

FLOOD RISK ASSESSMENT

63 Ormond Drive TW12 2TP

1. INTRODUCTION

1.1 This Flood Risk Appraisal has been prepared to satisfy the requirements of the Richmond Borough.

1.2 The site of the proposed development lies within Flood Zone as defined by the Environment Agency, and as indicated in the Agency's Flood Zones Map.

1.3 Accordingly the Environment Agency considers the land is at flood zone 1, an area with a low probability of flooding.

1.4 According to Environment Agency document "Flood Risk Assessment and other general advice for applicants and agents". The proposed works are covered by the advice given in the document under the section "Householder and other minor extensions in Flood Zone 1", as the work proposed is a domestic extension that will not exceed 250m² of additional floor area and will not create any additional dwellings within the boundary of the site.

2. PROPERTY FLOOD TECHNIQUES

2.1 The Environment Agency guidance for a development of this type recommends the following approach to flood risk assessments in this Flood Risk Zone. Due to the proposal, the floor level to the new extension will need to remain at the same level as the existing property, and therefore will not be set any lower than the existing levels.

2.2 Use of dry-proofing and wet-proofing building materials where appropriate. Lime plaster or cement render rather than conventional gypsum plaster.

2.3 The floor construction of the new extension will be of solid concrete construction.

2.4 The new external walls will be rendered internally with water resistant render

2.5 All electrics shall be installed minimum 450mm above the ground, and be supplied from high level.

2.6 Location of boilers and electrical white goods above the possible flood level

3. CONCLUSION

3.1 The proposed scheme has evolved from a close and thorough analysis of the character of the host property and is considered to relate to the pattern of development in the local area.

3.2 This Flood Risk Assessment shows that the proposals meet the objectives of sustainable development in this type of flood risk area.

3.3 This report concludes that the proposed development can be constructed without being at an unacceptable risk of flooding and without increasing the risk to the site itself or other sites in the vicinity, In line with the NPPF and Environment Agency standing advice for developments of this type.

[https://flood-map-for-planning.service.gov.uk/flood-zone-results?polygon=\[\[513906,170156\],\[513940,170131\],\[513948,170144\],\[513913,170166\],\[513906,170156\]\]¢er=\[513927,170148\]&location=TW12%25202TP](https://flood-map-for-planning.service.gov.uk/flood-zone-results?polygon=[[513906,170156],[513940,170131],[513948,170144],[513913,170166],[513906,170156]]¢er=[513927,170148]&location=TW12%25202TP)

