

FLOOD RISK ASSESSMENT

**UNIT 2, COMPASS WEST ESTATE, WEST ROAD, TOTTENHAM, LONDON,
N17 0XL**



**APPLICATION FOR EXTERNAL ALTERATIONS TO EXISTING BUILDING,
INSTALLATION OF NEW ROOF SYSTEM, PV PANELS AND REPLACEMENT
PLANT, ERECTION EVCS AND ASSOCIATED WORKS TO THE SITE LAYOUT**

Introduction

- 1.1 This document has been prepared in relation to an application being submitted on behalf of Legal and General (Pensions Management) Limited for planning permission for external alterations to existing buildings, installation of PV panels and replacement plant and associated works to the site layout at Unit 2 at Compass West Estate, in Tottenham.

The Site and Current Level of Risk

- 2.1 The application site is an individual warehouse forming part of a wider employment area. It is identified on the Environment Agency's flood map as falling within Flood Zone 2 (medium probability of flooding).

Suitability of the Proposed Development

- 3.1 The proposed development seeks to make use of an existing building and wider site. The physical works proposed are not to increase the floorspace. The works look to modernise the appearance of the building, install solar energy technology at roof level and EVCs to serve the three car parking spaces on Site.
- 3.2 The existing use ('employment') is defined as a 'Less Vulnerable' use for flooding and therefore is an appropriate use within Flood Zone 2.
- 3.3 The proposed development does not change the quantum of permeable surfaces or any other physical characteristics of the Site such that it would affect the level of flood risk on the site or within the wider locality.

Conclusion

- 4.1 In light of the above, we conclude that there will be no adverse impact upon the risk of flooding at the application site or within the wider locality as a direct result of the development.
- 4.2 The proposed land use is a 'Less Vulnerable' operation and therefore appropriate for the site having regard to its classification from a flood risk perspective.