

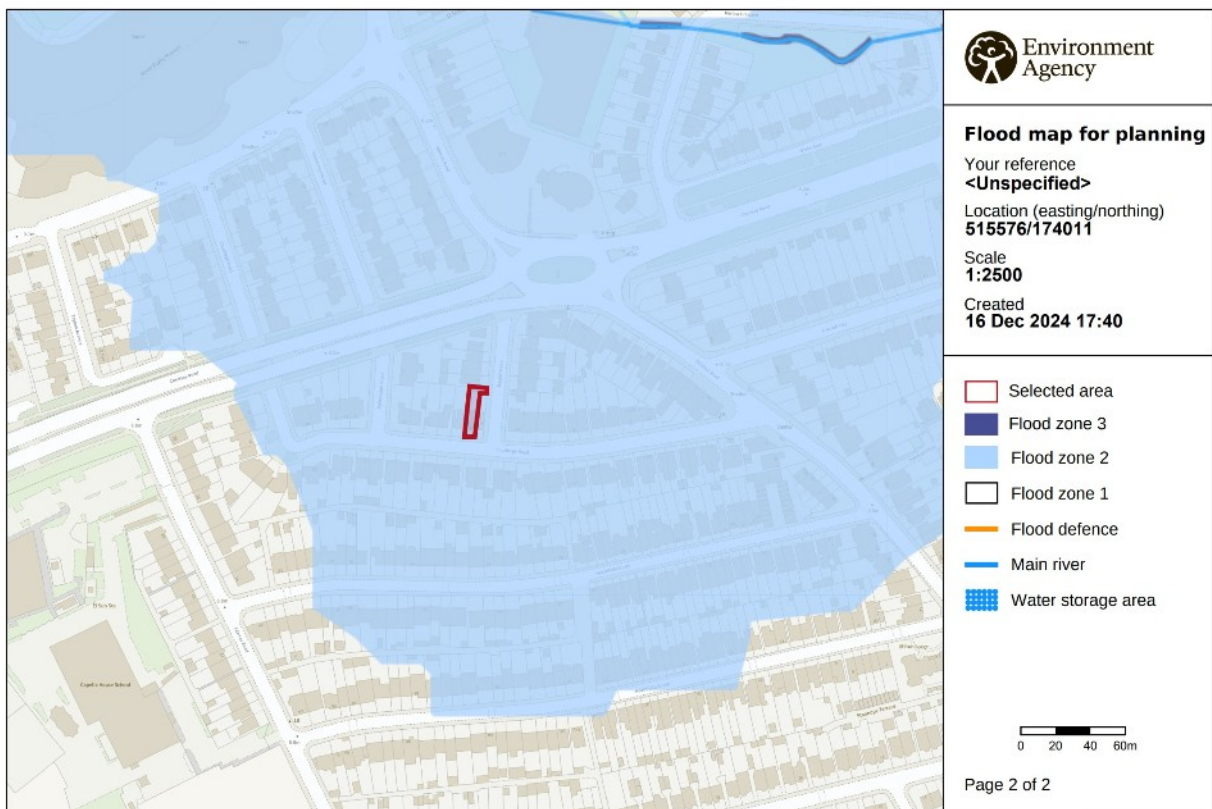
6th December 2024

Flood Risk Assessment

Re: Householder Planning Application for an Outbuilding within the rear garden of 20 Chudleigh Road, Twickenham, TW2 7QR

Site Location and Description

The property at 20 Chudleigh Road, Twickenham, TW2 7QR, falls within Flood Zone 2, an area with a medium probability of flooding as indicated by the Environment Agency Flood Map. The proposal includes replacing the existing garage with a single-storey outbuilding to be used for home office, storage, and attached garage purposes.



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Assessment of Flood Risks

Topography and Site Level:

The land is level ground and not located in a hollow or at the bottom of a hill where floodwater could collect.

Groundwater Flooding:

The site is at risk from groundwater flooding due to the presence of an underground stream that branches off the River Thames, known as the River Crane. This has caused groundwater flooding in the past.

Flood Defences:

There are no river or coastal flood defences protecting the property. The nearest coastal area is over 50 miles away.

Flood History:

There is a history of groundwater flooding within the locality.

Mitigation Measures

To mitigate the identified flood risks, the following measures will be implemented:

Design and Construction:

The outbuilding will be constructed with flood-resistant materials to minimize water ingress and damage in the event of flooding.

The floor level of the home office will be raised above the existing level of the garage by approx.12cm level to reduce the risk of flooding. The garage and storage would be located at the level of an existing garage

Drainage:

The proposed outbuilding, designed as a garage and home office with no sleeping accommodation, will not increase water runoff. Despite the larger roof area compared to the existing garage, the hard surface area remains the same. This approach ensures that the development aligns with flood safety and management objectives, minimizing any potential flood risks. By maintaining the same hard surface area, we are taking necessary precautions to ensure the safety and sustainability of the property. In light of flood management and sustainability considerations, the proposal could benefit from the installation of a water butt. This would help to collect and store rainwater, reducing runoff and contributing to water conservation efforts.

Power Outlets:

In accordance with the requirements of the Building Regulations all power outlets will be located a minimum of 500mm above finished floor level. All cable drops will be from above

Flood Plan:

The residents will be informed about the flood risks and the actions to take in case of a flood warning.

Conclusion

The proposed outbuilding will be constructed with careful consideration of the identified flood risks and the implementation of appropriate mitigation measures. By raising the floor level, using flood-resistant materials the development will minimize the risk of flooding and ensure the safety of the occupants.