FLOOD RISK ASSESSMENT

AT

397 DERSINGHAM AVENUE, LONDON E12 6JX

The development involves change of use of shop (Use Class A1) to dwelling (Use Class C3) -to create 1 x 2 bed flat.

The site does fall within the flood zone 2, the site is within Medium risk from surface water flooding and very low risk of revers and sea.

The assessment provides information of flood resilience and resistance plans, explaining how the surface water runoff will be attenuated.

Flood risk summary for the area:

Surface water: medium risk

There is medium risk of surface water flooding/flash flooding which occurs when heavy rain cannot drain away quick enough to existing drain.

MITIGATING THE RISK WILL BE AS FOLLOWS:

There is no change to the exiting run offs, as the proposal is to convert the existing ground floor shop area into a flat.

There are no hard surfaces being introduced therefore the rate of run offs will not increase.

The footprint of the property lies on a level plain and therefore the chances of run offs towards the property will be minimal.

Additional measures will be taken to mitigate any rainwater entering to the internal areas as follows:-

1. **Building a plinth to the perimeter of the building footprint with a minimum height of 225mm (9”) and lining the edges of the ground level with waterproof polysulphide mastic and laying a 22mm coat of Asphalt in two coats on the plinth.**

2. **Internal of the floor area will be increased to a height of at least 225mm to prevent water ingress.**

South Park Business Centre 306 Green Lane, Ilford, Essex IG1 1LQ
Tel: 020 8599 9911 Email: info@cliffords-estates.co.uk Web: www.tfksurveyors.co.uk
R Kataria BSc Hons MRICS (Reg. Val) R Kataria BSc MRICS, IRRV (Hons) M Kataria BSc MSc MRICS (Reg. Val) P Parmar BA (Hons) MA

3. **Weep holes will be placed to existing external brick wall at intervals of 2M centres so that any moisture entering the building can be drained naturally through these weep holes.**

OTHER SOURCES OF RISK OF FLOODING.

RIVERS AND SEA

The site is in an area which has a very low risk of flooding from rivers and sea.

Flood risk from rivers or the sea

Very low risk means that each year this area has a chance of flooding of less than 0.1%. This considers the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

NO MEASURES ARE REQUIRED TO MITIGATE FLOODING FROM RIVERS AND SEA

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

The EA does not have to be consulted.

RESERVOIRS

There is a risk of flooding from reservoirs in this area

Flooding from reservoirs is extremely unlikely. An area is considered at risk if peoples' lives could be threatened in the event of a dam or reservoir failure.

No action is required to mitigate flooding risk from reservoirs.

View a map of the risk of flooding from surface water is attached in the appendix.

Maps to identify risk from rivers and sea; and reservoirs are not considered necessary as the risk of flooding is very low.

Mr. M Kataria BSc, MSc, MRICS

Dated: 2nd of Dec 2021

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APPENDIX

RICS Regulated
South Park Business Centre 306 Green Lane, Ilford, Essex IG1 1LQ
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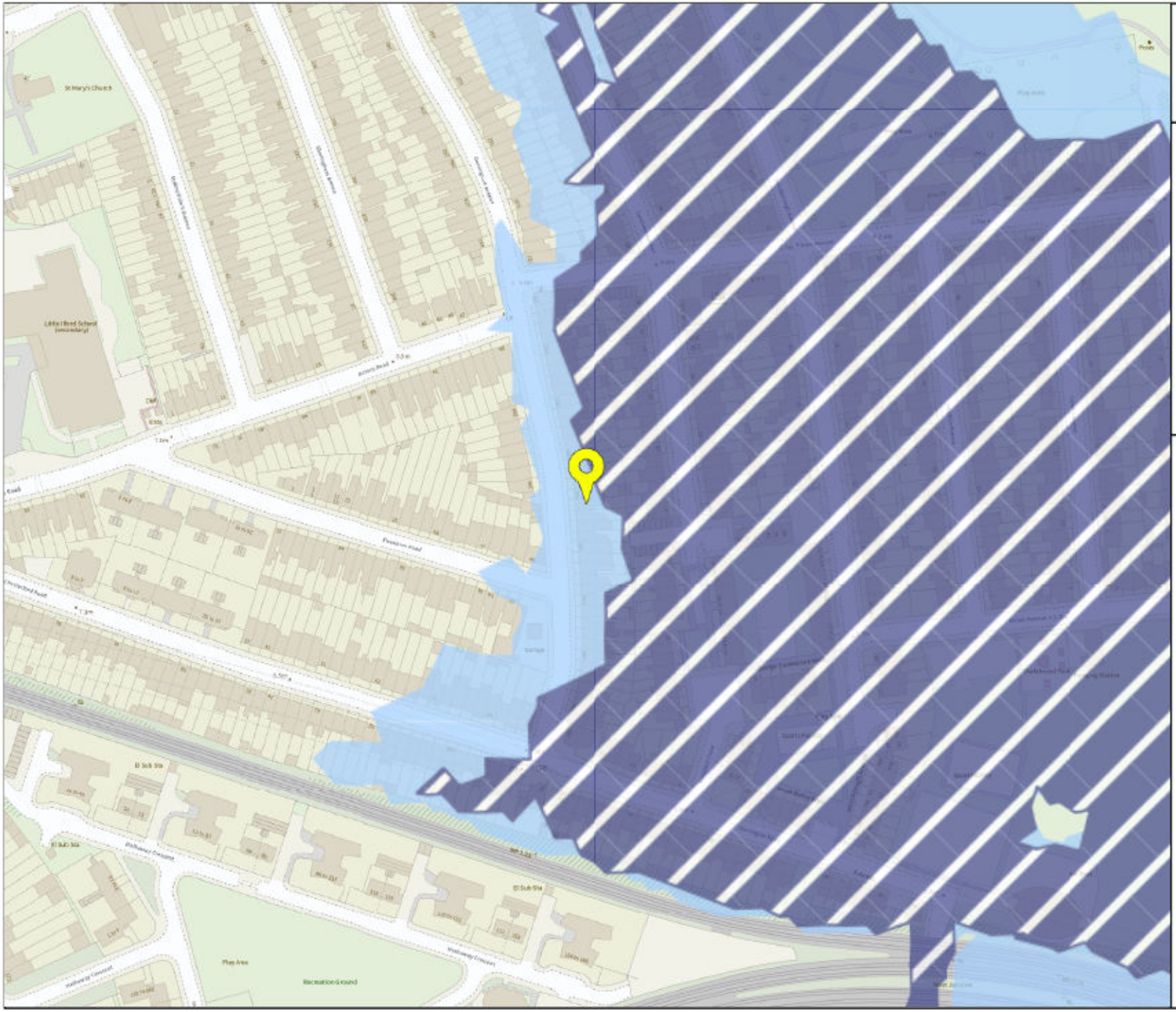
R Kataria BSc Hons MRICS (Reg. Val) R Kataria BSc MRICS, IRRV (Hons) M Kataria BSc MSc MRICS (Reg. Val) P Parmar BA (Hons) MA



Environment Agency

Flood map for planning

Your reference
E12 6JX

Location (easting/northing)
543153/185099

Scale
1:2500

Created
1 Dec 2021

- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

0 20 40 60m