



74 Etherley Road

Flood Risk Assessment
August - 2023

Project Details



Application Site:

74 Etherley Road
Tottenham
Haringey
London
N15 3AU

Resi Address:

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

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1. Introduction & Context

Description of Development

Proposed hip-to-gable roof conversion with rear dormer, floor plan redesign and all associated works at 74 Etherley Road, N15 3AU

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

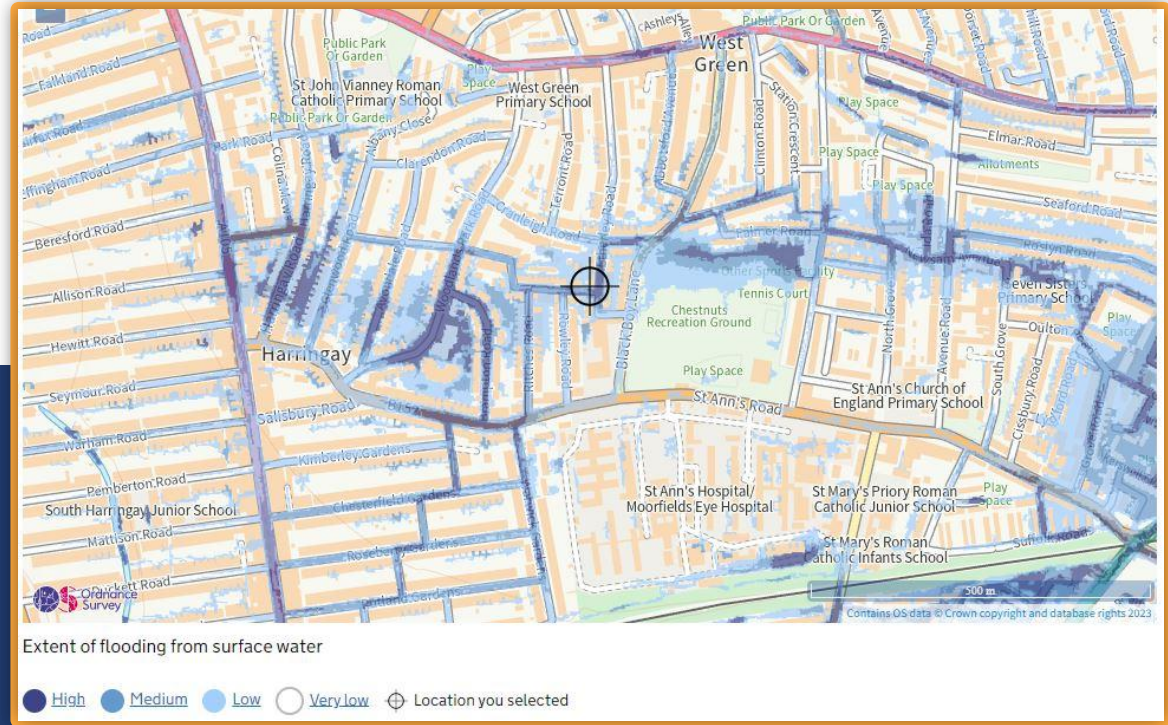
The site is located in Flood Zone 1. The property is currently, and will remain, in residential use. It is therefore a 'More Vulnerable' use for the purposes of this assessment and has a lifetime of over 100 years.

According to the Environment Agency there is an annual probability of less than 0.1% chance of flooding from streams or rivers (class as **very low risk**) and an annual probability of more than 3.3% chance of flooding from surface water (classified as **high risk**).

However, our proposal is limited to the loft level and internal changes to the first floor.

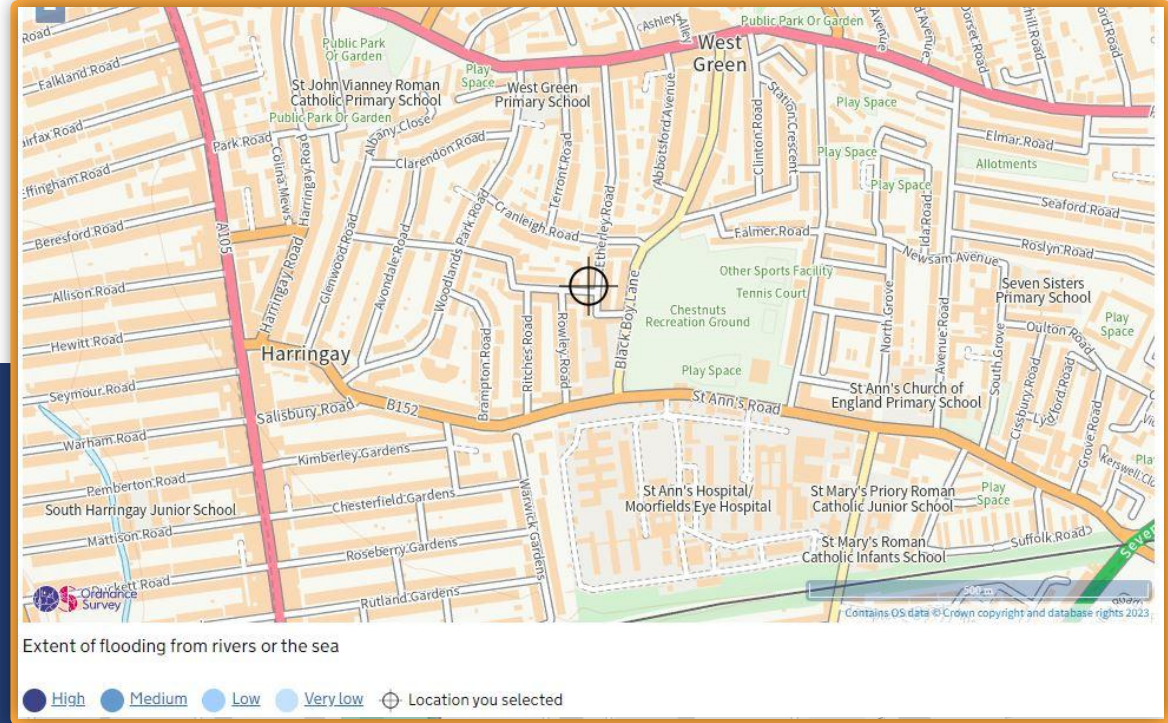
2. Site Analysis

2.1 Flood Risk Map - Surface water



2. Site Analysis

2.1 Flood Risk Map - Rivers or the sea



2. Site Analysis

2.2 Site Location Plan



2. Site Analysis

2.3 Site Photographs



Front view



Side view



Rear 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 opposite:

- The external works are limited to the loft level
- The existing exterior ground level will not be altered.
- Hard surfaces will not be increased.
- The construction detailing of the walls and floor will include stainless steel ties, lime based plaster, rigid insulation, lapped DPC/DPM,
- Electrical services will run through the ceiling and the walls rather than the floors.
- Drainage channels, aco drains and surface water drains will be provided where necessary.