

FLOOD RISK ASSESSMENT

OUR REFERENCE

90017534

PROPERTY ADDRESS

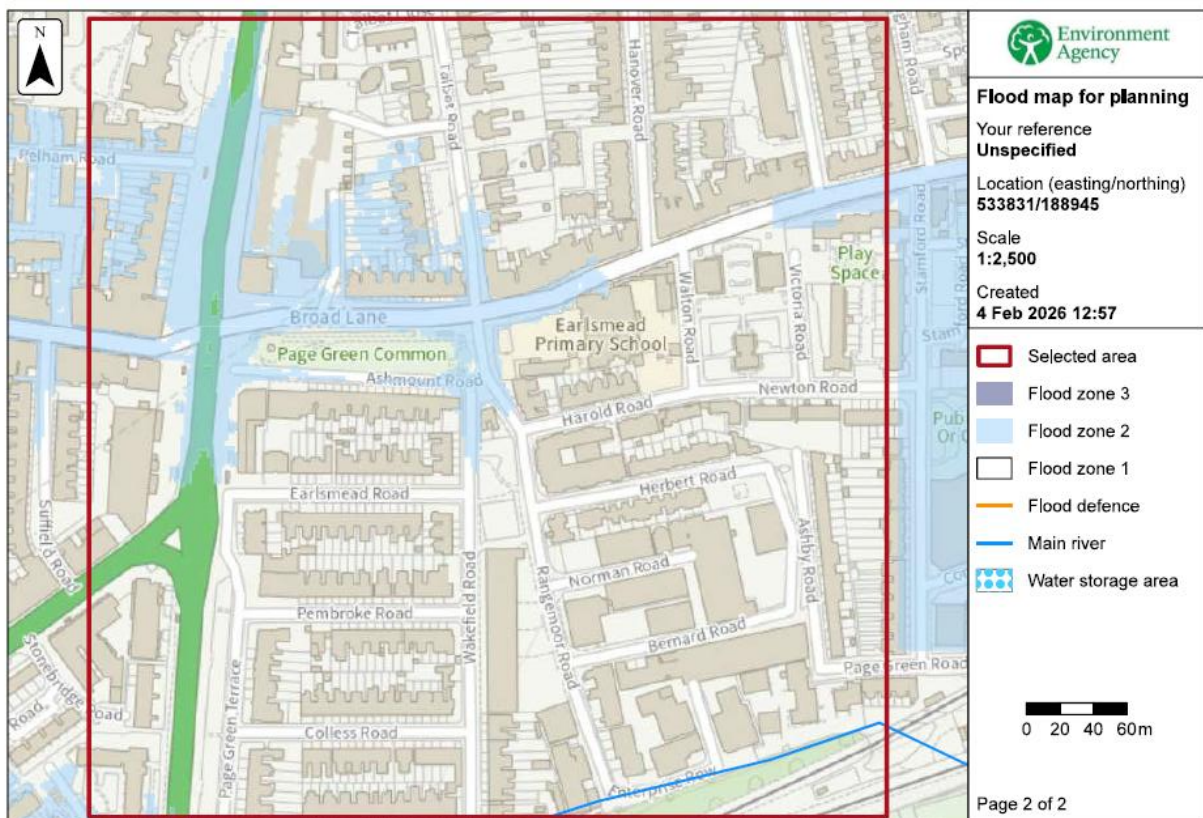
40 Wakefield Road, London N15 4NH

PROPOSED DEVELOPMENT

Installation of a single storey rear of extension. This is a **Minor Development** as categorised by the Environment Agency, having a floor area of under 28 square metres, well below the 250 square metres specified.

FLOOD RISK ASSESSMENT

Flood zone 2



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Please be advised that:

- Our client should already be aware if ever any flood warnings should occur and therefore would move possessions that may be affected to a higher level to avoid damage.

- All electrical sockets and switches will be positioned at level greater than at risk of flooding and will be fitted in compliance of current British standards.

Surface Water Drainage/Mitigation measures

The extension is to be built on a surface already under hard standing. Rainwater will be diverted to existing systems.

Surface Water Flooding

According to The Environment Agency, the area is currently at Low Risk of Surface Water Flooding, and this risk stays Low between 2040 to 2060.

Surface water
[More about your surface water flood risk](#)

Yearly chance of flooding

Very low
Low
Medium
High

Yearly chance of flooding between 2040 and 2060

Very low
Low
Medium
High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Flooding from Rivers and Sea

There is a very low risk from flooding by Rivers and the Sea.

Rivers and the sea
[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low
Low
Medium
High

Yearly chance of flooding between 2036 and 2069

Very low
Low
Medium
High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Groundwater

The location is outside of the groundwater flood alert area

Groundwater[More about your groundwater flood risk](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

Reservoirs

There is a risk of flooding from reservoirs in this area.

Reservoirs[More about your reservoir flood risk](#)

There is a risk of flooding from reservoirs in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.