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FLOOD RISK ASSESSMENT

Scheme name:

St Mary's C.o.E Primary School, Hornsey, N8 7QN

Document reference: 6458-MARY-ICS-XX-RP-C-07.001B

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February 2026
Project Number: 6458



Original Date:	16 th October 2025
Project Number:	6458
Project Name:	St Mary's School
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Document Revision Record

Issue	Checked By	Date	Description
Draft	RJW	16 th October 2025	Initial Issue
A	MBD	21st October 2025	Existing drainage details added
B	MBD	13th February 2026	Project description and site area updated

Foreword

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Some of the information presented within this report is based on third-party information which is believed to be correct; no liability will be accepted for any discrepancies in accuracies, mistakes or omissions in such information. The report also assesses the flood risk in relation to the requirements of the Environment Agency and as such assesses the site for a specific flood event and not all flood events. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Infrastruct CS Ltd.



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1.0 Summary

A Flood Risk Assessment (FRA) has been undertaken to accompany the planning application for the proposed development at St Mary's C.o.E Primary School. Infrastruct CS Ltd has prepared this report on behalf of the client in accordance with the guidelines set out in the National Planning Policy Framework.

The following table is an overview of the flood risk and drainage strategy for the proposed development of the site, based upon currently available information and finds the following –

ITEM	RESPONSE
Site Location	The site is the St Mary's C.o.E Primary School, Hornsey, N8 7QN, bound by the High Street to the south and residential properties to the east and north. The approximate grid reference is 530208E, 189305N (Nat Grid TQ 30208 89305)
Size and Current Land Usage	The site covers an approximate brownfield area of 0.55ha and includes the school building and the sports grounds, although the proposed application area is just for 530m2.
Flood Zone	The Flood Map for Planning, shown below, indicates that the site falls within Flood Zone 3 which is defined as land assessed as having a 1 in 100 (1%) or greater annual probability of river flooding. Flood mitigation measures have recently been implemented on this site, and include flood walls and doors, improved drainage capacity, etc.
Fluvial Flood Risk	High – Refer to Section 6.1
Overland Flood Risk	High – Refer to Section 7.1
Groundwater Flood Risk	Low – Refer to Section 7.2
Sewerage Flood Risk	Medium/High – Refer to Section 7.3
Artificial Flood Risk	Low – Refer to Section 7.4
Proposed Development	The proposals consist of “ <i>Multipurpose canopy and south-facing façade screening system with external alterations</i> ”.

Based on this assessment, it is concluded that in accordance with the Flood risk vulnerability and flood zone compatibility table of the Planning Practice Guidance, as indicated within Section 6.7 of this report, the proposed canopy is appropriate.



2.0 Introduction

2.1 Commission

The client, St Mary's C.o.E Primary School, has commissioned Infrastruct CS Ltd to prepare a Flood Risk Assessment (FRA) and to support a planning application for the addition of a canopy around the existing southern and western façades.

2.2 Guidance

This flood risk assessment has been compiled in accordance with the recommendations of the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

2.3 Aims and Objectives

The purpose of this flood risk assessment is to assess the potential flood risks by and to the proposed development. It will identify the flood risk zone, potential sources of flood risk and will be used to support the proposed planning application.

3.0 Site Details

3.1 Location

The site is the St Mary's C.o.E Primary School, Hornsey, N8 7QN, bound by the High Street to the south and residential properties to the east and north.

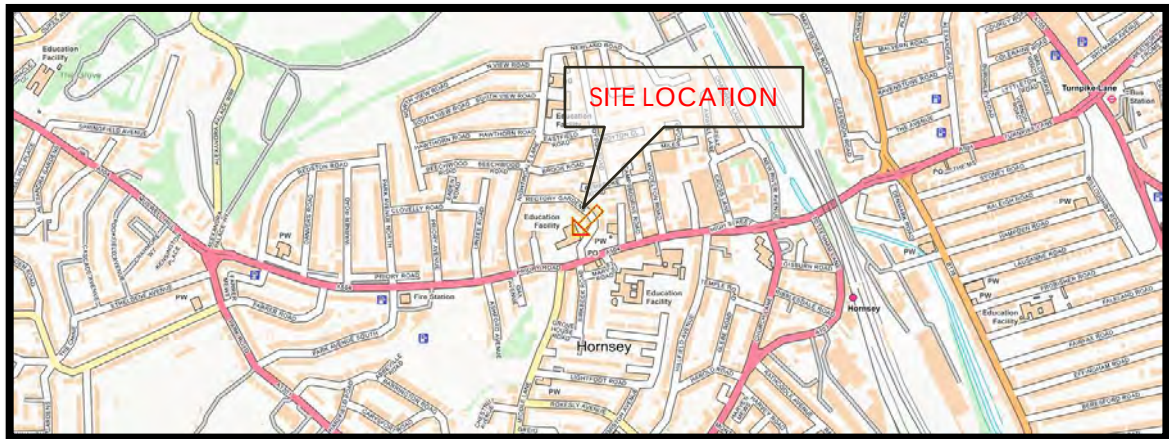


Figure 3.1.1 - Site Context



Figure 3.1.2 - Site location

3.2 Grid Reference

The Ordnance Survey National grid reference for the centre of the site is:

530208E, 189305N (Nat Grid TQ 30208 89305)

3.3 Topography and Site Description

The site covers an approximate brownfield area of 0.55ha and includes the school building and the sports grounds, although the proposed application area is 530m².

The site is fairly flat. Levels vary within the site between 29.98mAOD in the vegetable garden to the south-western corner and 28.80mAOD in numerous places within the sports grounds and the car park. Refer to Appendix A for the topographic survey.

3.4 Ground Conditions

Superficial deposits: None.



Figure 3.4.1 – Superficial Deposits, from British Geological Survey online database.

Bedrock geology: London Clay Formation - Clay, silt and sand. Sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period.

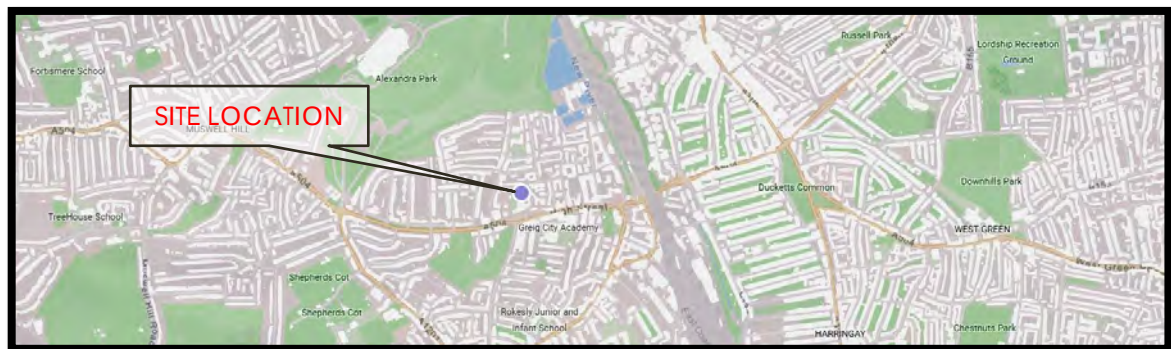


Figure 3.4.2 – Bedrock Geology, from British Geological Survey online database.

Intrusive site investigations carried out near the development and shown on the British Geological Survey database (BGS ID: TQ28NE259) indicate the following strata:

Description of Strata	Legend	Depth Below G.L. (m)	O.D. Level (m)	Casing Depth at Sampling	Sampling and Coring	"N"/ R.O.D. %	Daily Progress
TOPSOIL		0.10	42.30				
MADE GROUND: Mix of grey ash, concrete and soil.		1.10	41.30				
Firm brown and orange brown thinly laminated fissured silty CLAY. ...with lenses and bands of selenite crystals.					1.00 (52)		
...with some grey gleying on fissure surfaces between 1.50m and 5.00m					2.00 (41)		
...fissures becoming prominent below 5.00m and with orange brown staining on fissure surfaces.					3.00 (40)		
...below 8.00m with occasional orange brown silt lenses					4.00 (43)		

Figure 3.4.3 – Screenshot from British Geological Survey online database. BGS ID: TQ28NE259

3.5 Groundwater

The aforementioned borehole BGS ID: TQ28NE259 did not find groundwater within 10m below ground level.

3.6 Existing Site Drainage

An underground drainage survey was carried out by KG Drains in 2014 as part of the previous school extension works. A more recent CCTV completed by Singing in the Drain Ltd in 2023 informed the design of the new flood resistance and resilient measures to reduce the flood risk to site.

The full set of documents can be found in Appendix C. Foul water is conveyed by gravity towards the main entrance, where it discharges into the Thames Water sewer.

Surface water from the eastern part of the building also goes into the sewer in that area, whereas the rear and western part flow towards a trunk surface water sewer. The runoff generated by the new canopy will be conveyed to this sewer via the existing network.

The Thames Water wastewater plans show a 225mm foul sewer and a 225mm surface water sewer within Rectory Gardens, as well as two large trunk surface water sewers to the west (1828mm in diameter and 686mm x 457mm respectively). From the 1st of October 2011 many private sewers were transferred into public ownership and may not be recorded on the public sewer map. It is worth pointing out that, according to Figure 2-6 of the Haringey Strategic Flood Risk Assessment, this site is located within Critical Drainage Area (CDA) Group4_055.

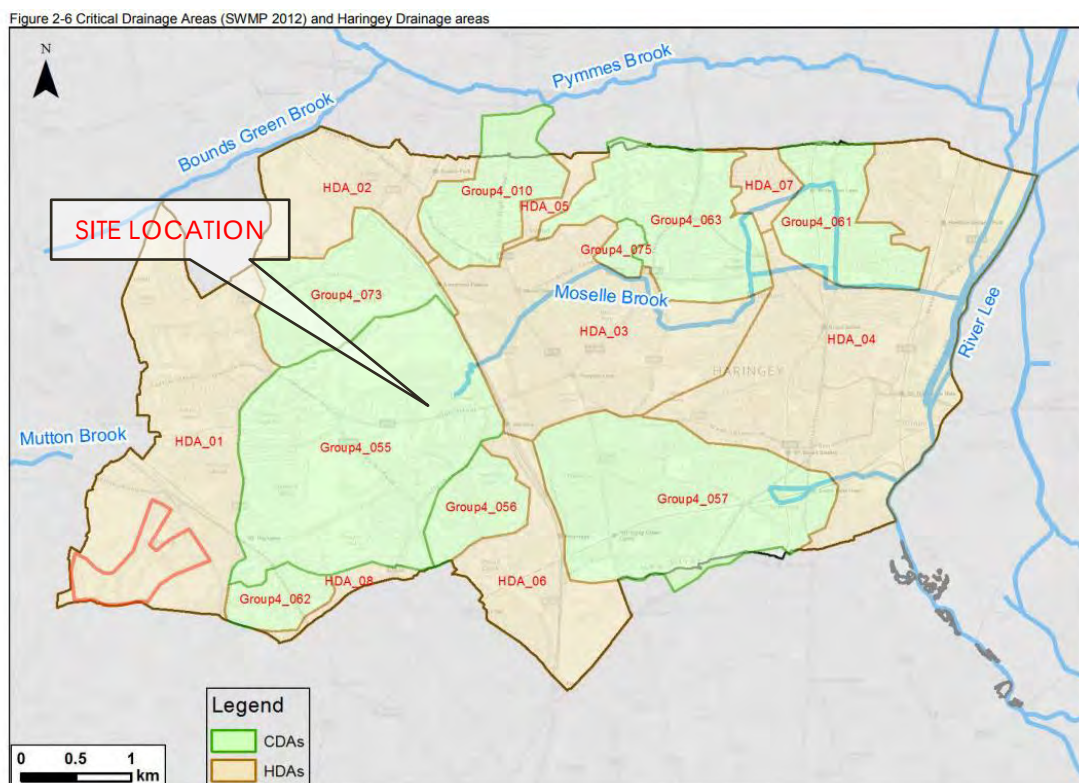


Figure 3.6 – Critical Drainage Areas, Haringey SFRA

3.7 Existing Watercourses

The nearest main river is the Moselle Brook, one of the “lost rivers” of London and which is a tributary of the Pymmes Brook, which in turn leads to River Lea. The Moselle Brook, where it becomes a main river, is located 200m to the northeast of the site, although the two trunk sewers mentioned above seem to be the original river as well.

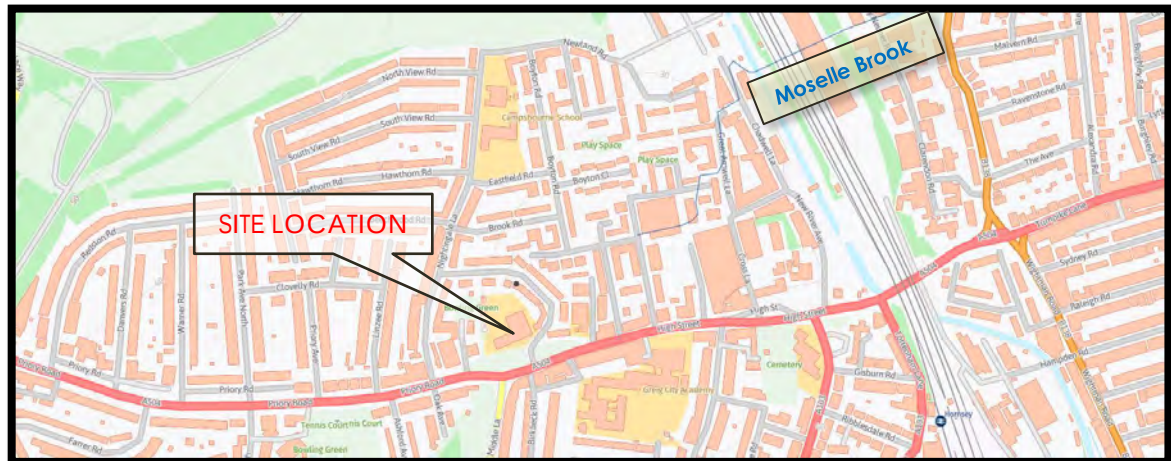


Figure 3.7.1 – Main River Map from ArcGis online viewer

In figure 3.7.2 it can clearly be seen that The Moselle used to flow along the western side of the school, towards the north and then turning east. The image on the left is the Ordnance Survey from 1900.



