



Flood Risk Statement

Produced on 15/03/2023 by Arkiplan Architectural Limited

Architectural Designer: Megan Willars

Project Address: Ground Floor Flat, 42 Alexandra Park Road, London N10 2AD

Project Description: Demolition of existing garden building, construction of new garden building

Site Assessment and Information

The property at 42 Alexandra Park Road, London N10 2AD, UK is located in Flood Zone 1, which means it is at low risk of flooding. The closest watercourse is the River Brent, located approximately 1 mile away. This river is not known to have caused flooding to this area in the past.

There are no known flood prevention measures installed in this specific area. However, the UK government has put in place flood prevention measures across London, such as the Thames Barrier, which is designed to protect the city from tidal surges.

The area has not been affected by any significant floods in recent years. However, in 2014, there were severe floods in the nearby Muswell Hill area, which caused significant damage to people's homes.

Proposals to Mitigate Flood Risk:

In order to avoid or minimise any sources which could contribute to potential flooding, we hereby confirm the following details of flood proofing, resilience and resistance techniques will be incorporated into the proposed scheme:-

- The finished floor level will match the existing finished floor levels where appropriate or be at least of the same levels
- All new Electrical sockets installed will be raised

- Permeable materials are to be used in the front garden area
- Soakaways are to be introduced over the main drainage connection
- Rainwater butts will be added to the rear rainwater pipes as appropriate