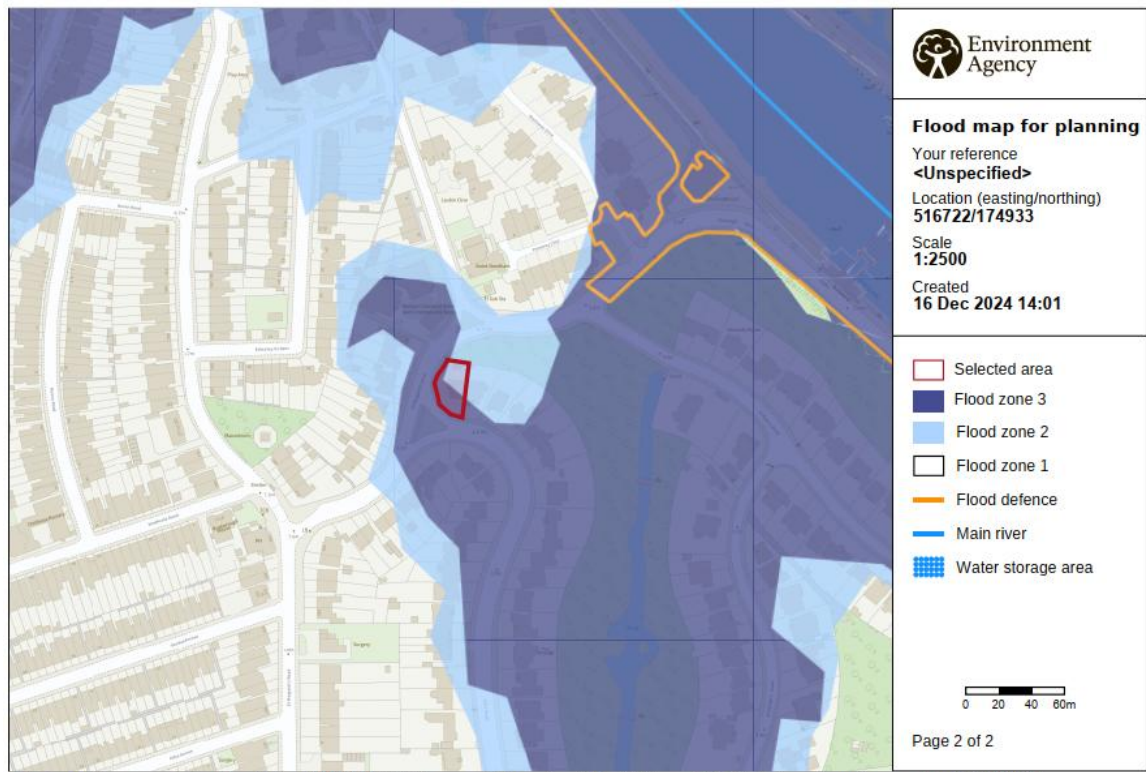
This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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FLOOD RISK ASSESSMENT -17 St Margarets Drive - Replacement and relocation of gates



The following is a larger scale map showing the flood defences.