Figure 3.7.2 – Side by Side online tool. National Library of Scotland

3.8 Environment Agency Groundwater and Aquifer Protection

Reference to the Environment Agency Groundwater Protection Zone Map shows the area is sited within Zone 1 groundwater protection zone. The Environment Agency have defined Source Protection Zones (SPZs) for groundwater sources such as wells, boreholes, and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk.

Zone 1: (Inner Protection Zone) - This zone is defined by a travel time of 50-days or less from any point within the zone at, or below, the water table. Additionally, the zone has as a minimum a 50-metre radius. It is based principally on biological decay criteria and is designed to protect against the transmission of toxic chemicals and water-borne disease.

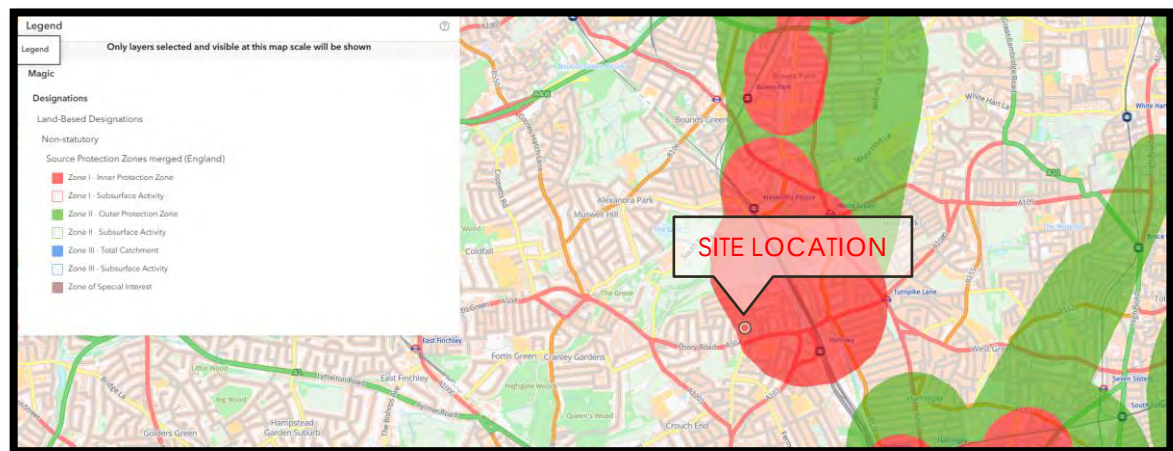


Figure 3.8.1 – Groundwater Protection Zones

The Environment Agency use the zones to set up pollution prevention measures in areas which are at a higher risk, and to monitor the activities of potential polluters nearby.

A study of the aquifer maps on the Environment Agency website revealed the site to be located outside any superficial or bedrock aquifers.

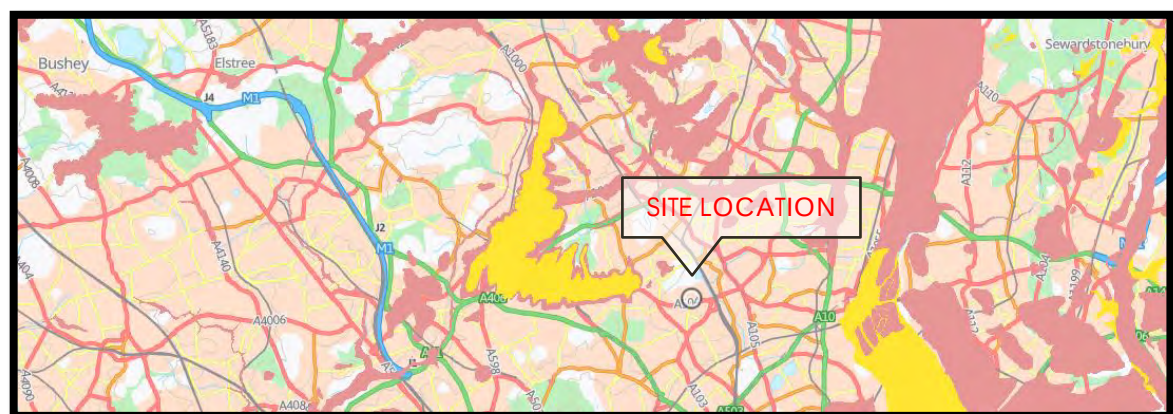


Figure 3.8.2 – Aquifer Designation Map – Superficial

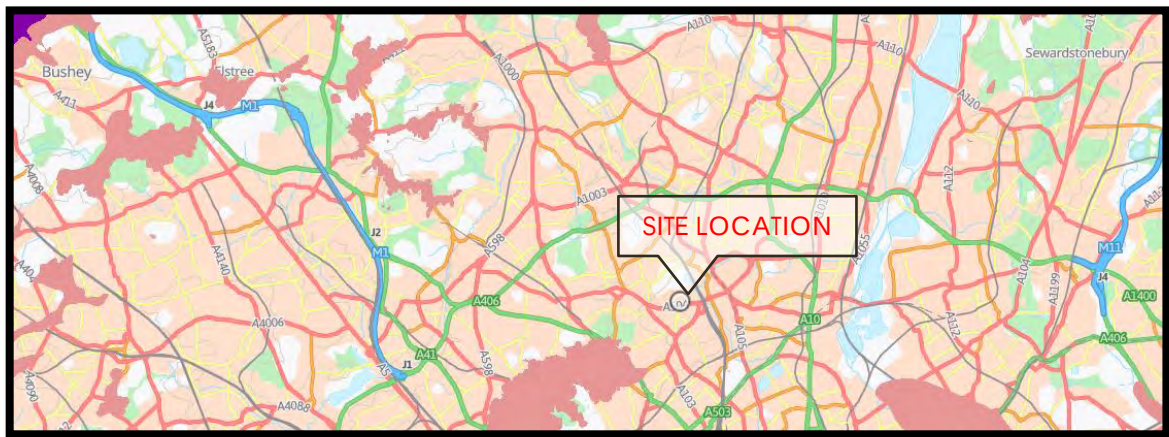


Figure 3.8.3 – Aquifer Designation Map – Bedrock

KEY:

	Principal		Secondary (undifferentiated)
	Secondary A		Unknown (Lakes & Landslip)
	Secondary B		Unproductive

4.0 Proposed Development

The architectural proposals consist of “*Multipurpose canopy and south-facing façade screening system with external alterations*”.

The development plans can be found in Appendix B.

5.0 National and Local Planning Policy & Guidance

5.1 National Planning Policy and Guidance

The NPPF and PPG set out government's planning policies for England and how these are expected to be applied. The NPPF and PPG seek to ensure that flood risk is taken into account at all stages in the planning process and is appropriately addressed.

Footnote 63 of the NPPF states that a site-specific flood risk assessment should be submitted for all development proposed in flood zone 2 and flood zone 3 whilst in flood zone 1, an assessment should accompany all proposals involving:

- sites of 1 ha or more;
- land identified as having critical drainage problems or as being at increased flood risk in future;
- or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

NPPF paragraph 170 states that “inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere”.

Paragraph 172 of the NPPF states that all plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

- a) applying the sequential test and then, if necessary, the exception test as set out below;
- b) safeguarding land from development that is required, or likely to be required, for current or future flood management;
- c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and
- d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

NPPF paragraph 173 states that “a sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding, by following the steps set out below”.

NPPF paragraph 176 states that “applications for some minor development and changes of use should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63”.

NPPF paragraph 175 states that “The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

NPPF paragraph 178 states that the application of the exception test should be informed by a strategic or sitespecific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

NPPF Paragraph 179 states that “both elements of the exception test should be satisfied for development to be permitted”.

NPPF paragraph 181 states that “When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.

Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

NPPF paragraph 182 states that applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal.

These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Sustainable drainage systems provided as part of proposals for major development should:

- a) take account of advice from the Lead Local Flood Authority;
- b) have appropriate proposed minimum operational standards; and
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development.

5.2 London Plan

Policy G1 Green infrastructure:

A London's network of green and open spaces, and green features in the built environment, should be protected and enhanced. Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits.

B Boroughs should prepare green infrastructure strategies that identify opportunities for cross-borough collaboration, ensure green infrastructure is optimised and consider green infrastructure in an integrated way as part of a network consistent with Part A.

C Development Plans and area-based strategies should use evidence, including green infrastructure strategies, to:

- 1) identify key green infrastructure assets, their function and their potential function
- 2) identify opportunities for addressing environmental and social challenges through strategic green infrastructure interventions.

D Development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network.

Policy SI 12 Flood risk management:

A Current and expected flood risk from all sources across London should be managed in a sustainable and cost-effective way in collaboration with the Environment Agency, the Lead Local Flood Authorities, developers and infrastructure providers.

B Development Plans should use the Mayor's Regional Flood Risk Appraisal and their Strategic Flood Risk Assessment as well as Local Flood Risk Management Strategies, where necessary, to identify areas where particular and cumulative flood risk issues exist and develop actions and policy approaches aimed at reducing these risks. Boroughs should cooperate and jointly address cross-boundary flood risk issues including with authorities outside London.

C Development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses.

D Developments Plans and development proposals should contribute to the delivery of the measures set out in Thames Estuary 2100 Plan. The Mayor will work with the Environment Agency and relevant local planning authorities, including authorities outside London, to safeguard an appropriate location for a new Thames Barrier.

E Development proposals for utility services should be designed to remain operational under flood conditions and buildings should be designed for quick recovery following a flood.

F Development proposals adjacent to flood defences will be required to protect the integrity of flood defences and allow access for future maintenance and upgrading. Unless exceptional circumstances are demonstrated for not doing so, development proposals should be set back from flood defences to allow for any foreseeable future maintenance and upgrades in a sustainable and cost-effective way.

G Natural flood management methods should be employed in development proposals due to their multiple benefits including increasing flood storage and creating recreational areas and habitat.

5.3 Haringey Local Plan

Policy SP5: Water Management and Flooding

The Council will require all development in Haringey to be water efficient during construction and operation and to reduce all forms of flood risk. All development shall:

- Improve the water environment, water quality and drainage systems;
- Minimise water use and illustrate how development would contribute to general and flash flooding;
- Take account of flood risk vulnerability classification as set out in paragraph 100 of the NPPF and will apply the NPPF Sequential Test and Exception Test;
- Implement measures to prevent (or mitigate as last resort) local surface water and downstream flooding;
- Implement Sustainable Drainage Systems from strategic to individual site level to improve water attenuation, quality and amenity;
- Restore and enhance the Blue Ribbon Network including Pymmes Brook, Moselle Brook, the River Lee and its tributaries, deculverting wherever feasible, to improve water quality and amenity of these waterways and to help reduce flood risk (in line with London River Action Plan); and

Require higher resilience and levels of flood protection for critical infrastructure to ensure the protection of essential services such as water and power. In order to facilitate this, the Council:

- Has carried out a joint SFRA (Strategic Flood Risk Assessment) Stage 1 for the whole borough;
- Has carried out a Sequential Test for the Areas of Development (Growth Areas and Areas of Change);
- Is carrying out, in association with other north London boroughs in the Drain London sub-region, a Surface Water Management Plan to identify issues with drainage networks and the effects of new development.

6.0 Flood Risk Policy

6.1 Environment Agency Flood Map

The Flood Map for Planning, shown below, indicates that the site falls within Flood Zone 3 which is defined as land assessed as having a 1 in 100 (1%) or greater annual probability of river flooding.

It must be noted that the extents are similar to those of surface water flooding (see section 7.1) and that previous flood zone maps did not consider the site to be in Flood Zones 2 and 3, as per the Flood Zones map from the London Borough of Haringey Level 2 Strategic Flood Risk Assessment in Appendix D.

A site specific Flood Risk Assessment by Ashfield (ref 157922-F01) and completed in October 2022 also identified the site as being in Flood Zone 1.

Since the flood map for planning is not only generated by flood modelling results but also from knowledge of past events, it must be concluded that in this case the extents of Flood Zones 2 and 3 are the result of the latter exercise. In essence, it is possible that the culverted watercourse conveying the Mosselle floods periodically, which might have been identified as three different sources of flooding, fluvial, pluvial and artificial/sewers (see section 7.3).

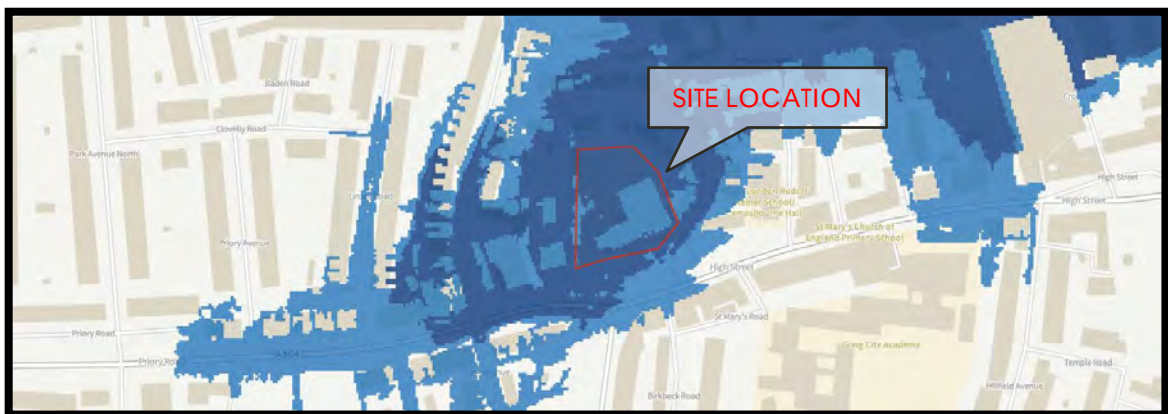


Figure 6.1 - Flood Map for Planning. Flood Zones 2 and 3. Environment Agency © 2025

*It is, therefore, the consideration of this FRA that the site has a **High** risk of flooding from fluvial sources.*

6.2 Historic Flood Events

The Historic Flood Map dataset provided by DEFRA indicates the site has never flooded from fluvial sources, as shown below in figure 6.2.

