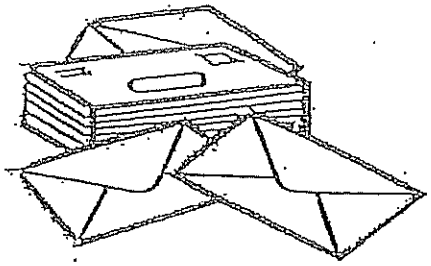
For Scanning

SCANNING INFORMATION SHEET

OTHER DOCUMENTS



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MTC

Flood Risk Assessment
Herons Creek
Thames Drive
Charvil

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Flood Risk Assesssment

Herons Creek

Thames Drive

Charvil

1 Introduction:

1.1 Michael Thomas Consultancy LLP has been instructed to produce a Flood Risk Assessment on behalf of Halmers of London in accordance with Appendix F of Planning Policy Guidance Note 25.

2 Site Location:

2.1 The site is located in an area of existing residential development between Thames Drive, Charvil and the River Thames.

2.2 To the west of the site is the River Thames with residential properties to the north and south of the site. Thames Drive to the east of the site and further east across open land is a tributary of the River Thames.

2.3 A Location Plan is attached as Appendix 1 showing the existing property on the site and a Plan showing ground levels from an arbitery Datum is attached as Appendix 2.

2.4 The site as can be seen from the attached documents is already developed with one large residential property which is to be replaced.

3 Potential Sources Of Flooding:

3.1 The Environment Agency's Indicative Flood Plain Map (Appendix 3) indicates that the site is in an area of land subject to flooding from the River Thames and the Environment Agency have indicated that the 1 in 100 year flood level for this site is estimated at 35.06 m above ordnance datum.

3.2 The site survey provided by the client is not related to ordnance datum but it does give a water level for the River Thames. The level of the water at the Shiplake Lock downstream of the site had been obtained from the Environment Agency and any Hydraulic Gradient ignored to convert the known water level on the survey to an ordnance level based on the recorded levels at the lock.

3.3 This gives ground levels on the site of between 34.32m and 34.96 m above ordnance datum. It can be seen that this pessimistic low land level on the site is only marginally below the Environment Agency's predicted 1 in 100 year flood level for the River Thames of 35.06 m. The floor level of the building will be raised to a minimum level of 35.36 m which is 300 mm above the predicted 1 in 100 year flood level and will be constructed in flood resistant construction including a solid concrete floor with seals around any incoming pipework.

3.4 The bottom section of the walls of the building will be constructed in conventional brick construction and provision made in the door openings for a facility to take dam boards if necessary.

3.5 The site is relatively flat and flood water would come across the site relatively quickly but would not get high enough to effect the property until well into a major flood giving the occupiers ample time to leave whilst the flood waters are still shallow and operate any flood defence measures built into the property.

3.6 The indications are that in the worst case flood water on the site will only be 0.5 mm deep and because of the nature of obstructions running across the flood plain of the existing houses and boundaries would be relatively slow moving.

