

Flood Risk Assessment

14 Picketts Lock Lane, Enfield, N9 0AY

Assessment

The site is located within a predominantly industrial area of Picketts Lock adjacent to the Lea valley leisure complex and the Thames Water Deephams Sewage treatment works.

The streets are arranged as cul-de sac developments running perpendicular to the main road and are a mixture of semi detached and linked detached properties. There have been a number of developments locally including separate dwellings and 2 storey side extensions.

Flood Risk

The site is located in Flood zone 2.

Design Considerations

The floor levels to the new extensions are the same as existing ground floor levels. As the development is an extension it is not practical to raise the floor levels.

Mitigation

The design of the building will reduce the effect of water ingress out by adopting the following measures:

- using materials with low permeability to at least 300mm i.e. tiled, laminate or vinyl floor finishes
- using flood resilient materials (for example lime plaster)
- raised electrical sockets to new extensions
- making sure there's access to all spaces to enable drying and cleaning
- new large door openings to allow water to escape after flooding event.

Surface water

Where possible new surface water drainage is to be taken to a soakaway.