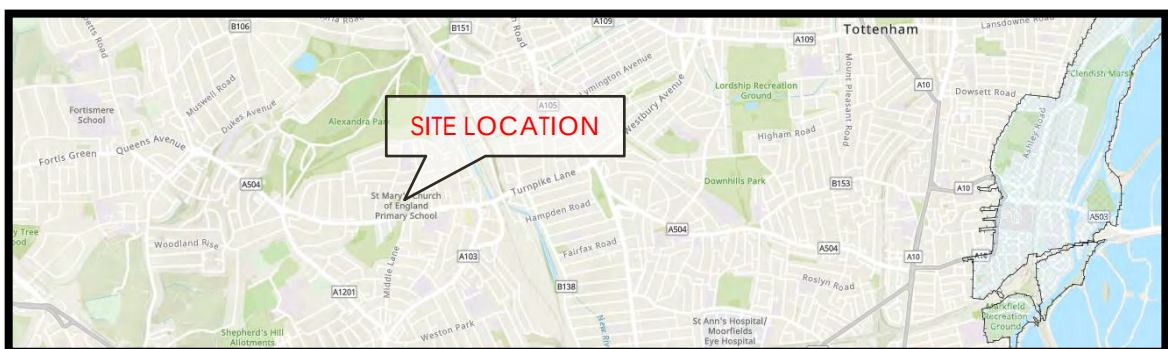


Fig 6.2 – Historic Flood Outlines

As explained within Section 19 of the Flood Investigation Report for this area of Hornsey, published in 2022, there were two flood events in July 2021 from surface water coming from the south via Priory Park.

6.3 National Planning Policy Framework and Planning Practice Guidance

The National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG) gives direction for development with respect to flooding. These documents promote a sequential approach to encourage development away from areas that may be or are susceptible to flooding. In doing so it categorizes flood zones in the context of their probability of flooding, as shown in the table within Section 6.4 below.

6.4 Flood Zone Definition

The National Planning Policy Framework Definition of Flood Zones

Flood zone	Fluvial	Tidal	Probability of flooding
1	< 1 in 1000 year	<1 in 1000 year	Low probability
2	Between < 1 in 1000 year and 1 in 100 year	Between <1 in 1000 year and 1 in 200 year	Medium Probability
3a	> 1 in 100 year	> 1 in 200 year	High probability
3b	Either > 1 in 30 (3.3%) or as agreed between the EA and the LPA	Either > 1 in 30 or as agreed between the EA and the LPA	Functional flood plain

6.5 Flood Zones – Table 1 PPG

(Note: These Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences)

Zone 2 - Medium Probability
Definition
Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
Appropriate uses
Essential infrastructure and the water-compatible, less vulnerable and more vulnerable uses of land and essential infrastructure in (Table 2 NPPF) are appropriate in this zone. Subject to the Sequential Test being applied, the highly vulnerable uses in Table 2 are only appropriate in this zone if the Exception Test is passed.
FRA requirements
All development proposals in this zone should be accompanied by a FRA.
Policy aims
In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development, and the appropriate application of sustainable drainage techniques.

Zone 3a - High Probability
Definition
This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
Appropriate uses
The water-compatible and less vulnerable uses of land in (Table 2 Planning Practice Guidance) are appropriate in this zone. The highly vulnerable uses should not be permitted in this zone. The more vulnerable uses and essential infrastructure permitted in this zone if the Exception Test is passed. Essential infrastructure permitted in this zone should be designed and constructed to remain operational and safe for users in time of flood.
FRA requirements
All development proposals in this zone should be accompanied by a FRA.
Policy aims
In this zone, developers and local authorities should seek opportunities to: reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques; and relocate existing development to land with a lower probability of flooding.

6.6 Flood Risk Vulnerability Classification - Extract from Table 2 PPG

More Vulnerable

- Hospitals.
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for: dwelling houses; student halls of residence; drinking establishments; nightclubs; and hotels.
- **Non-residential uses for health services, nurseries, and educational establishments.**
- Landfill and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

It must be noted that the school is existing and the proposals solely relate to a new canopy.

6.7 Flood Risk Vulnerability & Flood Zone Compatibility Table

Vulnerability classification flood zone	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
1	✓	✓	✓	✓	✓
2	✓	Exception test required	✓	✓	✓
3a †	Exception test required (†)	X	Exception test required	✓	✓
3b *	Exception test required (*)	X	X	X	✓ (*)

✓ Development is appropriate X development is not appropriate

Notes to table 2:

- This table does not show the application of the Sequential Test which should be applied first to guide development to the lowest flood risk areas; nor does it reflect the need to avoid flood risk from sources other than rivers and the sea;
- The Sequential and Exception Tests do not need to be applied to those developments set out in National Planning Policy Framework footnote 62. The Sequential and Exception Tests should be applied to 'major' and 'non major' development;
- Some developments may contain different elements of vulnerability and the highest vulnerability category should be used, unless the development is considered in its component parts.

"†" In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

"*" In Flood Zone 3b (functional floodplain) essential infrastructure that has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

The above table, taken from PPG (Table 3), confirms that a new canopy within flood zones 2 and 3a is appropriate.

6.8 Exception Test

The Exception Test is an additional test to be applied by decision-makers following application of the Sequential Test. The Exception Test is a series of two criteria as shown below, all of which must be satisfied for development in a flood risk area to be considered acceptable. For the Exception Test to be passed it must be demonstrated that:

a) development that has to be in a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk.

In this case the application is for a canopy only, which will not increase the flood risk at all. The school is already in place, with recent additions to manage flood risk also built.

b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

As above, only a canopy to reduce overheating to south facing classrooms is being proposed as part of this planning application.

7.0 Other Sources of Flood Risk to The Development

In addition to the potential for assessing flooding from fluvial and tidal sources NPPF also requires that consideration is given to other mechanisms for flooding:

- Flooding from land – intense rainfall, often in short duration, that is unable to soak into the ground or enter drainage systems, can run rapidly off land and result in local flooding.
- Flooding from groundwater – occurs when water levels in the ground rise above the surface elevations.
- Flooding from sewers – In urban areas, rainwater is frequently drained into surface water sewers or sewers containing both surface and wastewater sewers known as combined sewers. Flooding can result causing surcharging when the sewer is overwhelmed by heavy rainfall.
- Flooding from reservoirs, canals and other artificial sources – Non-natural or artificial sources of flooding can result from sources such as reservoirs, canals lakes etc, where water is held above natural ground levels.

7.1 Flooding from Overland Flows

The risk of flooding due to overland flood flows is considered high by the Environment Agency. The surface water flood data for the site, shown below, indicates that there is flood risk within the site for all storm events, 1 in 30y, 1 in 100y and 1 in 1,000 years of return period.



Fig 7.1.1 – Environment Agency © 2025 - Surface Water Flood Risk from "Flood Map for Planning 1 in 30y storm

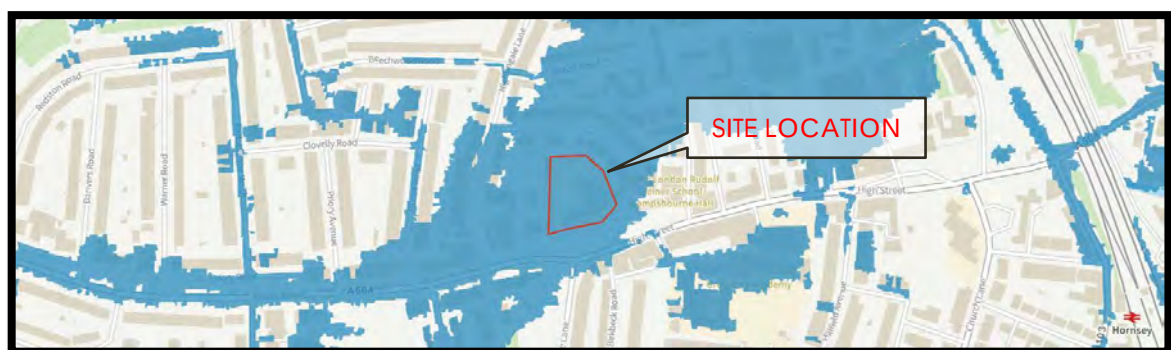


Fig 7.1.2 – Environment Agency © 2025 - Surface Water Flood Risk from "Flood Map for Planning 1 in 100y storm

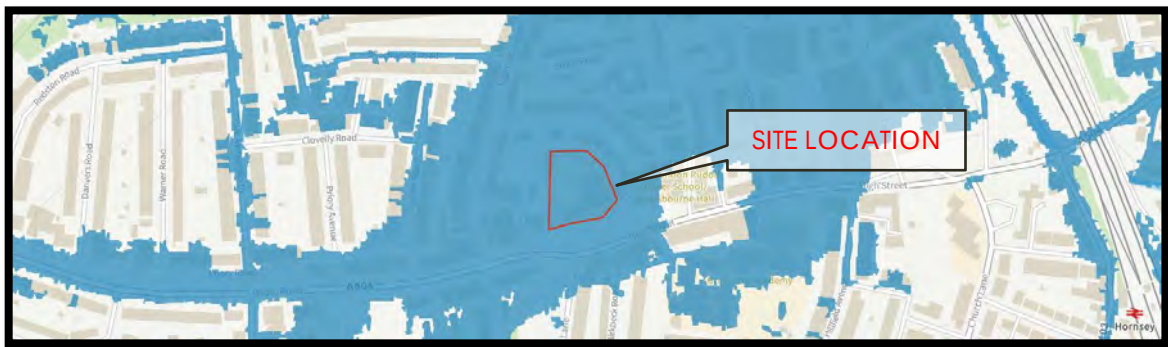


Fig 7.1.3 – Environment Agency © 2025 - Surface Water Flood Risk from "Flood Map for Planning 1 in 1,000y storm

A critical drainage area (CDA) is defined as "a discrete geographic area (usually a hydrological catchment) where multiple and interlinked sources of flood risk (surface water, groundwater, sewer and/or river) often cause flooding in a Flood Risk Area during severe weather thereby affecting people, property or local infrastructure."

The London Borough of Haringey Surface Water Management Plan completed an analysis of the number of properties at risk of flooding for the 1 in 100 year rainfall event and reviewed the potential number of properties with surface water flooding of a depth greater than 0.03m. Nine CDAs have been defined within the borough, and this site falls within the one named Group4_055, as mentioned in Section 3.6.

*It is, therefore, the consideration of this FRA that the site has a **high** risk of flooding from overland flows. Measures to counter the flood risk, including flood barriers, extra SuDS features, capacity in the system to accommodate overland flows, etc were recently implemented which, if maintained accordingly, could reduce the risk to **low**.*

7.2 Flooding from Rising Groundwater

Groundwater flooding is dependent on local variations in topography, geology and soils. The causes of groundwater flooding are generally understood; however it is difficult to predict the actual location, timing and extent of groundwater flooding without comprehensive datasets.

There is a lack of reliable measured datasets to undertake flood frequency analysis and even with datasets, this analysis is complicated due to the non-independence of groundwater level data. Surface water flooding incidents are sometimes mistaken for groundwater flooding incidents, such as where runoff via infiltration seeps from an embankment, rather than locally high groundwater levels.

Section 3.5 of this report confirms that boreholes carried out in the vicinity of the site did not find groundwater to a depth of 10m bgl.

*It is, therefore, the consideration of this FRA that the site has a **low** risk of flooding from rising groundwater levels.*

7.3 Flooding from the Local Sewerage Network

Sewer flooding generally results in localised short-term flooding caused by intense rainfall events overloading the capacity of sewers. Flooding from sewers can also occur as a result of blockage, poor maintenance or structural failure.

In this case, the large surface water sewer to the west of the site is the culverted Moselle Brook, and is subject to surcharging and flooding during large storm events. The levels within the school grounds do not form a natural barrier and water could reach the buildings from the watercourse.

The S19 FIR also noted that most sewers along Priory Road, High Street and Middle Lane, as well as flood affected streets north of High Street (likely including Rectory Gardens) are at risk of surcharging during a 1 in 2 year rainfall event (50% AEP).

*It is, therefore, the consideration of this FRA that the site has a **medium/high** risk of flooding by surcharging of the local sewer network.*

7.4 Flooding from Reservoirs, Canals & Other Artificial Sources

Reservoirs in the UK have an extremely good safety record. The EA is the enforcement authority for the Reservoirs Act 1975 in England and Wales. All large reservoirs must be inspected and supervised by reservoir panel engineers. It is assumed that these reservoirs are regularly inspected, and essential safety work is carried out. These reservoirs therefore present a minimal risk.

Flooding may result from the failure of engineering installations including flood defence, land drainage pumps, sluice gates and floodgates. Hard defences may fail through the slow deterioration of structural components such as the rusting of sheet piling, erosion of concrete reinforcement and toe protection or the failure of ground anchors. This deterioration can be difficult to detect, so that failure, when it occurs, is often sudden and unexpected. Failure is more likely when the structure is under maximum stress, such as extreme fluvial events.

It must be noted that the EA have mapped the maximum flood extent in the event of reservoir breach. Their maps are an absolute worst-case scenario, which assumes reservoirs are full at the time of breach, that there are no emergency reservoir operating measures and that lots of different reservoirs fail at the same time.

There are no known reservoirs, canals or other artificial sources in the vicinity of the site. The long term flood risk online service indicates that "Flooding from reservoirs is unlikely in this area". Refer to Appendix E for a copy of the Reservoir Flood Outline from the London Borough of Haringey Level 2 Strategic Flood Risk Assessment.

*It is, therefore, the consideration of this FRA that the site has a **low** risk of flooding by reservoirs, canals or other artificial sources.*

8.0 Flood Resistant & Resilient Measures

As per the original Ashfield flood risk assessment for the site, surface water flooding occurred at the school in July 2021, when flood water came towards the site from the south.

To avoid the ingress of water on the southern elevation, Ashfield suggested -among other proposals- implementing a potential flood defence wall along the southern site boundary that would divert any water away from the building. This was inclusive of hinged flood gates that will allow pedestrian access into the school during normal school hours and provide flood protection when left shut.

A number of other measures were then designed by Metis Consultants and built, which should be sufficient to reduce the risk of flooding to the school. See Appendix F for the layout.

9.0 Recommendations and Conclusion

The new canopy being proposed will not affect the flood risk to or from the site, nor the implementation of the mitigation measures.

In line with the recommendations of the National Planning Policy Framework, the London Plan and the Haringey Local Plan, the school lies within land classified as flood zones 2 & 3 but is considered appropriate for a development of this nature. Other sources of flood risk to the site have also been assessed and risks have been deemed above low, although it might be the same source in reality (the culverted watercourse).

A previous flood risk assessment carried out after a flood event already proposed mitigation measures to reduce the risk to the site and are being implemented, which should significantly reduce the risk overall.

