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SIMON MERRONY ARCHITECTS

**19 Quay West Court
19 Ferry Road
Teddington TW11 9NH**

FLOOD RISK ASSESSMENT

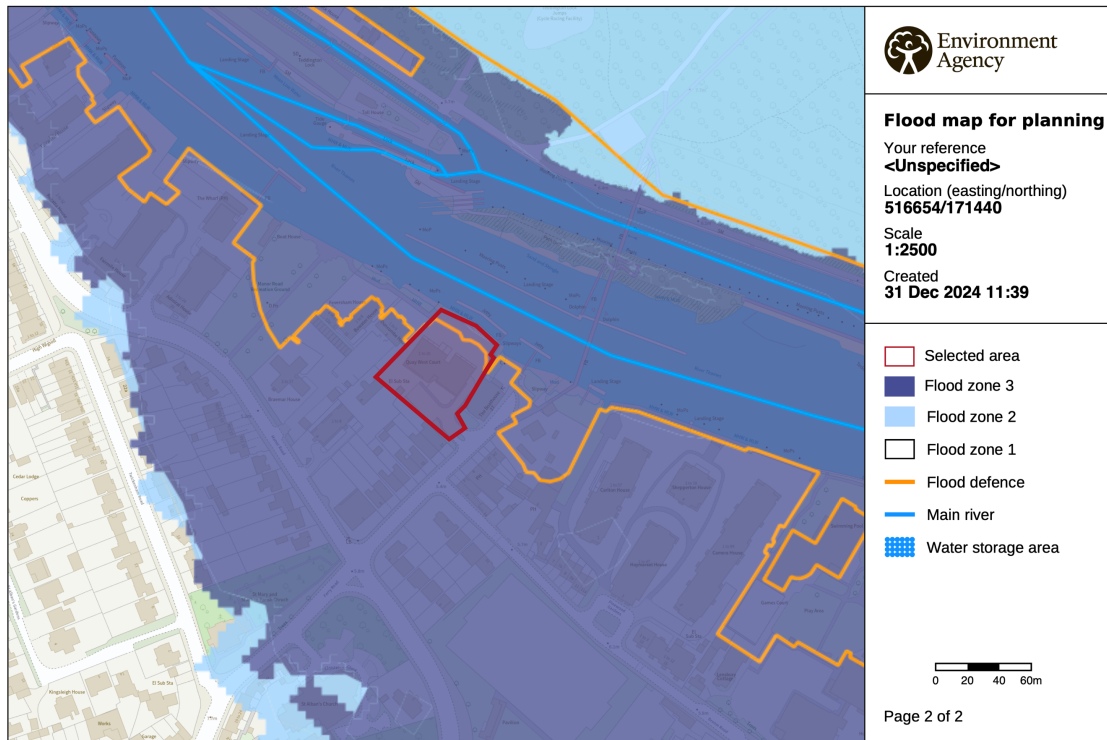
REF: 2024/17/FRA

1.0 Introduction

This FRA has been prepared to accompany a FULL planning application for the replacement of the existing conservatory at Flat no.19 Quay West Court, which is the East facing Penthouse flat on the 3rd floor.

2.0 Existing Site

Quay West Court is situated within Flood Risk Zone 3 and is located on the South Bank of the river near Teddington Lock. It is an existing 4-storey flatted development comprising 20 self-contained flats. The application property is the east facing penthouse flat located on the 3rd floor. The EA flood risk map below highlights the site benefits from existing flood risk defences.



3.0 Proposal

The proposal is to demolish the existing conservatory and replace it with a slightly larger orangery style single storey extension. The proposed extension will add approx. 5.0m² to the footprint, so is a very small change to the footprint, but will result in no change to the existing layout of the flat.

4.0 Conclusion

Under the NPPG it states that minor developments are unlikely to cause significant flood risk unless they:

- Have an adverse effect on a watercourse, flood plain or its flood defences
- Would impede access to flood defence and management facilities, or
- Where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

None of the above apply in this case.

The EA advises that the minimum requirements for an FRA submitted to the LA for residential extensions less than 250m² within Flood Zone 2 & 3, should confirm that:

- Floor levels within the proposed development will be set no lower than existing levels, and
- Flood proofing of the proposed development has been considered by the applicant and will be incorporated where appropriate, or
- Floor levels within the extension will be set 300mm above the known or modelled 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal and coastal flood level.

None of the above apply in this case.

The proposed works will not alter or increase the ground floor footprint of the building, and the proposed works are happening on the 3rd floor, so will result in no material impact on the flood holding capacity of the site.

Considering the various FR mitigation strategies, it is clear to see that they will not be applicable nor appropriate for this site.

- This is not a scheme for a new house.
- This is a minor extension application for an individual flat, less than 1000m² in footprint, located on the 3rd floor of an existing building.
- No ground floor extension works to warrant concerns about the natural groundwater levels, nor any services to the building.
- The proposed extension is on an existing area of hardstanding which comprises the rooftop terrace.
- There is no additional volume surface water introduced to the site because of the extension, and the flow rate is not affected.
- There is no change proposed to the existing hard/soft landscaping on site and the proposal will not affect the existing evacuation strategy.
- There will be no resultant change to the surface water run-off from the site.