

Flood Risk Assessment:

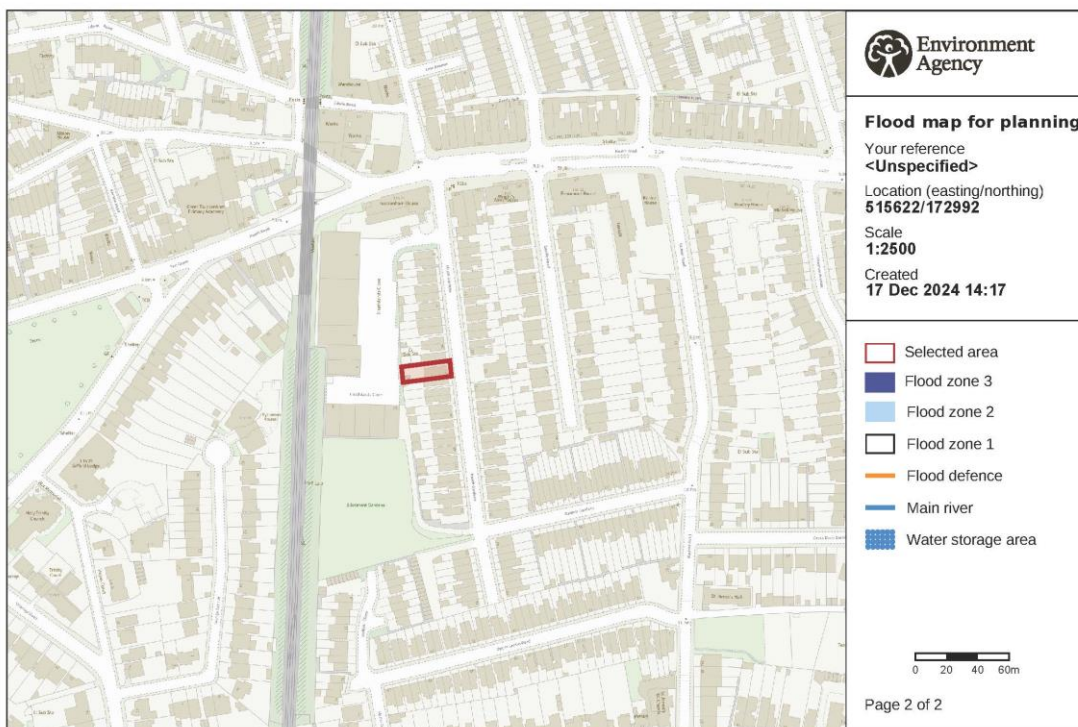
30 Heath Gardens
LONDON, TW1 4LZ

1.

This document serves to address the flood risk assessment applicable to a minor extension in flood zone 1 in support of the Householder application for a new GF front extension at No. 30 Heath Garden in the Borough of Richmond Upon Thames.

2.