10.0 References & Bibliography

- The National Planning Policy Framework February 2025
- Planning Practice Guidance.
- Environment Agency - Rainfall-Runoff Management for Developments
- Environment Agency indicative flood maps <https://flood-map-for-planning.service.gov.uk/>
- Environment Agency indicative groundwater source protection zone maps <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>
- Environment Agency indicative Aquifer designation maps <https://magic.defra.gov.uk/>
- <https://www.bgs.ac.uk/information-hub/borehole-records/>
- <https://geologyviewer.bgs.ac.uk/>
- Flood Risk Assessment by Ashfield, ref 157922-F01 October 2022
- The London Borough of Haringey Surface Water Management Plan
- London Borough of Haringey Section 19 Flood Investigation Report 2022
- London Borough of Haringey Local Plan Strategic Policies 2013-2026



Appendix A - Topographic Survey



Notes

Captured measurements reflect only those areas which our digital surveyors were either instructed or permitted to capture.

All measurements to be verified on site.

All measurements to be verified on site.

FFL + 00,000 to be considered separately on each property.

OPENSTUDIO

Description	Rev	Date
For information	1	14/12/2023
For information	0	27/03/2024
For information	2	08/04/2024
Updated levels + Orientation	3	20/05/2025

Capture Date	14/12/2023
Production Date	14/12/2023
State (ID)	654225ad3dc530001e4d1d1
Latent Scan Points	6,800,997,658
Captured by	Frederico Tilmans
Occupancy	Checked By JF-Gundling

Rectory Garden

St Mary's C.E Primary School, Hornsey

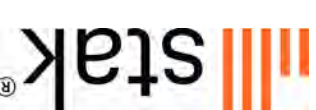
N87PJ London

N87PJ London

Site Plan

01480-STAK-00-00-DR-B-401-S2

3



E. support@skk.co.uk
6th Floor, 1 Knightsbridge Green, London, SW1X 7QA

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Appendix B - Development Proposals

openstudio architects limited
architecture furniture landscape
50 Great Portland Street
London W1W 7ND
T 020 7580 5885
info@openstudioarchitects.com

REVISIONS

Date	Revision
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FOR PLANNING PERMISSION ONLY

Note:
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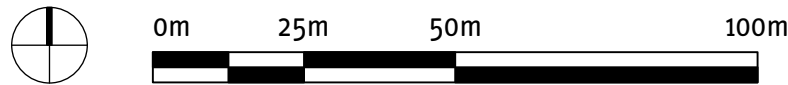
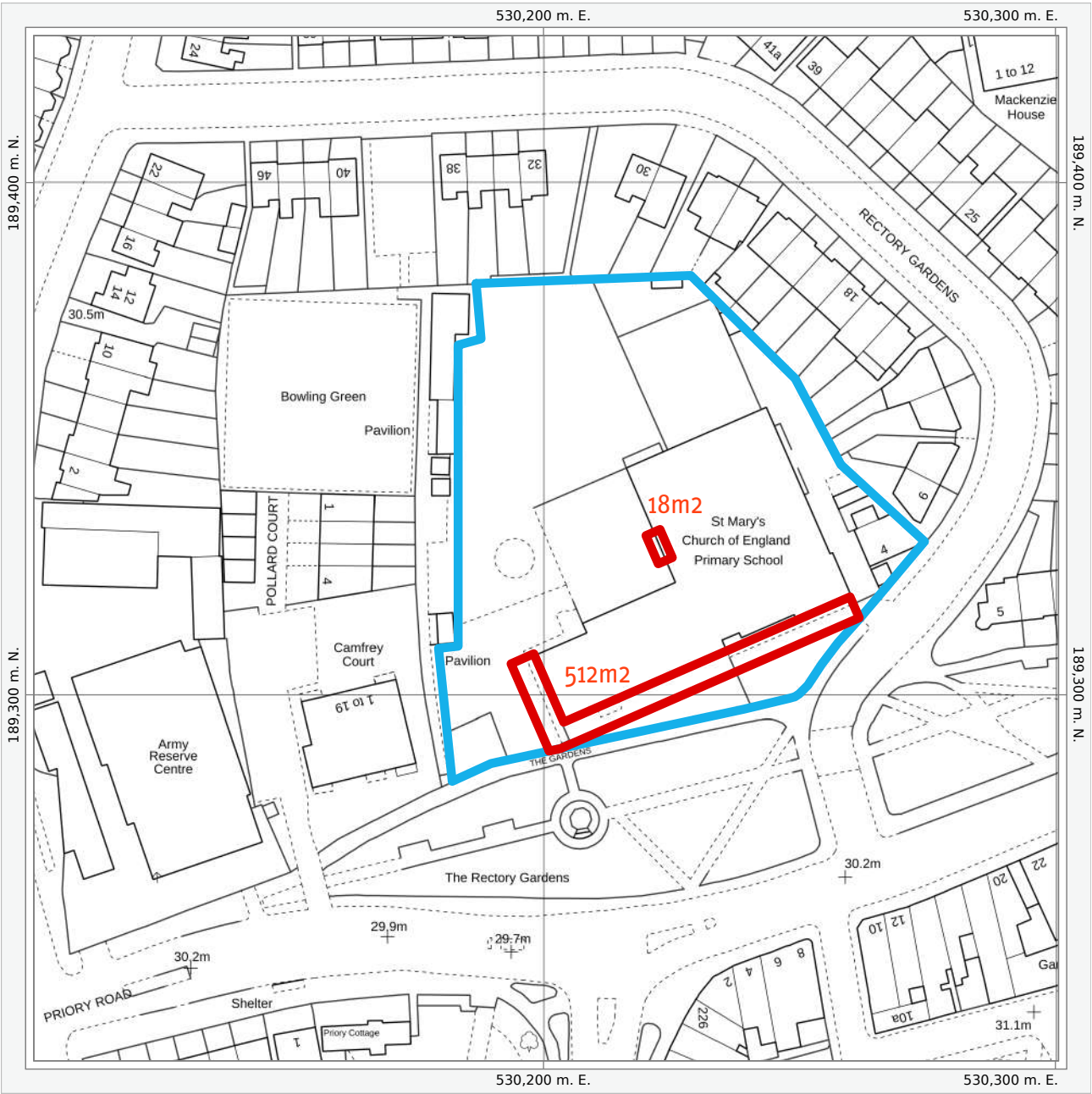
ST MARY'S C.o.E PRIMARY SCHOOL
RECTORY GARDENS, HORNSEY
LONDON, N8 7PJ

SCALE: 1:1250@A3
DATE: 12/02/2026 REVISION DATE: -
DRAWN BY: CK CHECKED BY: JB
PROJECT NUMBER: STM.2310

SITE LOCATION PLAN

DRAWING NUMBER:
STM_PE_00

REVISION: -

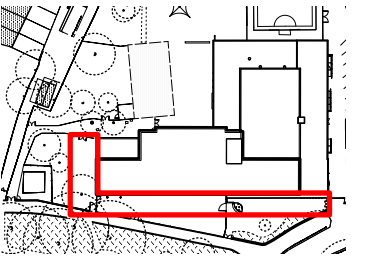


1 SITE LOCATION PLAN
1:1250 @A3

Red line: Outline of proposed
facade works 530m2 total

Blue line: Outline of school
property

Note: Outlines relate to drawn
boundary at ground floor level



openstudio architects limited
architecture furniture landscape
50 Great Portland Street
London W1W 7ND
T 020 7580 5885
info@openstudioarchitects.com

Date	Revision
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Date	Revision
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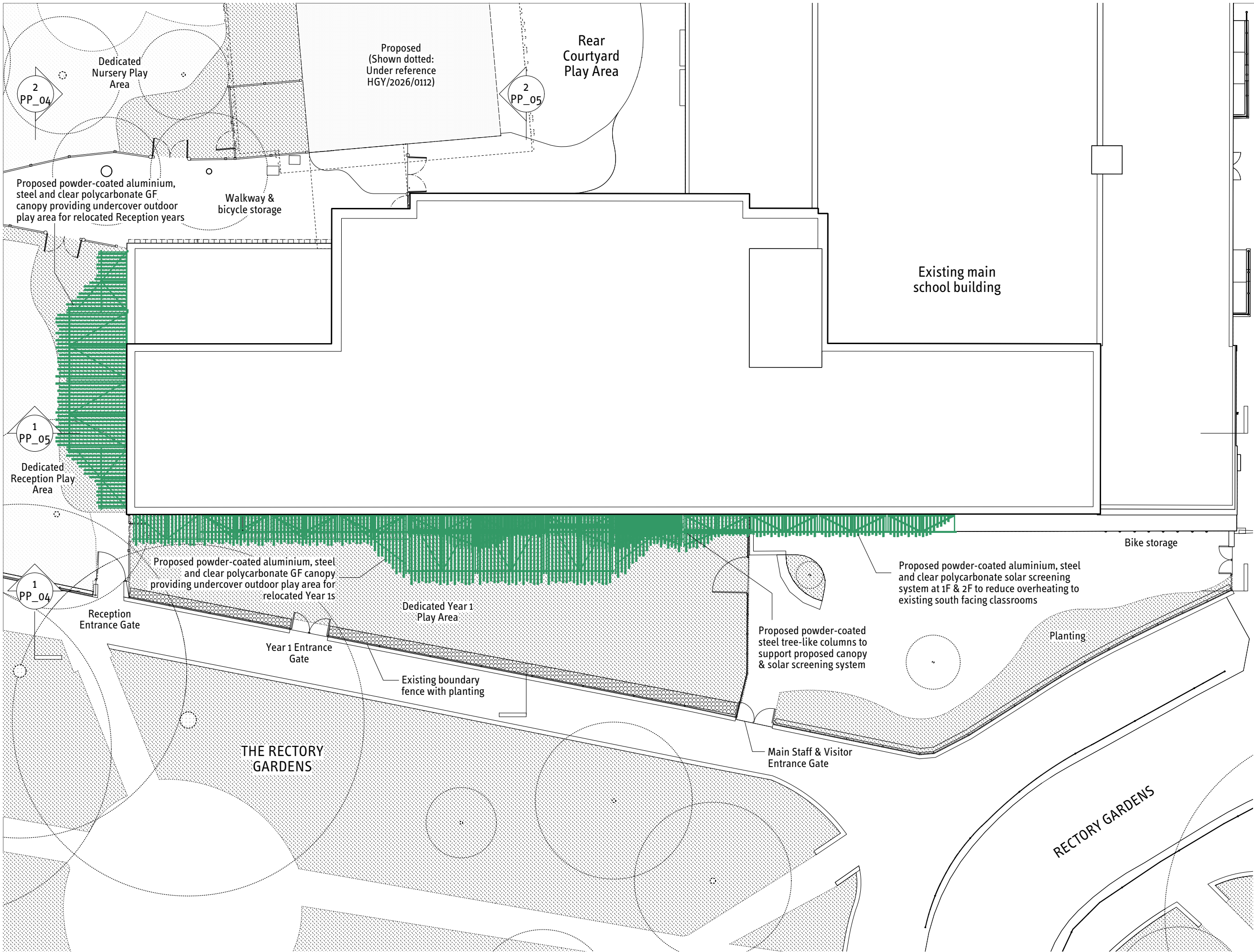
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RECTORY GARDENS, HORNSEY
LONDON, N8 7PJ

SCALE: 1:100@A1/1:200@A3
DATE: 10/02/2026 REVISION DATE:
DRAWN BY: CK CHECKED BY: JB
PROJECT NUMBER: STM.2310

DRAWING NUMBER:
STM_PP_03

SUITABILITY:	REVISION:
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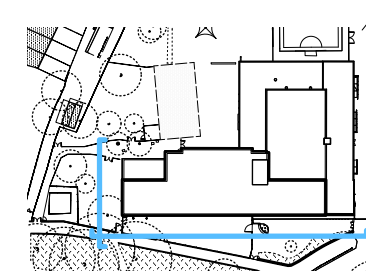