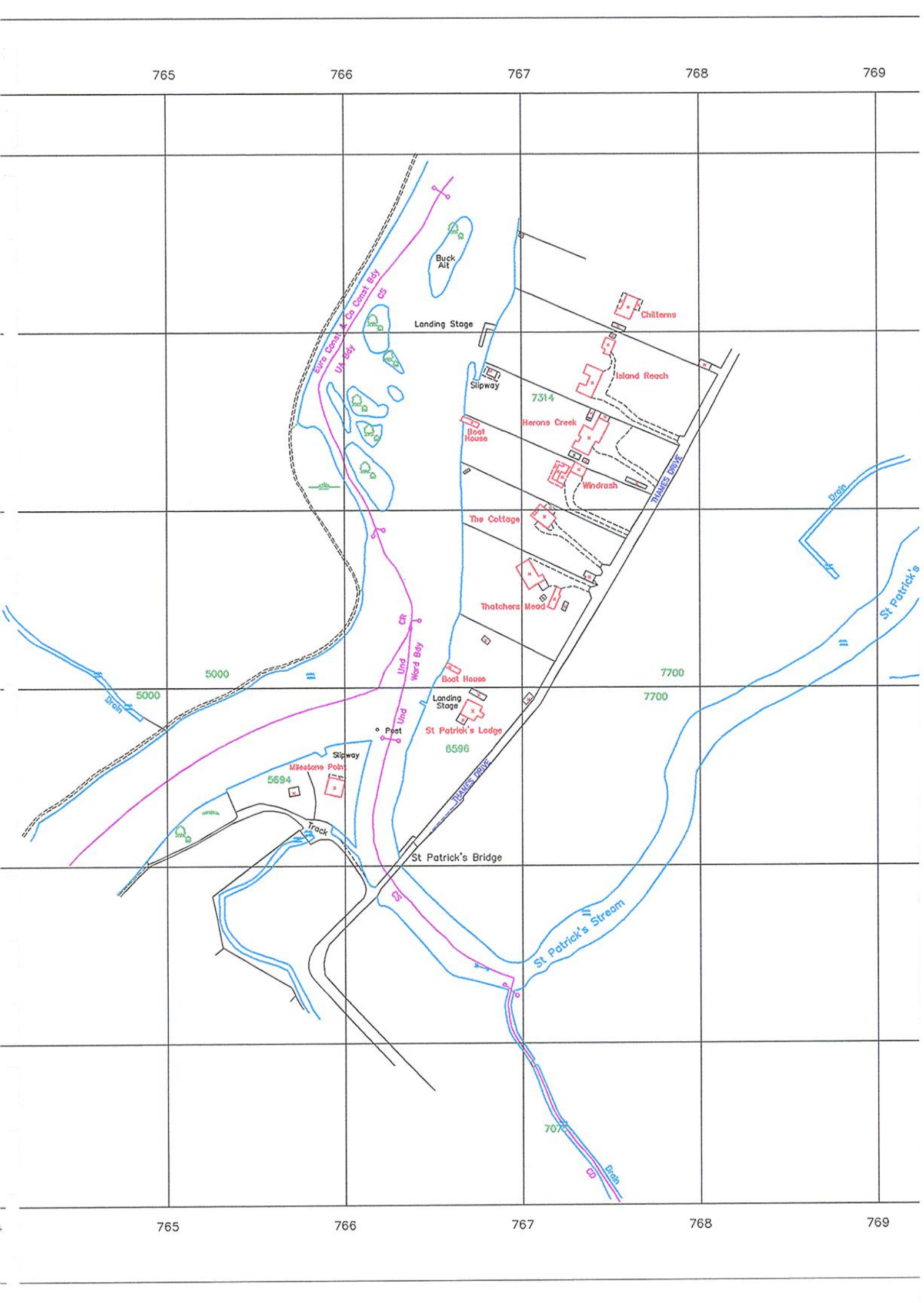
3.7 The residual flood risk at the floor levels proposed are significantly below the 1 % annual probability of flood waters coming up to the floor level of the building and with the defence measures proposed the risks of flood water entering the building are even lower.

4 Conclusion:

4.1 The site is currently developed and is bounded by existing development. The development itself will not be flooded by 1 in 100 year event and thus it falls within Table 1 Zone 2 of the Planning Policy Guidance Note 25 and is suitable for all developments except major emergency civil facilities such as hospitals.

APPENDIX 1

Location Plan


765
766
767
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Buck Ait
Landing Stage
Euro Const & Co Const Bdy
UA Bdy
05
Slipway
7314
Chilterns
Island Reach
Herons Creek
Boat House
Windrush
THAMES DRIVE
The Cottage
Thatchers Mead
Drain
St Patrick's
CR
Und
Ward Bdy
5000
7700
Boat House
Landing Stage
St Patrick's Lodge
6596
Post
Slipway
Milestone Point
5694
Track
St Patrick's Bridge
St Patrick's Stream
CD
707
Drain

APPENDIX 2

Survey