

From: Planning Support
Subject: FW: HGY/2023/0313 and Richard Centre HGY/2023/0315

From: Jon Pierce
Sent: Sunday, October 22, 2023 7:33 PM
To: Tania Skelli
Cc: Robbie McNaugher John McRory
Subject: Re: HGY/2023/0313 and Richard Centre HGY/2023/0315

Dear Tania

Re HGY/2023/0313--temporary classrooms:

Following our email below, sent to you on August 8th 2023, with a request for further details ("The flood risk assessment for the temporary classrooms produced by Peter Deer and Associates and their figure 7 seems to show a different flood outline for the "oval" sports pitch/flood basin, which is no longer an "oval". So has the Flood Risk Assessment for the sports centre been re-issued or amended by EdenvaleYoung? And if so, can we have the details?"), could you please provide the answer?

Additionally, the following points from Dr Nick Haycock, Independent Hydrologist and Waterscape Consultant, need a response from Highgate School:

1. EdenvaleYoung flood risk assessment does not include the temporary class rooms in their assessment and the runoff implications for the sport centre and the oval basin (see figure 4.2 attached, no buildings shown)
2. The flood risk assessment for the temporary classrooms produced by Peter Deer and Associates, includes figure 7 (attached) which seems to show the extent of flooding as taken from EdenvaleYoung report, but the EdenvaleYoung report did not include the temporary class rooms in their model, so the use of the EdenvaleYoung data is not appropriate. Also Figure 7 does not show the flood risk for the area covered by the temporary class rooms, just a section of the temporary classrooms, which is really odd.
3. The flood risk assessment for the temporary classrooms produced by Peter Deer and Associates and their figure 7 seems to show a different flood outline for the "oval" basin, which is no longer an "oval". So has the FRA for the sports centre been re-issued or amended by EdenvaleYoung?
4. It appears that the EdenvaleYoung and Peter Deer and Associates reports have not factored in the impact of the Richard Music Centre on groundwater dynamics.
5. Drawings "Decant - Proposed Site Plan.pdf" shows a raised path to the north of the temporary classrooms. This raised path is not shown or modelled in the EdenvaleYoung report so the flood and surface water movement has not been assessed against the proposed ground levels for the temporary classrooms.
6. Peter Deer and Associates have assumed that the current synthetic pitches have the same runoff risk as the roof areas of the temporary classroom buildings, but the building material of the classroom roof is not specified. If the roof areas of the temporary classrooms consisted of synthetic pitch and the associated sand aggregate, then this assumption would be valid, but this was not reported as being the case in the EdenvaleYoung flood risk assessment. (NB "Decant - Proposed Floor Plan.pdf" drawing for the classrooms and the roof is a mix of solar panels and polycarb roof, so no water retention on this roof and it will have a higher runoff risk than the synthetic pitch, so EdenvaleYoung model needs to be re-run and Peter Deer and Associates assumption is invalid. SUDs attenuation needed for this massive roof area).

It needs to be taken into account that there does not seem to be a joined up assessment of all the proposed schemes for the school and how these elements will cascade runoff down to the sports hall and Broadlands Road.

and the runoff risk from these building will impact the proposed sports complex, should it be built.

NB: Please can you ensure that these emails and supporting documents are put on Haringey Planning Portal.

Regards
Jon Pierce

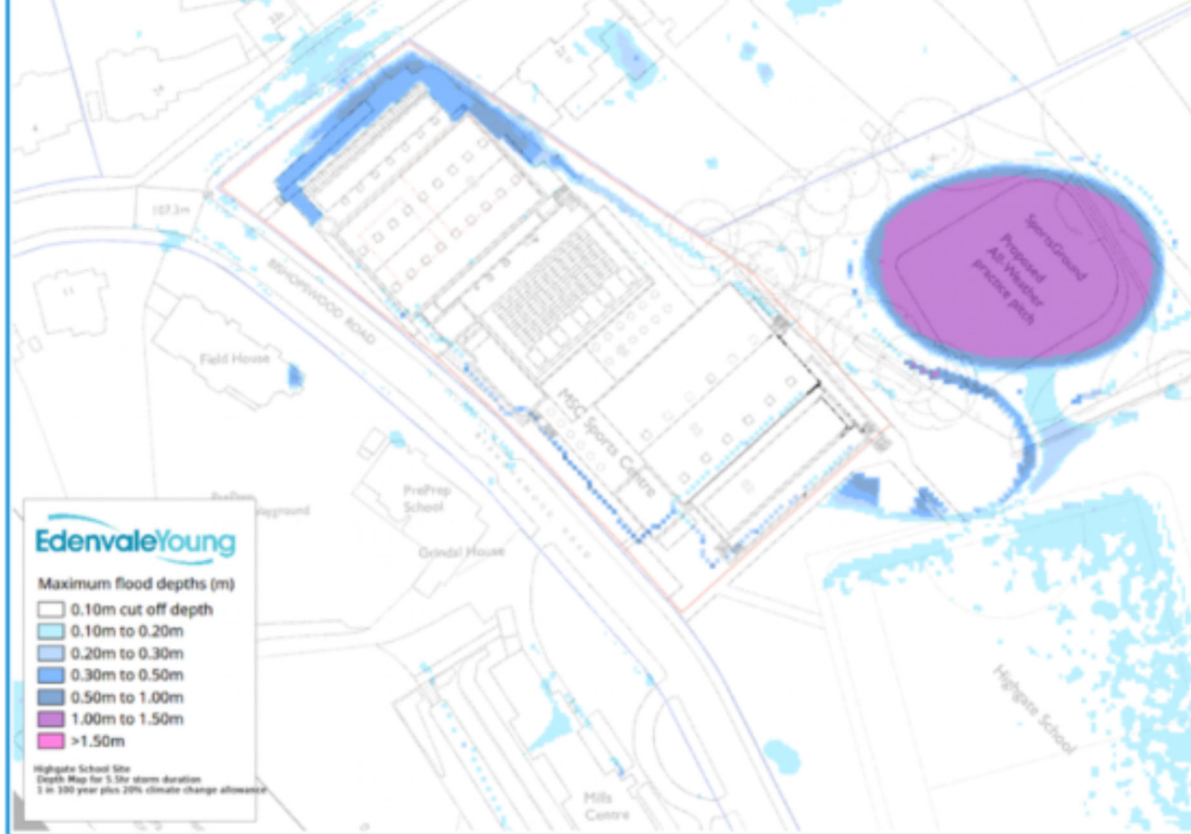




Figure 7 Highgate school 1 in 100 years Storm Event. Flood Risk Assessment: Highgate Sch Surface Water Modelling Report. Edenvale modelling report (May 2019)

On 8 Aug 2023, at 18:58, Jon Pierce wrote:

Dear Tania

HGY/2023/0313 and Richard Centre HGY/2023/0315

This is to let you know that Broadlands Road residents (South side 27-17) will be submitting our detailed comments to the above applications at the beginning of September.

Our responses will mainly be commenting on the hydrogeological aspects of these two applications and how, together with the the likely impacts already identified by Dr Haycock in his report (submitted by us on the date), they may further contribute to the impact on the flood risk, ecology and biodiversity of the area (including our properties).

In preparing our comments, we would be grateful if you could answer this question:

The flood risk assessment for the temporary classrooms produced by Peter Deer and Associates and their figure 7 seems to show a different flood outline for the “oval” sports pitch/flood basin, which is no longer an “oval”. So has the Flood Risk Assessment for the sports centre been re-issued or amended by EdenvaleYoung? And if so, can we have the details?

Jon Pierce (25 Broadlands Road)

PS. Please can you add this to the appropriate portal