PROPOSED GROUND FLOOR PLAN
1:100 @A1

KEY - PROPOSED WORKS

- MAIN BUILDING: LOCATION OF PROPOSED GF OPENINGS
- PROPOSED GF CANOPY & FACADE SCREENING SYSTEM





REVISIONS

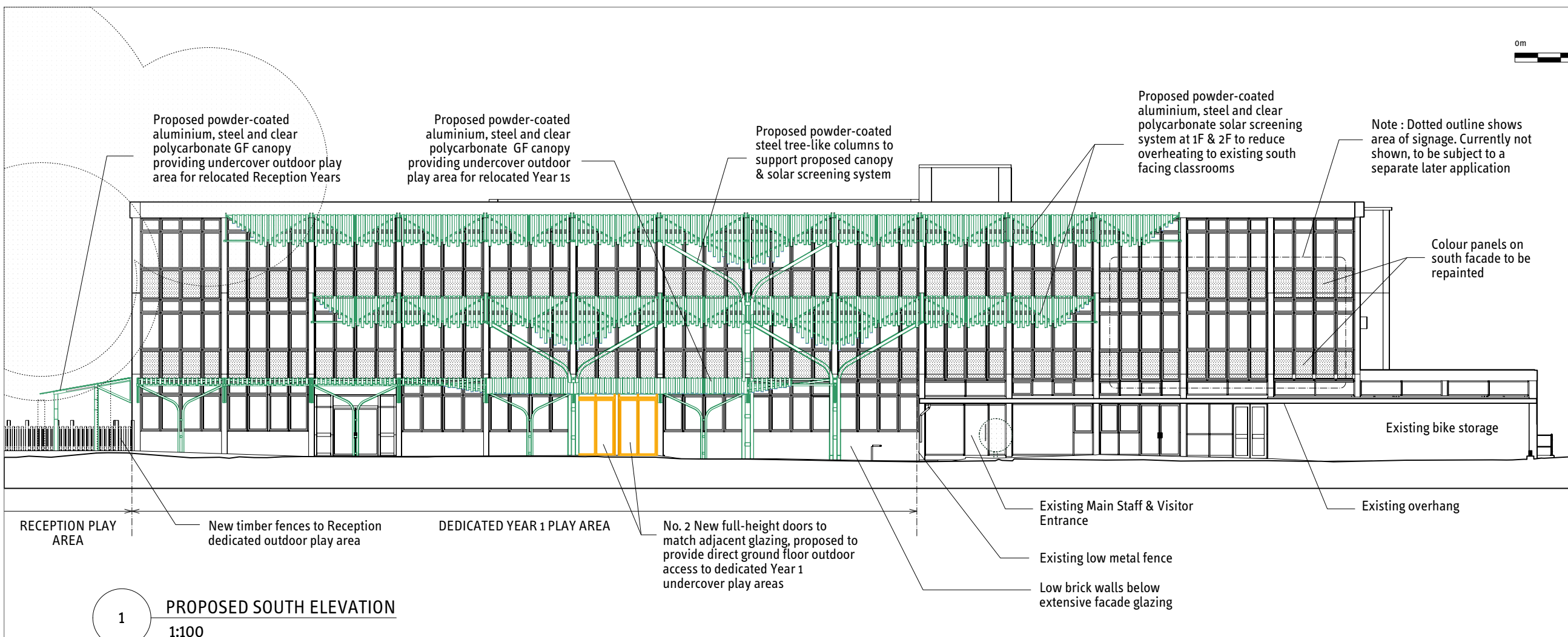
Date	Revision
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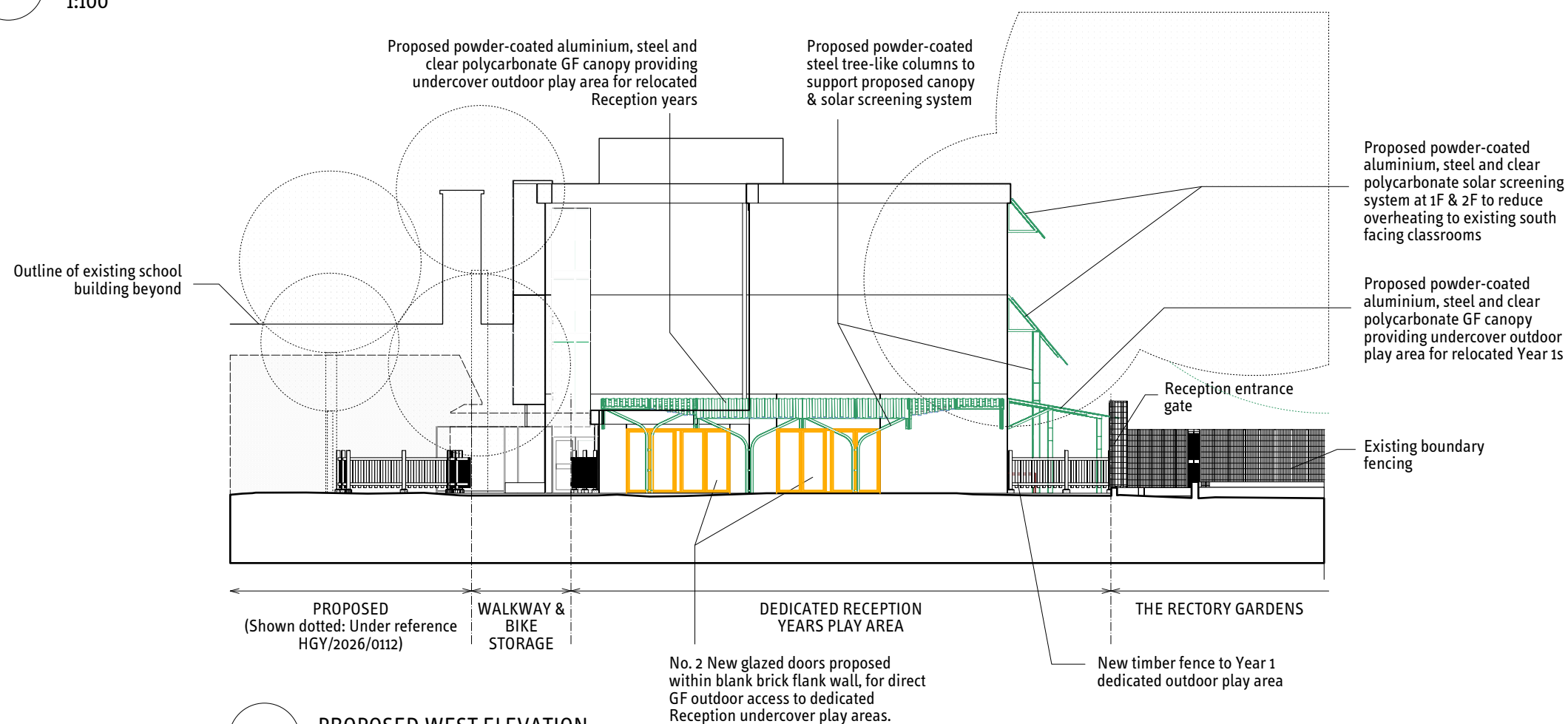
RECTORY GARDENS, HORNSEY
LONDON, N8 7PJ

PROPOSED SOUTH & WEST ELEVATIONS

SUITABILITY: REVISION



PROPOSED SOUTH ELEVATION
1:100



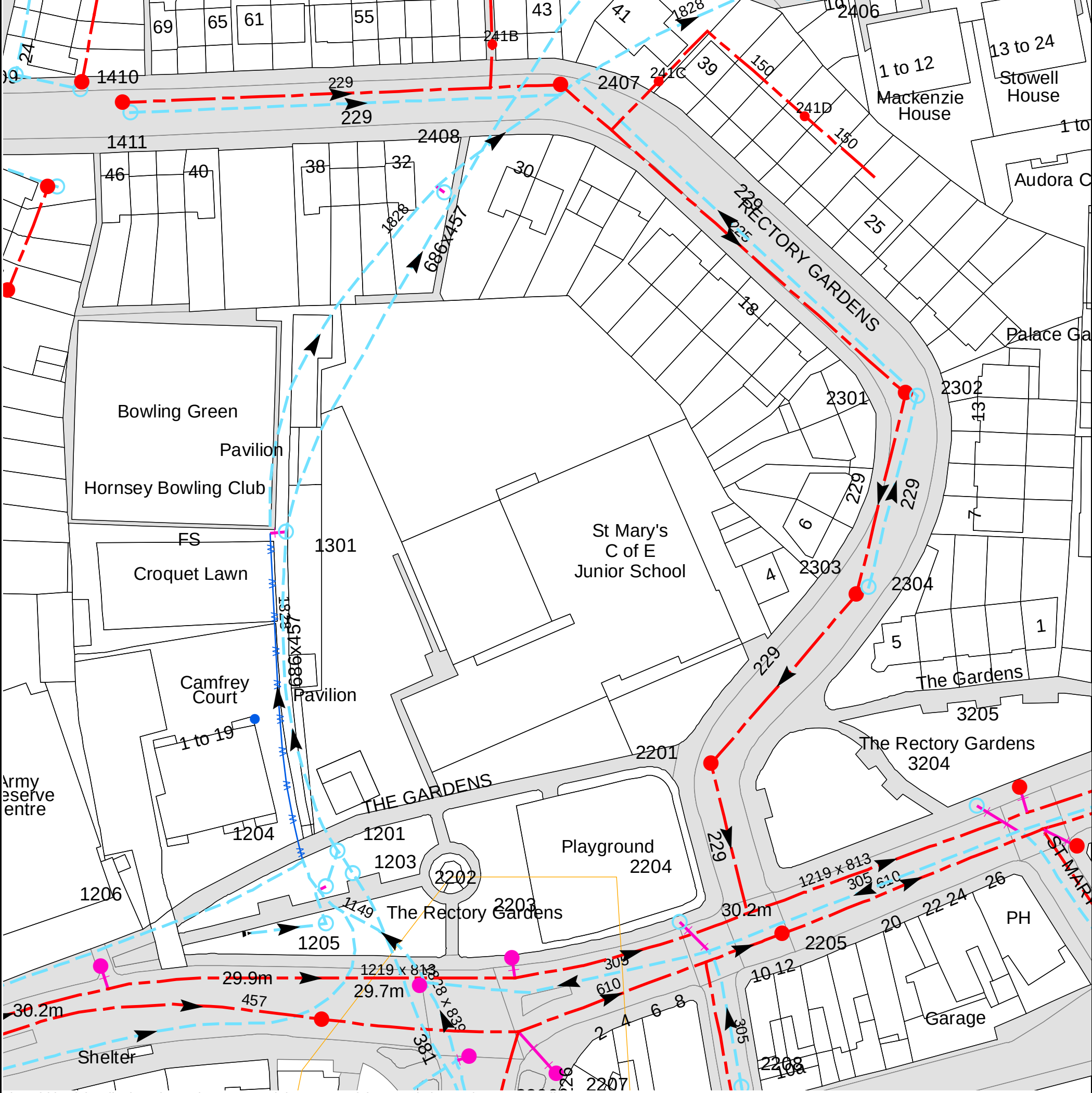
PROPOSED WEST ELEVATION
1:100

KEY - PROPOSED WORKS

-  MAIN BUILDING: LOCATION OF PROPOSED GF OPENINGS
 PROPOSED GF CANOPY & FACADE SCREENING SYSTEM



Appendix C - Existing Drainage & Sewer Records



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 530225,189336
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
2301	28.8	24.68
2302	28.75	27.31
1301	28.9	n/a
2408	28.85	n/a
14XR	n/a	n/a
14XT	n/a	n/a
241D	n/a	n/a
1411	29.56	n/a
1410	29.5	27.25
14WZ	n/a	n/a
2407	28.49	25.08
14XW	n/a	n/a
241C	n/a	n/a
241B	n/a	n/a
1206	29.84	n/a
131B	n/a	n/a
121A	n/a	n/a
1205	29.62	n/a
1204	29.39	n/a
13ZQ	n/a	n/a
14XP	n/a	n/a
1201	29.23	25.93
1203	29.41	26.06
2202	29.64	n/a
2206	29.99	n/a
2203	29.77	n/a
2207	30.1	n/a
2204	29.99	n/a
2201	29.53	24.27
2208	30.39	28.89
2205	30.07	26.08
2303	29.13	24.46
2304	29.11	27.92
3204	30.69	n/a
3205	30.82	n/a
3207	31.02	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

	Foul: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
	Surface Water: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
	Combined: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
	Trunk Surface Water
	Trunk Foul
	Storm Relief
	Trunk Combined
	Vent Pipe
	Bio-solids (Sludge)
	Proposed Thames Surface Water Sewer
	Proposed Thames Water Foul Sewer
	Gallery
	Foul Rising Main
	Surface Water Rising Main
	Combined Rising Main
	Sludge Rising Main
	Proposed Thames Water Rising Main
	Vacuum

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve
	Dam Chase
	Fitting
	Meter
	Vent Column

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Control Valve
	Drop Pipe
	Ancillary
	Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Outfall
	Undefined End
	Inlet

Other Symbols

Symbols used on maps which do not fall under other general categories

	Public/Private Pumping Station
	Change of characteristic indicator (C.O.C.I.)
	Invert Level
	Summit

Areas

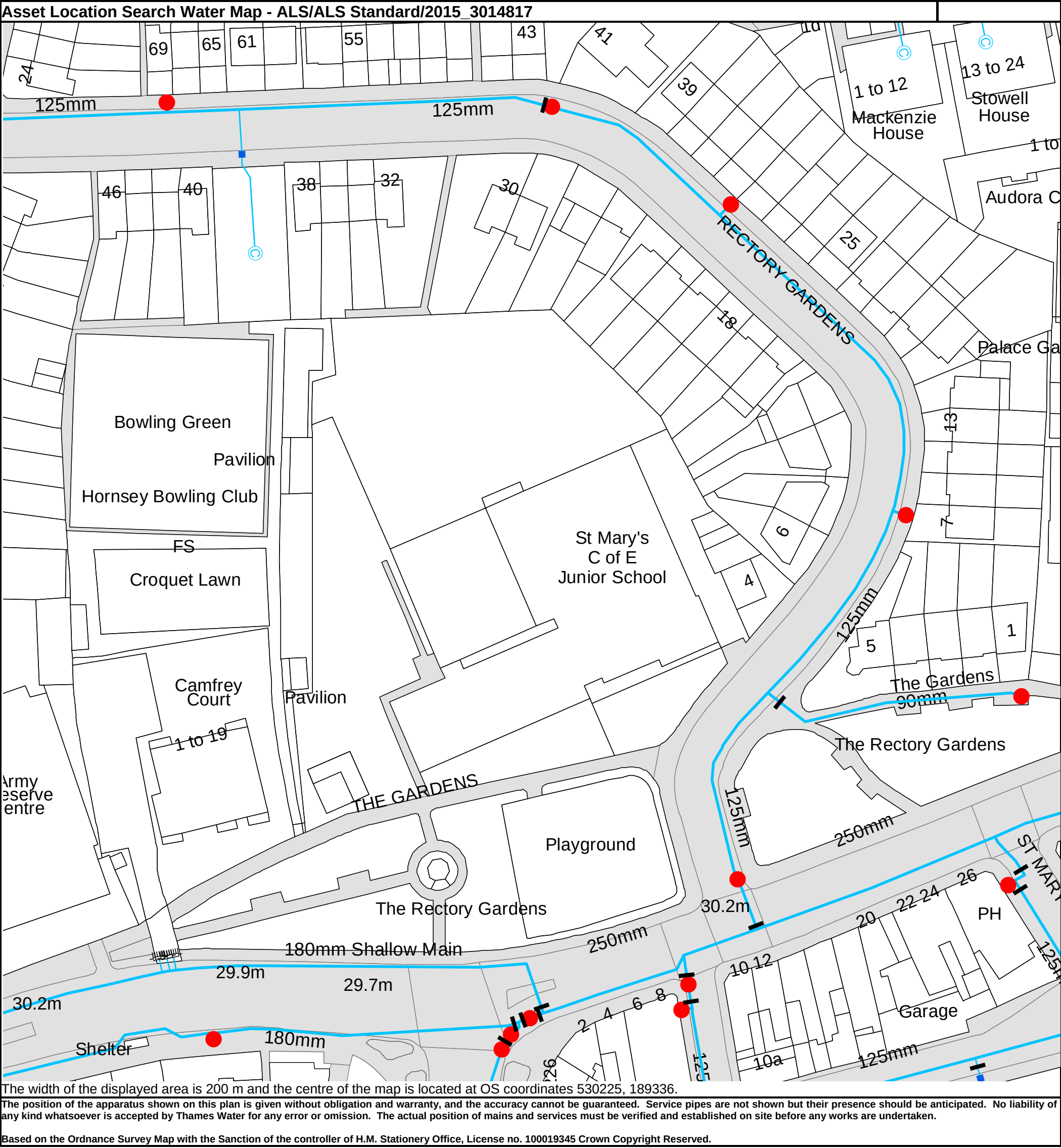
Lines denoting areas of underground surveys, etc.

