



Flood Risk Statement

Produced on 26/04/2023 by Arkiplan Architectural Limited

Architectural Designer: Arita Beqiri

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

Project Description: single storey rear extension and cellar excavation to improve head height for storage room. new staircase to cellar

Flood Zone: 1

Site Assessment and Information

The potential local flood risk of a house at Ground Floor Flat, 42 Alexandra Park Road, London N10 2AD, UK is high. The nearby Alexandra Palace Park is located in a floodplain and is prone to flooding. Additionally, there is a nearby watercourse, the New River, which runs through the park, and is known to overflow during periods of heavy rain. To mitigate the risk of flooding, local authorities have installed flood gates to the New River and implemented flood defence systems to the park.

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