

Flood Risk Assessment

Address: 665 High Road, Tottenham, London, N17 8AD

Development: This application intends for the rear double storey extension on the first and second floor to accommodate 2x 2b3p flats with associated amenities and facilities, refuse storage, bicycle parking etc.

Proposed Development and Location

The proposed development is located at 665 High Road, Tottenham, London, N17 8AD. The site is located within the North Tottenham, the London Borough of Haringey.

The River Moselle flows though Tottenham which used to flow directly into the River Lee. Since the River Moselle was culverted the channel now artificially flows into Pymmes Brook before joining the River Lee. The River Moselle Brook is visible to see in Tottenham Cemetery and flows through the culverted channels passing through the High Road therefore, this is the main source of flooding concern to the site.

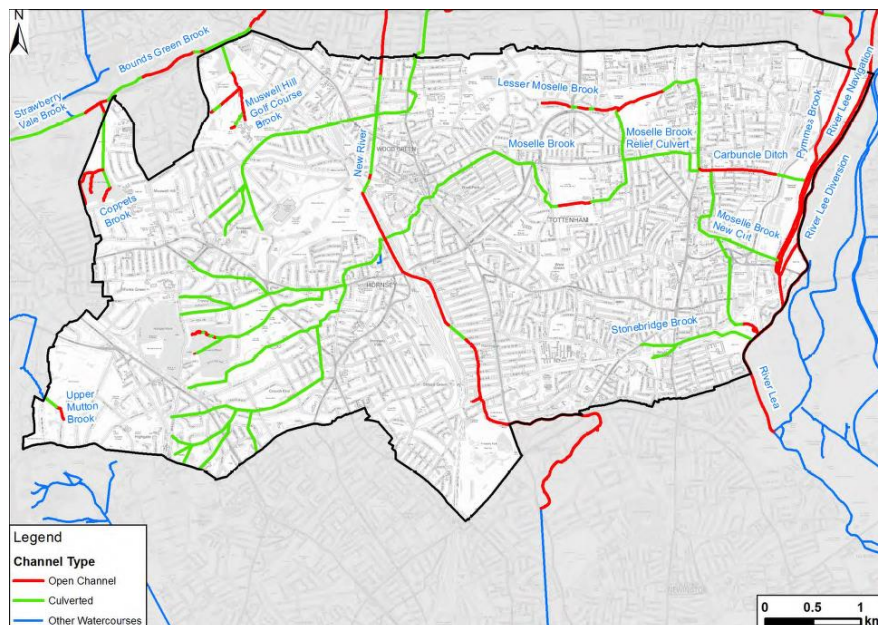


Figure 1: Haringey Channel Type, by the Haringey Council Strategic Flood Risk Assessment report of 2015

The development site is located in Flood Zone 2 according to the Environment Agency's (EA) Flood Map for Planning (Rivers and Sea). The Planning Practice Guidance (PPG) for the National Planning Policy Framework (NPPF) requires a site-specific FRA to be carried out for developments located in Flood Zones 2 & 3 and for those which are 1 hectare (ha) or greater in size. A site-specific FRA is required to ensure that the development is safe from flooding and will not increase the risk of flooding elsewhere.

Planning consent is sought for a rear double storey extension increasing the occupancy for the building. There will be no major alteration to the side elevation and the footprint of the building will remain as it.



Figure 2: Site location Map-site outlined in red

Vulnerability Classification

According to the Environment Agency's flood map for planning the site lies in Flood Zone 2; which means the area has a median chance of flooding of between 1% and 3.3% each year.

The NPPF follows a sequential risk-based approach in determining the suitability of land for development in flood risk areas, with the intention of steering all new development to the lowest flood risk areas.

NPPF PPG Table 2 confirms the 'Flood risk vulnerability classification' of a site, depending upon the proposed usage. The Flood risk vulnerability and flood zone compatibility' to determine whether:

- The proposed development is suitable for the flood zone in which it is located; and
- Whether an Exception Test is required for the proposed development.

The proposed development is not classed as a 'highly vulnerable' development according to NPPF PPG. As this is a proposed change and is not extending the footprint, a Sequential Test is not required (NPPF; Para 104). Furthermore, sequential testing is not required by the London Borough of Haringey due to some portion of the area of the Borough being allocated within Flood Zone 2/3, therefore, it would be unreasonable to locate all new development in Flood Zone 1.

Although not required, it is good practice to meet the requirements of the exception test. This FRA goes on to show the development does not propose a risk to the building, its occupants, nor to others and will remain safe for its design life. Consideration will be given to the Haringey Council Strategic Flood Risk Assessment report of 2015.