	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

	Foul Sewer
	Surface Water Sewer
	Combined Sewer
	Gully
	Culverted Watercourse
	Proposed
	Abandoned Sewer

- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.





ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

- 4"** **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 16"** **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- 3" SUPPLY** **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 3" FIRE** **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 3" METERED** **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

Hydrants

- Single Hydrant

Meters

- Meter

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Operational Sites

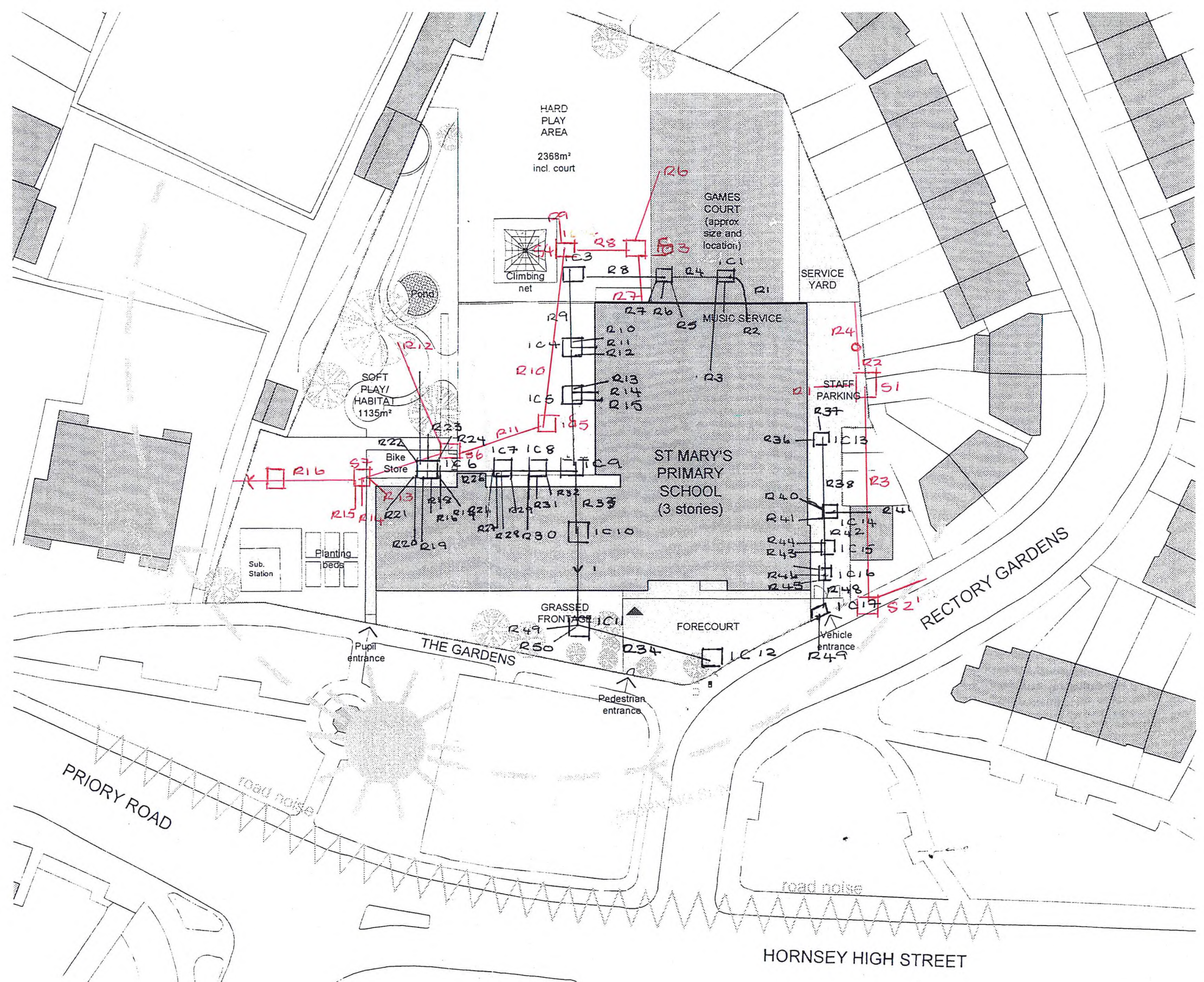
- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

Other Symbols

- Data Logger

Other Water Pipes (Not Operated or Maintained by Thames Water)

- Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
- Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

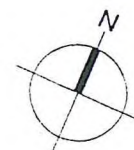


NOTES

1. cad info file - layout name - plot style RSS standard
2. This drawing is not to be scaled. Use figured dimensions only. Detailed site survey to be carried out to establish tolerances. Figured dimensions are in mm. All dimensions shall be verified on site before proceeding with the work. The architect shall be notified of any discrepancies.
3. This drawing has been produced for sole use on this project and is not intended for use by any other person or for any other purpose. © Copyright RSS (U.K.)
- 4.

REVISIONS

rev	date	description



Note: Red dashed site boundary tbc
Site area= 6189m²

23 CURTAIN ROAD LONDON EC2A 3LT
T 020 7739 8945
rss@rssa.co.uk www.rivingtonstreetstudio.co.uk

rivingtonstreet

job title St Mary's CE Primary School 3FE Expansion

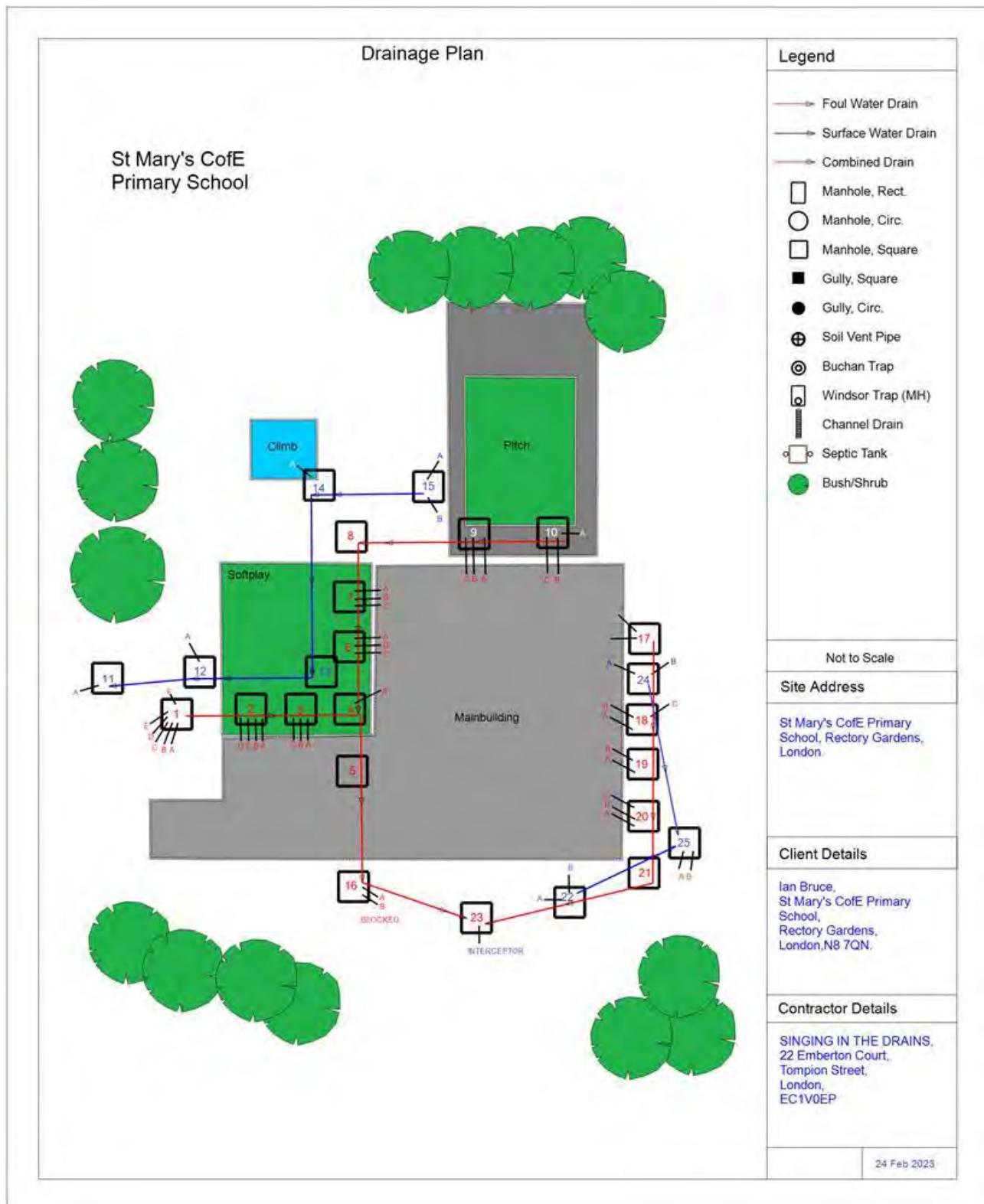
drawing title Rectory Gardens Site Analysis

