

FLOOD MITIGATION STATEMENT

Requirement:

Discharge of Condition 4b.-
Shop front Elevation –
Planning Approval Ref:
2019/5783/P.

2 Swains Lane – News Agent
London N6 6QA

18TH April 2023.

NB: References for this report have been taken from the: Environment Agency – Zone 1 Area Flood Map, NBS Flood Mitigation Solutions in Buildings - Part 3 & in accordance with L B Camden – Policies CC 1, CC2 & CC3.2017.

1.0 Flood Risk Design Externally – is based on a, 'flood resistant construction' to minimize entry of water.

1.1 This form of construction incorporates, an external face of 115mm London Stock face brick work, cavity with closed cell insulation and inner skin of 100mm engineering bricks with sand/cement render and set to inner face to shop front up sill level at .5m from general ground floor level. A horizontal dpc will be installed at sill level making a seal between the top of bk wk and underside of windowsill.

1.2 Display windows and main shop entrance door will be made from colour coated aluminium sections, (not timber), glass panels sealed all round with neoprene gaskets, entrance door sealed all round with neoprene gaskets with .5m deep bottom rail to line in with windowsill level.

The main shop entrance door will have an additional barrier in the form of a, 'drop down flood panel' situated at the rear of the bottom rail of the door. This will slide into a preformed channel forming a seal across the bottom of the door fitted in the entrance floor which will have a protecting cover over the channel and removed only when needed.

2.0 Internal Flood Risk Design –

2.1 The shop floor area will be a concrete slab, impervious tiled finished floor, perimeter shelving units and counter units are all to be set up 100mm on a concrete plinth so no materials or stock would be damaged by the spread of flood water across the surface of the floor.

2.2 Staff Kitchen/Store Room - units & shelving set up above floor level on concrete plinth as described above.

2.3 Units to be made from solid wood or stainless steel (not MDF).

2.4 Dish washer/washing machine to be fitted with non-return valves.

2.5 Internal doors & frames, to be Upvc. or aluminium with hardwood frames. Hinges shall be 'loose pin' butt hinges for easy removal of doors to be used for temporary storage.

2.6 Services – no wiring or electrical connections/plug sockets, switches, meters etc are to be fixed at floor level. All cable distribution can be run in the ceiling void provided for services.

Boiler, A/C units will be fixed at levels above work top height.

2.7 New manhole cover at the rear of the property will be fitted with a double bolt down cover to avoid any back up of the main drainage system

3.0 Summary – the form of construction, materials chosen and measures taken should provide adequate protection to flood water ingress across the whole width of the shop elevation, up to a design height of .5m and provides reasonable protection internally.

These measures are not just conceptual but do provide practical solutions to a flood risk. It will minimize unnecessary damage occurring to the materials, stock and fittings within the shop and to the fabric of the building. This will enable the premises to return the shop back to working order quicker and at much less cost than if left with no flood risk provisions.

Please let us know if you require any further detail.

We have referred to the Environmental Agency – Flood Map for Planning with location map and site marked in red which indicates zoning levels as Flood Zone 1 attached for your reference.

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