

Haringey Council London Borough
Planning, Regeneration & Economy,
Level 6, River Park House,
225 High Road,
Wood Green,
N22 8HQ

04/09/23

Dear Sirs/Madam,

Re: 40, Rosebery Road, Hornsey, London, N10 2LJ

With reference to the above address regarding the flood risk, we write to confirm the following items.

The property is not located within the flood risk area but is in a medium surface water area and when designing the proposed new extension this was considered. The new extension floor level is to be the same finished level as that of the existing dwelling.

Flood proofing has also been considered by our client and is to be incorporated into the proposal where required.

All the habitable sleeping areas/bedrooms are located at first floor level, well above the external ground level and can be accessed internally in the event of a flood.

The proposed extension at the ground floor is considered not to increase the risk and implications of any flooding to the occupants.

The existing drainage system is adequate to cope with any surface run-off, however, the new extension will be built using flood resistant construction methods for the first meter above floor level: flood resistant materials, solid floor, sealing up of gaps where services enter the extension and electric sockets being provided at a level above that of the flood datum level. All drainage and waste pipes will be fitted with 'nonreturn valves' to prevent the ingress of contaminated water.

We trust this will prove satisfactory and look forward to hearing from you in due course.

Yours Faithfully
For and on behalf of **The Art of Building Ltd**



Dan Brandt