



80A White Hart Lane

Flood Risk Assessment
(April - 2023)

Project Details



Application Site:

80A White Hart Lane
Tottenham
London
N17 8HP

Resi Address:

6 Canterbury Crescent, SW9 7QE,
London Borough of Lambeth

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1. Introduction & Context

Description of Development

Proposed conversion of Launderette (Sui Generis) to 1 no. one-bedroom flat (1b 2p) and all associated works at 80a White Hart Lane N17 8HP.

Policy Context

This Flood Risk Assessment (FRA) has been developed based on the following sources of information:

- National Planning Policy Framework
- Flood Risk and Coastal Change PPG
- Environment Agency Guidelines for Flood Risk Assessments for Planning
- Environment Agency Flood Map for Planning

The assessment has been undertaken by a range of environmental professionals at Resi, who have a range of expertise that include suitable credentials to develop the document.

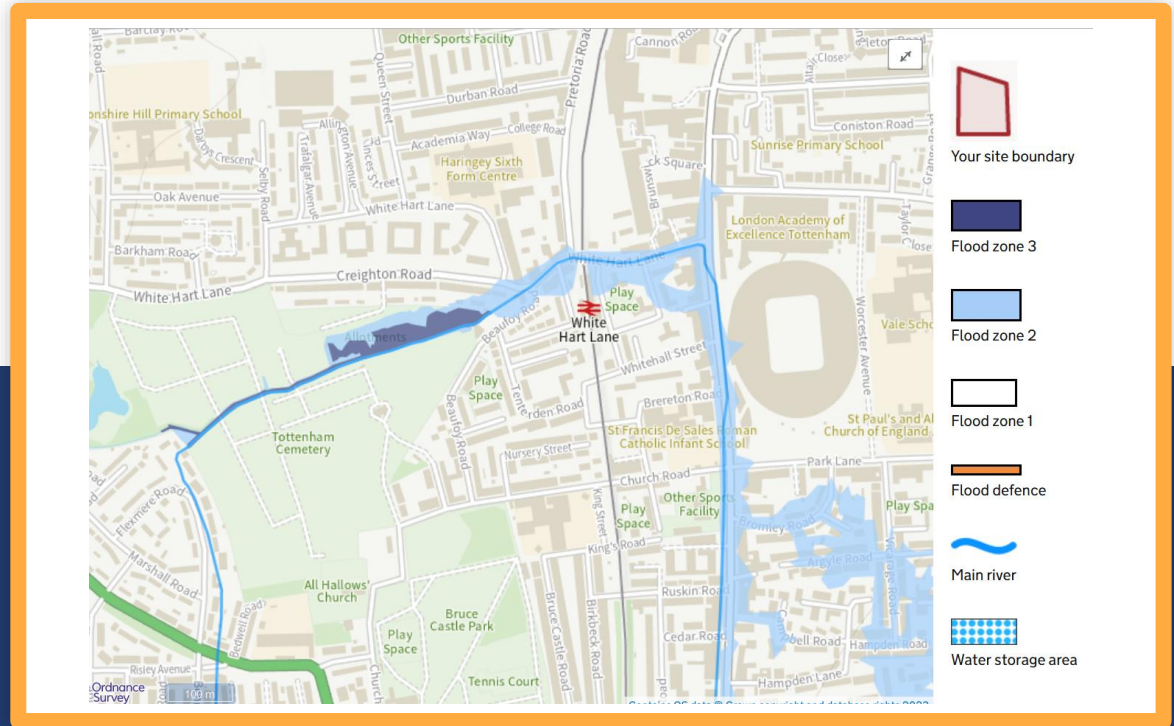
Site Location

The site is located in Flood Zone 2, as indicated by the Environment Agency Flood Map for Planning. The property is currently, sui generis and it will be converted into residential use. It is therefore a 'More Vulnerable' use for the purposes of this assessment and has a lifetime of over 100 years.

According to the Environment Agency there is an annual probability greater than 3.3% chance of flooding from surface water.

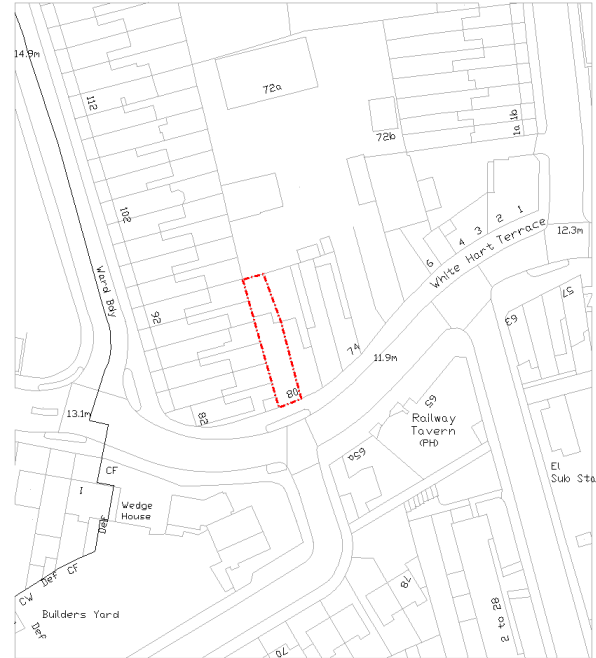
2. Site Analysis

2.1 Flood Risk Map



2. Site Analysis

2.2 Site Location Plan



2. Site Analysis

2.3 Site Photographs



Front view

3. Conclusion

Conclusion

This site specific FRA has been prepared in order to assess the risk of flooding to the proposed development at the application site.

The flood risk of the site has been carefully considered with due regard to relevant planning policies and guidance, and the site specifics of the application site and the proposed development.

In accordance with these relevant policies and guidance, we have reviewed flood resistance features to ensure that any potential risk to the occupants of the property and its surroundings has been suitably designed into the development.

These include the features below:

- There will not be any change to the existing finished floor level.
- The existing exterior ground level will not be altered.
- Hard surfaces will not be altered.
- There will not be any changes to the existing doors.

As outlined above, the current proposal does not consider any alteration to the existing conditions and therefore, it is considered that the it does not increase in any way the flood risk of the area or the surrounding.