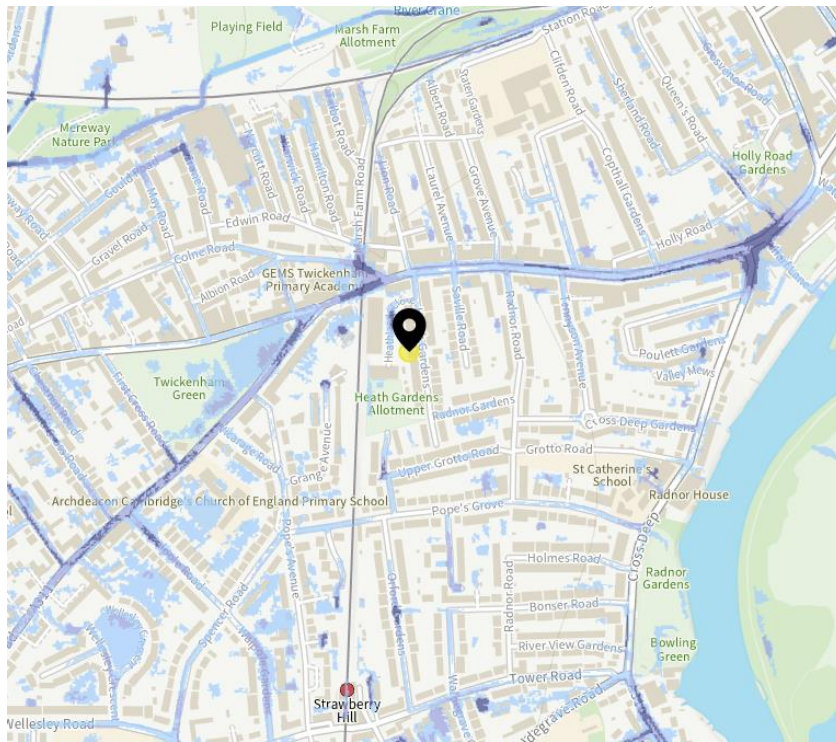
The property is located in Flood Zone 1.



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2.1 Surface Water: **No Risk**

- This flood risk summary reports the highest risk from surface water within a 15m radius of this property.
- Low risk means that this area has a chance of flooding of between 0.1% and 1% each year.



Key

Surface water

- ⊙ Extent
- High risk
More than 3.3% chance each year
- Medium risk
Between 1% and 3.3% chance each year
- Low risk
Between 0.1% and 1% chance each year

○ Depth

Map details

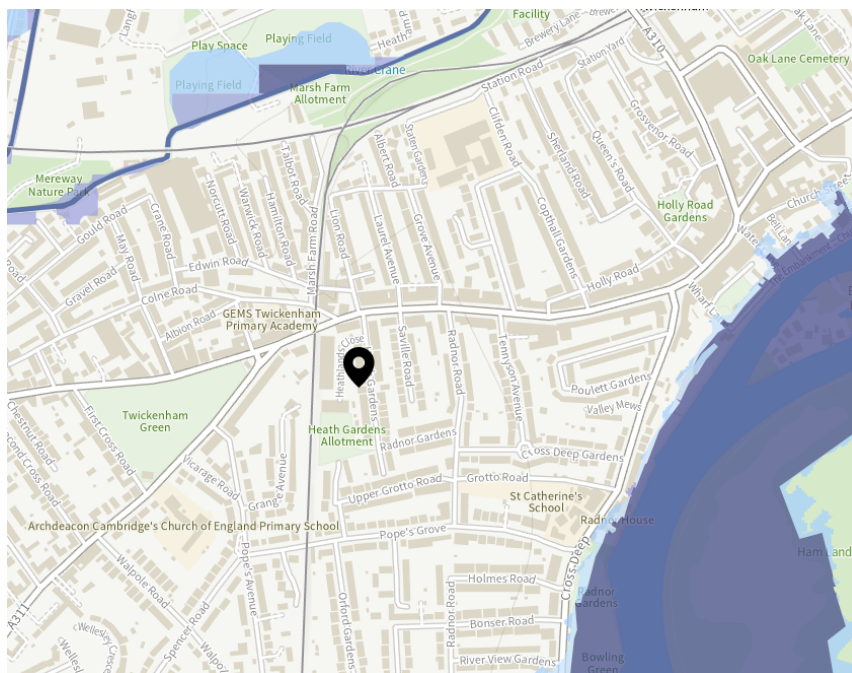
- Show flooding
- Selected address
- 15m boundary

Pause to updates of flood risk data

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

2.2 Rivers and the Sea: No Risk

- This flood risk summary is not property specific.
- Very low risk means that this area has a chance of flooding of less than 0.1% each year.
- This service takes into account any flood defences.