drawn by HC job no RSS 657

date Nov 2013 scale nts

drawing no
revision

Plan of Site



Total Defects for section

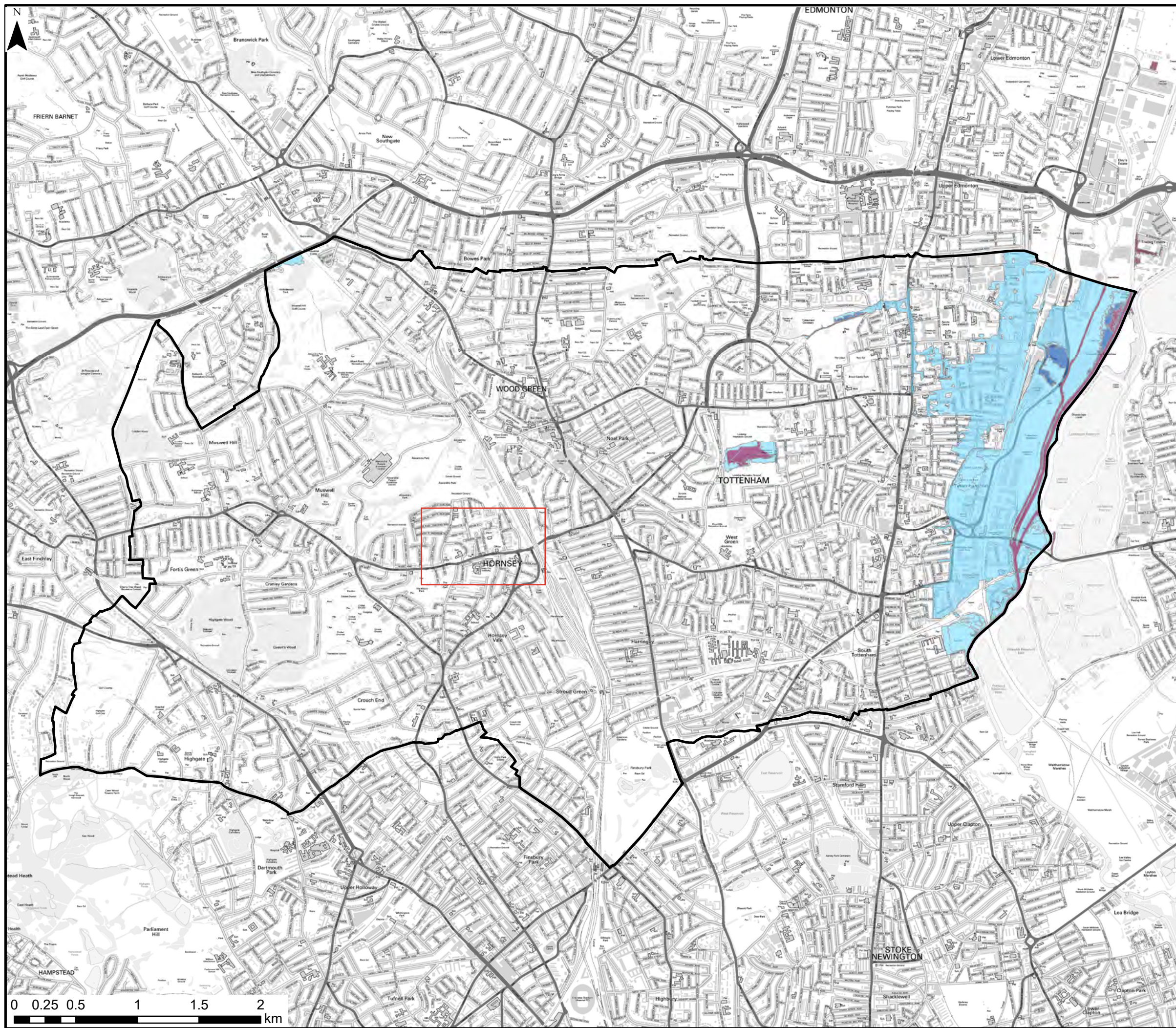


DRB Grade for Section





Appendix D - Original Flood Zones Map



- Legend**
- Flood Zone 3b
 - Flood Zone 3a
 - Flood Zone 2



Drawn MR Date February 2015 Approved JJS

THIS DRAWING MAY BE USED ONLY FOR THE PURPOSE INTENDED

London Borough of Haringey



Haringey Council www.jbaconsulting.com

Haringey Level 2 SFRA

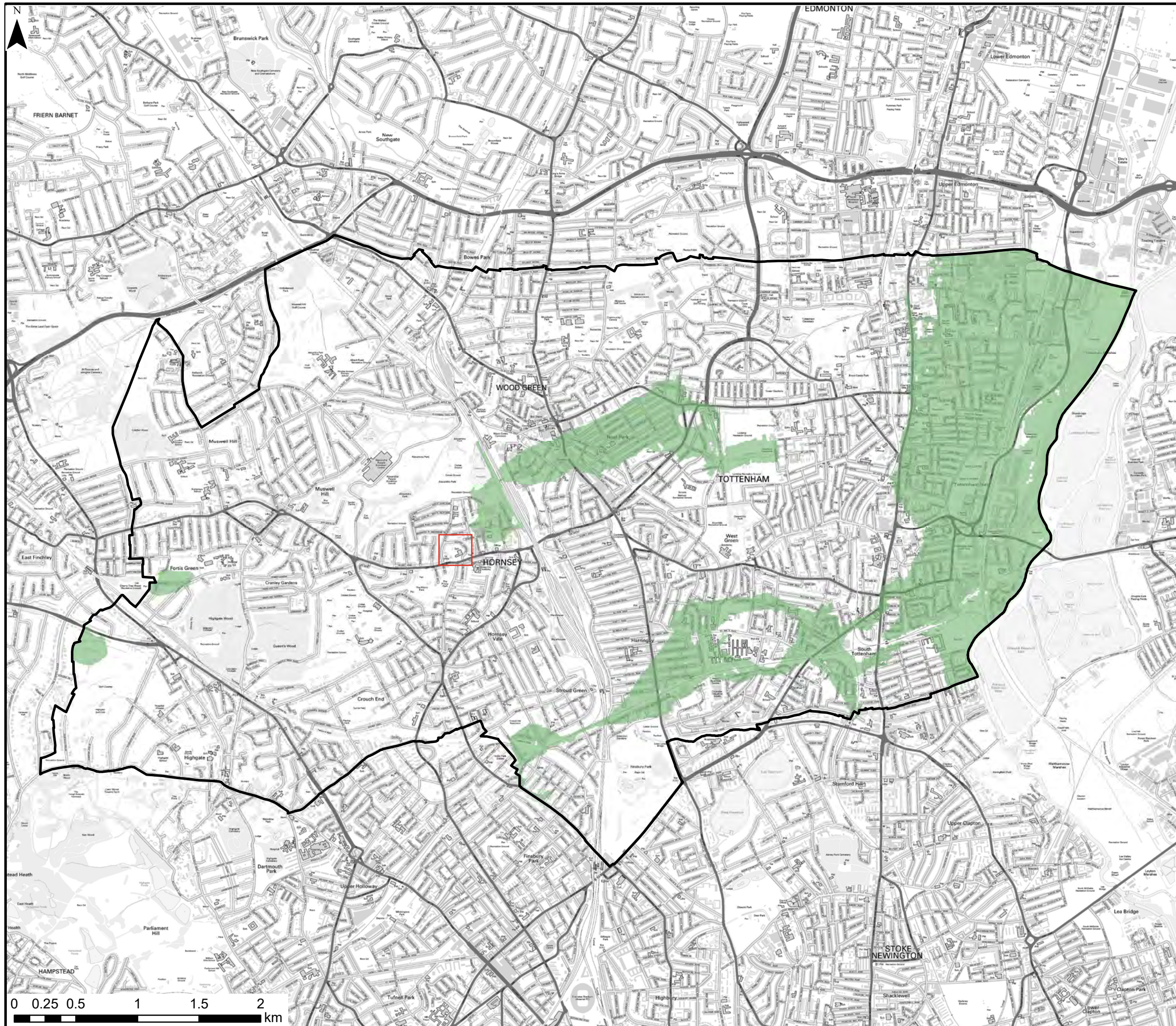
Flood Zones

Scale 1:30,000 @ A3 Map No: 09

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Haringey Council, September 2015



Appendix E - Potential Risk From Reservoirs



Legend

 Haringey Reservoir Flood Outline



Drawn MR Date February 2015 Approved JJS

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London Borough of Haringey



www.jbaconsulting.com

Haringey Level 2 SFRA

Reservoir Flood Outline

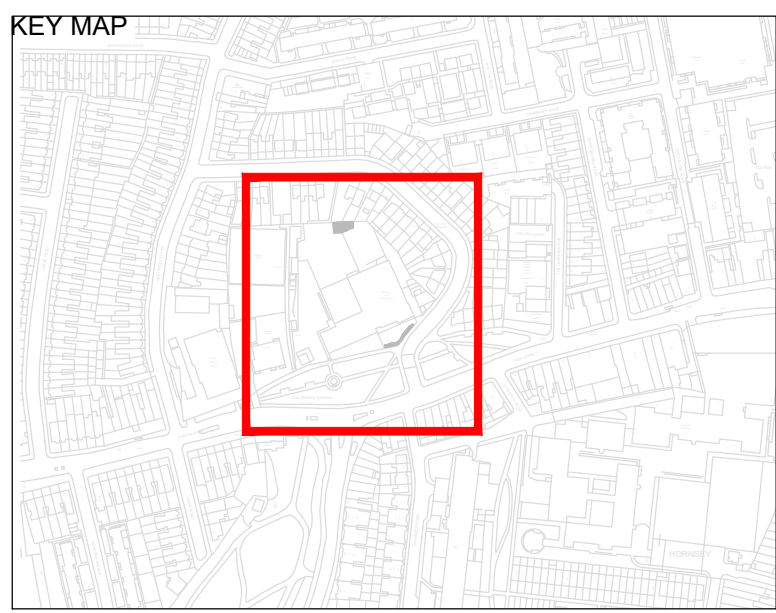
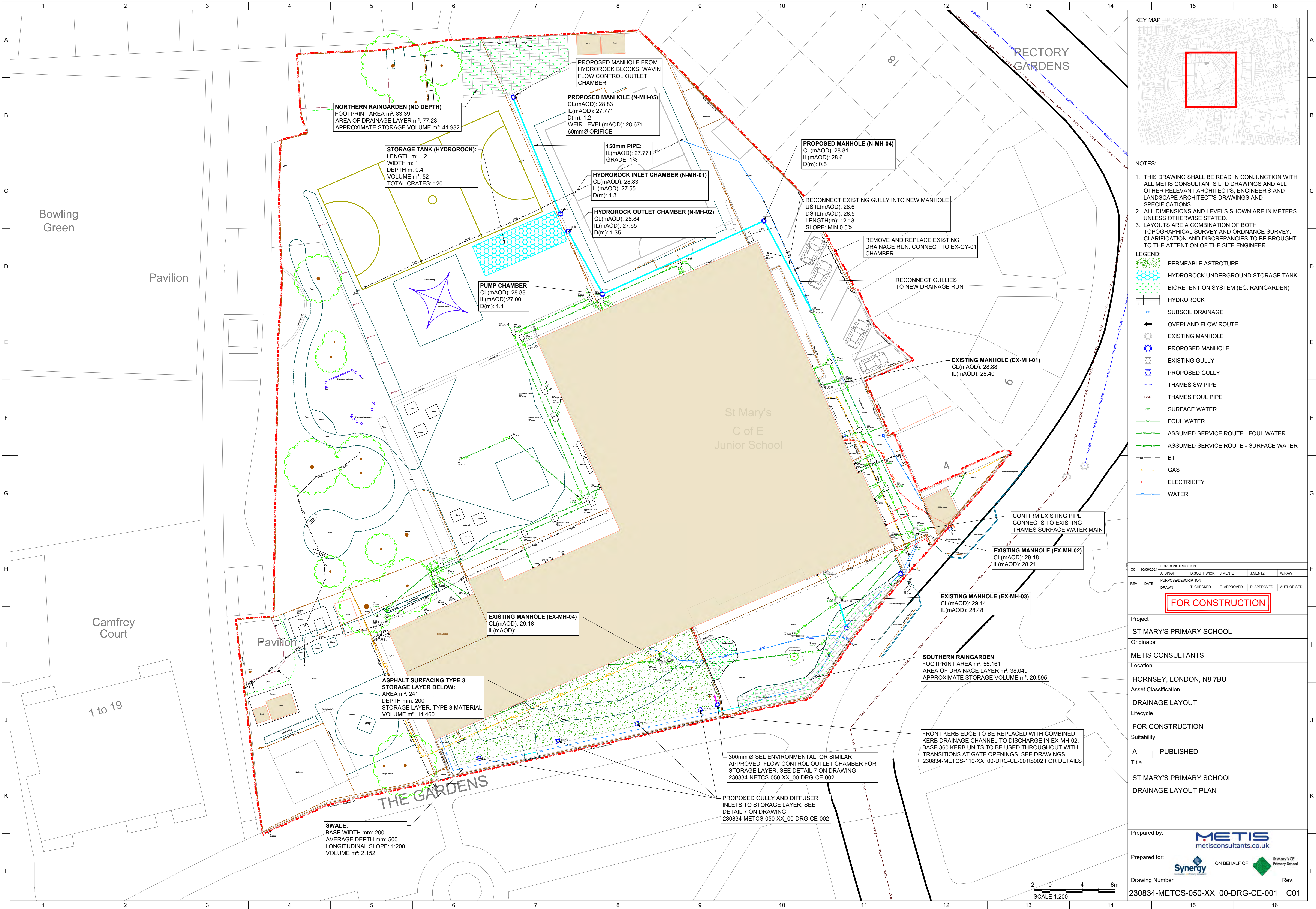
Scale 1:30,000 @ A3

Map No: 10

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Haringey Council, September 2015



Appendix F - Flood Resilient works implemented



- NOTES:
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL METIS CONSULTANTS LTD DRAWINGS AND ALL OTHER RELEVANT ARCHITECT'S, ENGINEER'S AND LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS.
 - ALL DIMENSIONS AND LEVELS SHOWN ARE IN METERS UNLESS OTHERWISE STATED.
 - LAYOUTS ARE A COMBINATION OF BOTH TOPOGRAPHICAL SURVEY AND ORDNANCE SURVEY. CLARIFICATION AND DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE SITE ENGINEER.

- LEGEND:
- PERMEABLE ASTROTURF
 - HYDROROCK UNDERGROUND STORAGE TANK
 - BIORETENTION SYSTEM (EG. RAINGARDEN)
 - HYDROROCK
 - SUBSOIL DRAINAGE
 - OVERLAND FLOW ROUTE
 - EXISTING MANHOLE
 - PROPOSED MANHOLE
 - EXISTING GULLY
 - PROPOSED GULLY
 - THAMES SW PIPE
 - THAMES FOUL PIPE
 - SURFACE WATER
 - FOUL WATER
 - ASSUMED SERVICE ROUTE - FOUL WATER
 - ASSUMED SERVICE ROUTE - SURFACE WATER
 - BT
 - GAS
 - ELECTRICITY
 - WATER

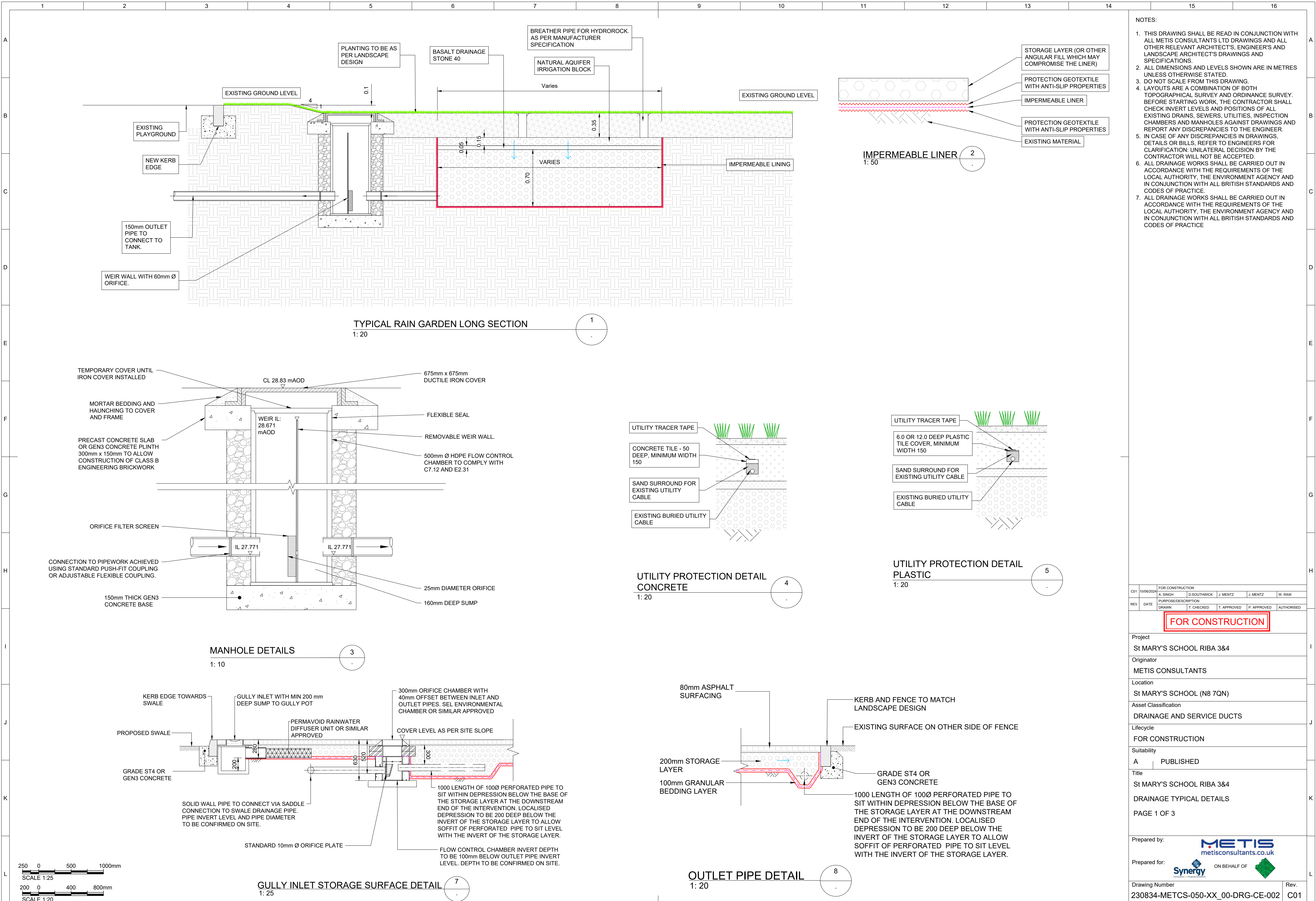
REV	DATE	FOR CONSTRUCTION	FOR CONSTRUCTION	FOR CONSTRUCTION	FOR CONSTRUCTION	FOR CONSTRUCTION
C01	10/06/2024	A. SINGH	D. SOUTHWICK	J. MENTZ	J. MENTZ	W. RAW
REV	DATE	DRAWN	T. CHECKED	T. APPROVED	P. APPROVED	AUTHORISED