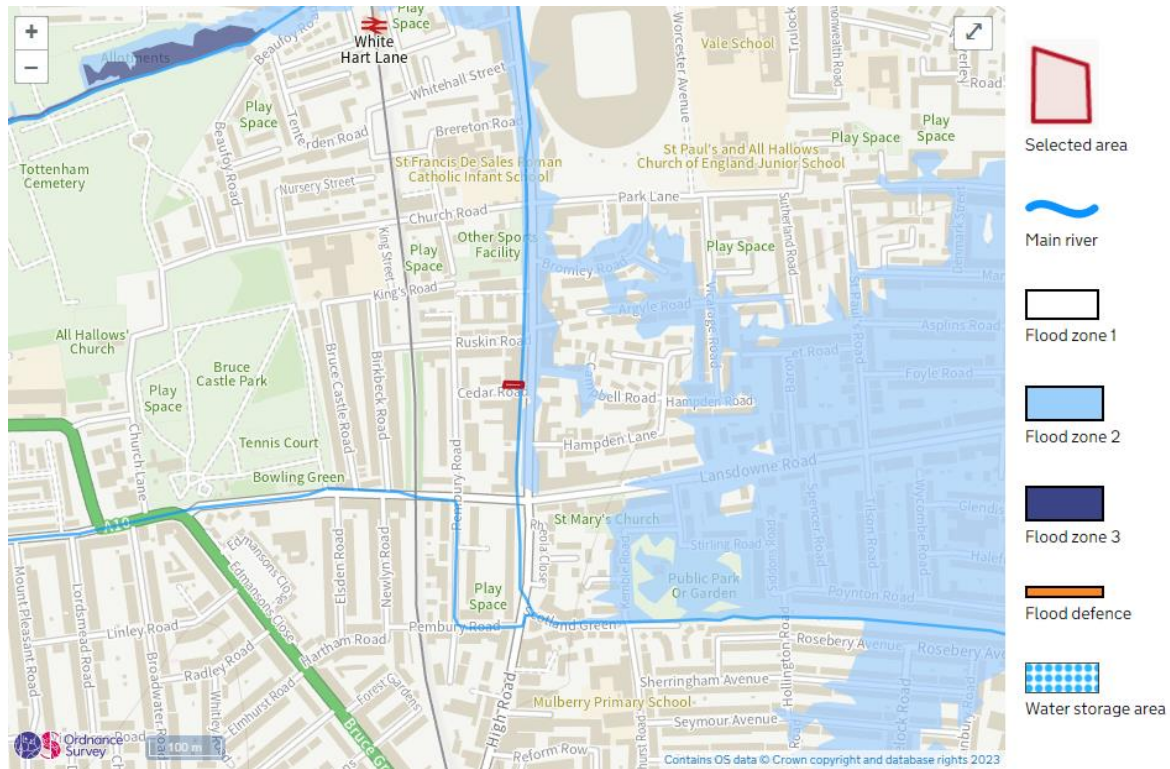


Figure 3: Flood Map for Planning. Light blue indicated Flood Zone 2

The site is located within Flood Zone 2 and the land is assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (0.1% - 1%) or between 1 in 200 and 1 in 1000 annual probability of sea flooding (0.1% - 0.5%) in any year. The water level is regulated by a number of sluice gates and pumps and managed in control with the overall Thames Tidal Defence system. On this basis, it can be determined that the site is at very low risk of flooding from this source.

Management of flood risk:

The proposed development located at 665 High Road, Tottenham, London, N17 8AD is within Flood Zone 2 as defined in the NPPF. The proposal intends for the rear double storey extension on the first and second floor to accommodate 2x 2b3p flats with associated amenities and facilities, refuse storage, bicycle parking etc.

On the basis of the available information, the Haringey Council Strategic Flood Risk Assessment report of 2015, outlined the predominant risk of flooding for the site is from fluvial, sewer and pluvial flooding but not groundwater or tidal flooding.

The proposed development can provide safe access and egress during a low to median level flood event through the use of internal stairs and a safe evacuation route. Whilst the flood risk is low around the site, residents can check the flood warnings up to two hours prior to the onset of flooding within this area.

It can be concluded that, providing the recommendations in this assessment are adhered to, the proposed residential property will be safe from flooding hazards, not impede the path of flood water, and it will remain safe for its lifetime while not increasing flood risk elsewhere.

Recommendations:

- Occupants should sign up to receive flood warnings from the Environment Agency to give them advance notice of flooding that may affect the local area.
- A flood response plan could be developed to further increase to development's resilience to flooding.

Advance Architecture