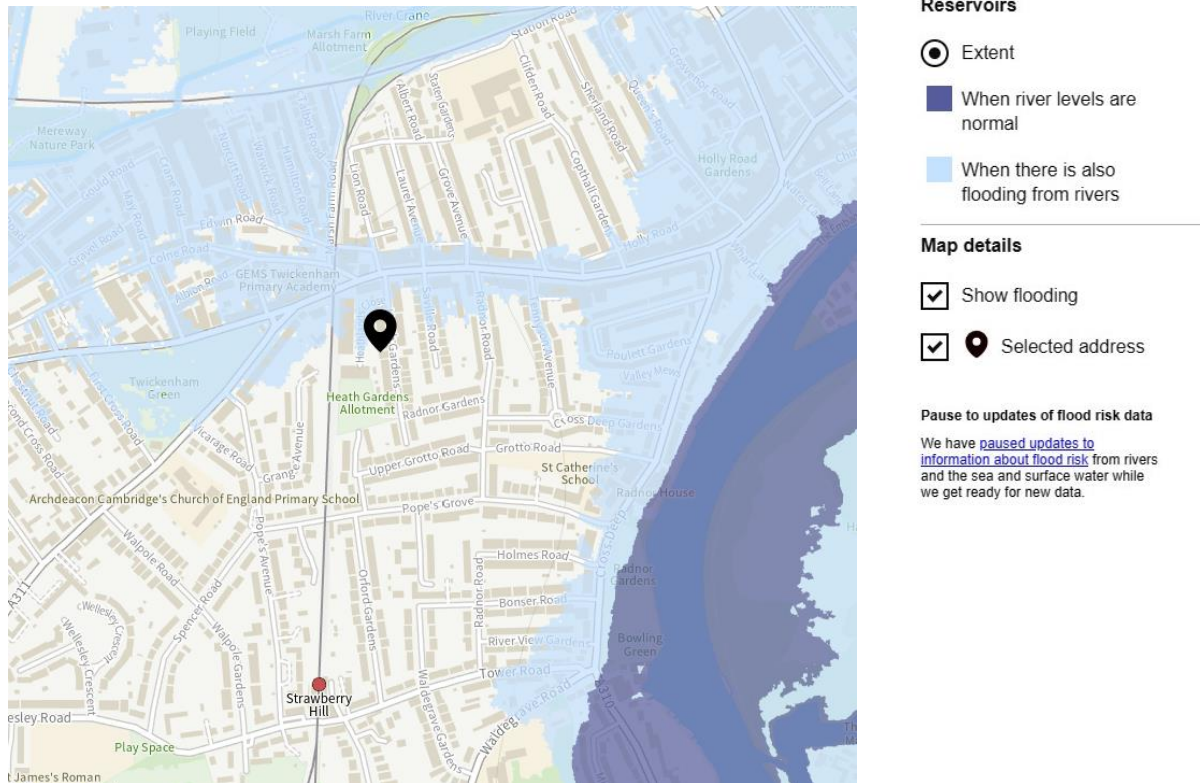


Rivers and the sea

- ⊙ Extent
- High risk
More than 3.3% chance each year
- Medium risk
Between 1% and 3.3% chance each year
- Low risk
Between 0.1% and 1% chance each year
- Very low risk
Less than 0.1% chance each year

2.3 other Floor Risks (Reservoirs): **There is no risk of flooding from reservoirs in this area**

- Flooding from reservoirs is extremely unlikely. An area is considered at risk if peoples' lives could be threatened in the event of a dam or reservoir failure.



3.

To mitigate the level of flood risk we have proposed the following flood resistance techniques to minimise risk to the property and its surroundings. These are in accordance with the guidance provided in Planning Policy Statement 25 "Development and Flood Risk Practice Guide".

- The proposed extension to the ground floor will be at the same level as the existing finished ground floor which is raised from the outside levels
- The proposed main entrance door will be sealed to protect from the elements.
- Any low timber elements will be treated with a water-proof sealant.

Conrad Margoles, RIBA

December 2024