

Flood Risk Assessment: Proposed Extension of 367 Richmond Rd, Twickenham TW1 2EJ

The property is situated in an area designated as Flood Zone 2 (Medium Probability of flooding from rivers and the sea.)

This Flood Risk Assessment (FRA) has been prepared in accordance with the Environment Agency's standing advice for Householder and other Minor Extensions in Flood Zones 2 and 3. Flood proofing and resistance techniques incorporated in the new structure will be to a standard in accordance with 'Improving the flood performance of new dwellings' CLG (2007).

The property is in an area benefiting from flood defences, in the event of a river flood with a 0.1%-1% chance of happening each year.



The proposal is for a single storey rear extension.

1. Floor levels within the small rear extension (23.2 m² floor area) will be set no lower than the existing levels which are currently approx 200mm above finished external ground levels.
2. The new concrete floor slab will incorporate a Bituthene 3000 self-adhesive rubber/bitumen polyethylene waterproof membrane. This will provide a continuous waterproof tanking system in the event of any flooding. The membrane will also be linked back into the existing floor slab to provide increased protection to the main floors. All work will be carried out in accordance with the BSI and BBA certificates that come with this anti flood product.
3. Any services passing through the slab will be sealed with a specialist bituthene mastic.