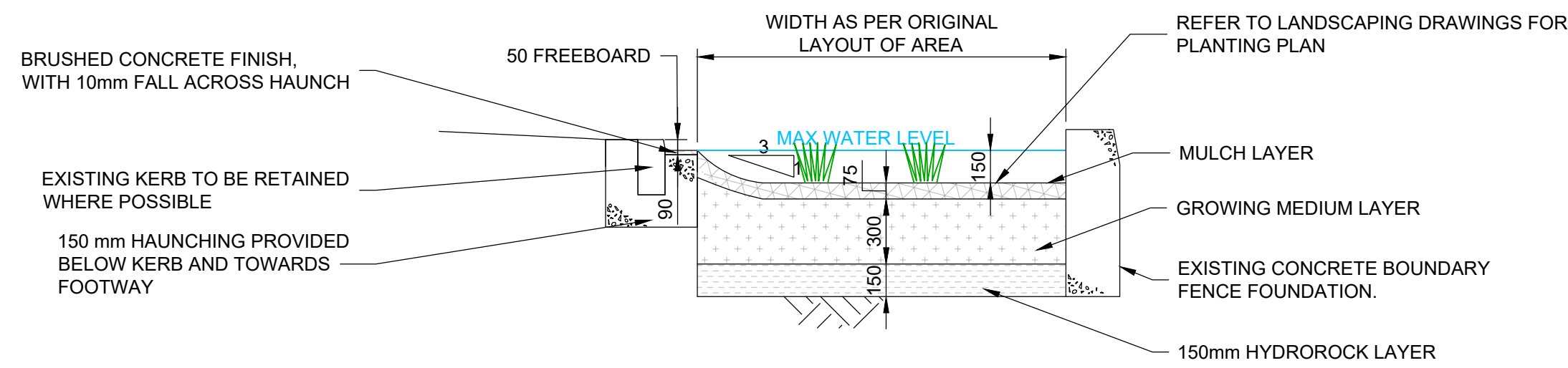
FOR CONSTRUCTION

Project
ST MARY'S PRIMARY SCHOOL
Originator
METIS CONSULTANTS
Location
HORNSEY, LONDON, N8 7BU
Asset Classification
DRAINAGE LAYOUT
Lifecycle
FOR CONSTRUCTION
Suitability
A PUBLISHED
Title
ST MARY'S PRIMARY SCHOOL
DRAINAGE LAYOUT PLAN

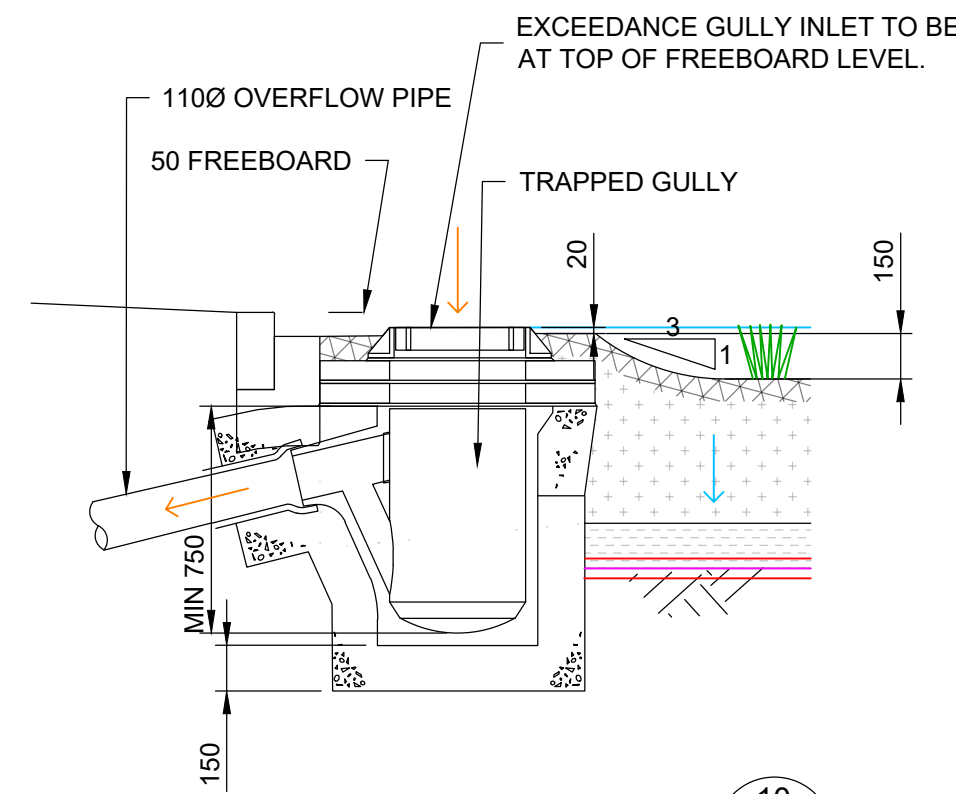
Prepared by: METIS metisconsultants.co.uk
Prepared for: Synergy ON BEHALF OF St Mary's CE Primary School
Drawing Number: 230834-METCS-050-XX_00-DRG-CE-001
Rev: C01

2 0 4 8m
SCALE 1:200

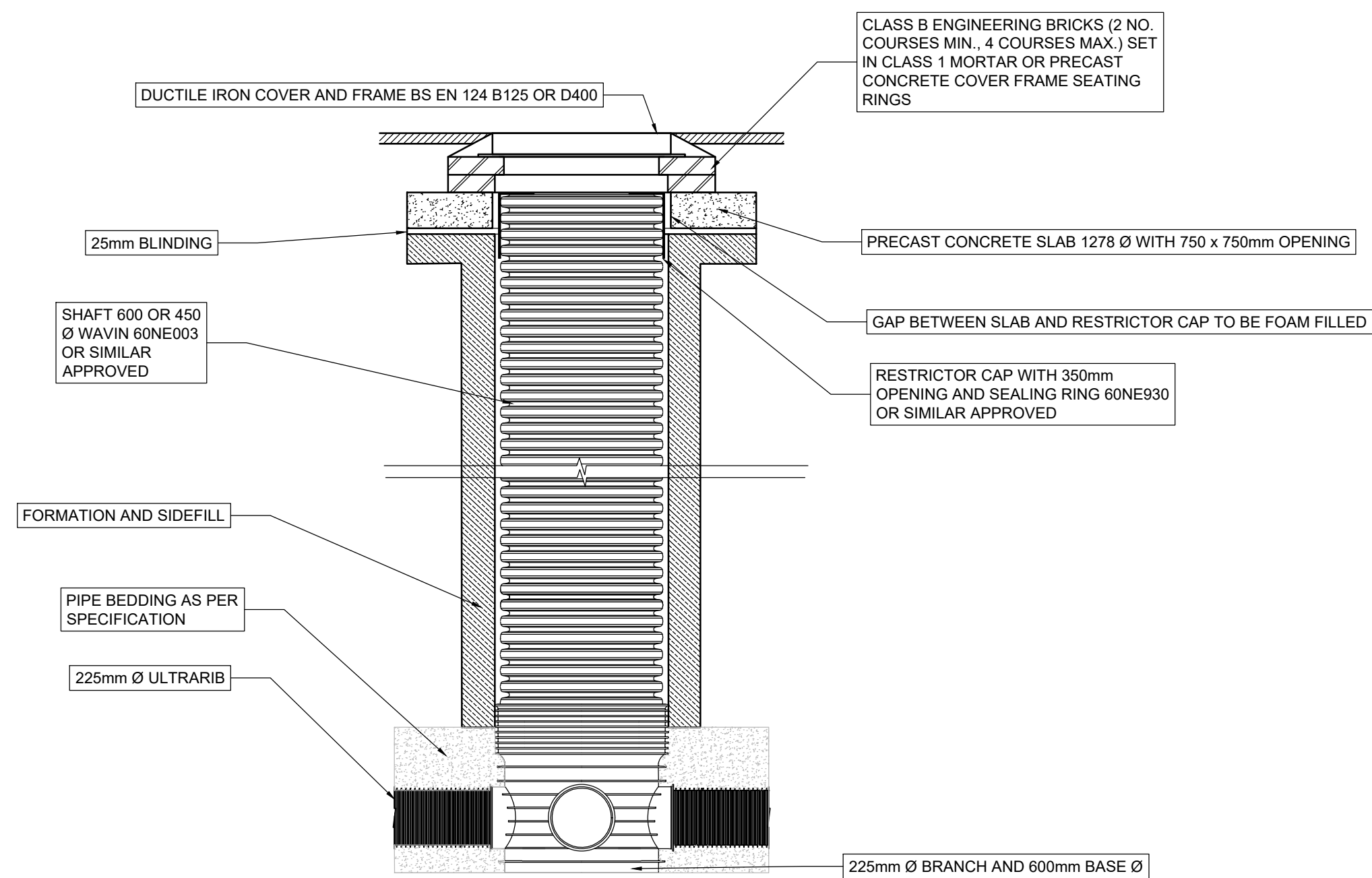
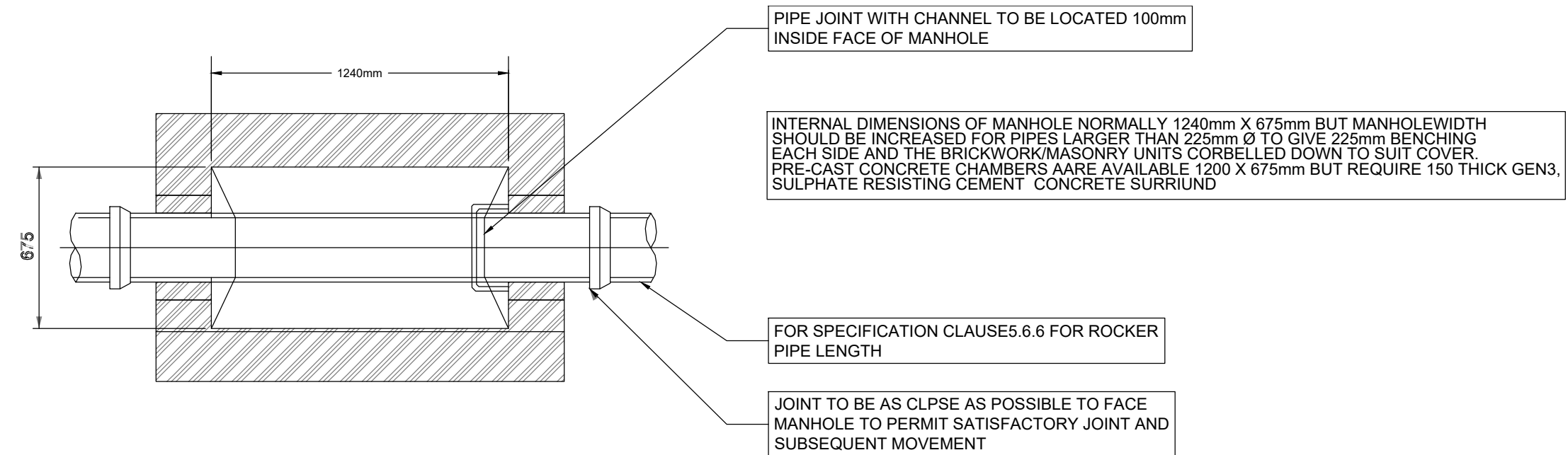




RAINGARDEN CROSS SECTION



EXCEEDANCE GULLY DETAIL
1: 25



SOLID CLASS D400 COVER COMPLYING WITH CLAUSE E2.32

BRICKWORK OR CONCRETE BLOCKS TO BE CORBELLED (MAXIMUM 30mm PER COURSE TO SUIT COVER)

1240mm

XX Ø SW PIPE

225mm TO BARREL OF PIPE

IN-SITU GEN3 CONCRETE COMPLYING WITH E4.1 AND BRE SPECIAL DIGEST 1

PIPE JOINT WITH CHANNEL INSIDE FACE OF MANHOLE

900mm MINIMUM

CLASS B ENGINEERING BRICKS COMPLYING WITH E2.39 AND E6.1 NOT LESS 200mm THICK OR PRECAST CONCRETE CHAMBER SECTIONS WITH 150mm CONCRETE SURROUND COMPLYING WITH CLAUSE E2.29

BENCHING SLOPE TO BE 1:10 TO 1:30

INVERTS TO BE FORMED USING CHANNEL PIECES

**TYPICAL MANHOLE DETAIL
(TYPE C)**
N.T.S.

NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL METIS CONSULTANTS LTD DRAWINGS AND ALL OTHER RELEVANT ARCHITECT'S, ENGINEER'S AND LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS.
2. ALL DIMENSIONS AND LEVELS SHOWN ARE IN METRES UNLESS OTHERWISE STATED.
3. DO NOT SCALE FROM THIS DRAWING.
4. LAYOUTS ARE A COMBINATION OF BOTH TOPOGRAPHICAL SURVEY AND ORDINANCE SURVEY. BEFORE STARTING WORK, THE CONTRACTOR SHALL CHECK INVERT LEVELS AND POSITIONS OF ALL EXISTING DRAINS, SEWERS, UTILITIES, INSPECTION CHAMBERS AND MANHOLES AGAINST DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
5. IN CASE ANY DISCREPANCIES IN DRAWINGS, DETAILS OR BILLS, REFER TO ENGINEERS FOR CLARIFICATION: UNILATERAL DECISION BY THE CONTRACTOR WILL NOT BE ACCEPTED.
6. ALL DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY, THE ENVIRONMENT AGENCY AND IN CONJUNCTION WITH ALL BRITISH STANDARDS AND CODES OF PRACTICE.
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C01	10/06/2024	FOR CONSTRUCTION				
		A. SINGH	D.SOUTHWICK	J. MENTZ	J. MENTZ	W. RAW
REV	DATE	PURPOSE/DESCRIPTION				
		DRAWN	T. CHECKED	T. APPROVED	P. APPROVED	AUTHORISED

FOR CONSTRUCTION

Project	St MARY'S SCHOOL RIBA 3&4
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Originator	METIS CONSULTANTS
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Location	St MARY'S SCHOOL (N8 7QN)
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Asset Classification

DRAINAGE AND SERVICE DUCTS

Lifecycle

FOR CONSTRUCTION

Suitability

A PUBLISHED

Title	St MARY'S SCHOOL RIBA 3&4
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DRAINAGE TYPICAL DETAILS

PAGE 2 OF 3

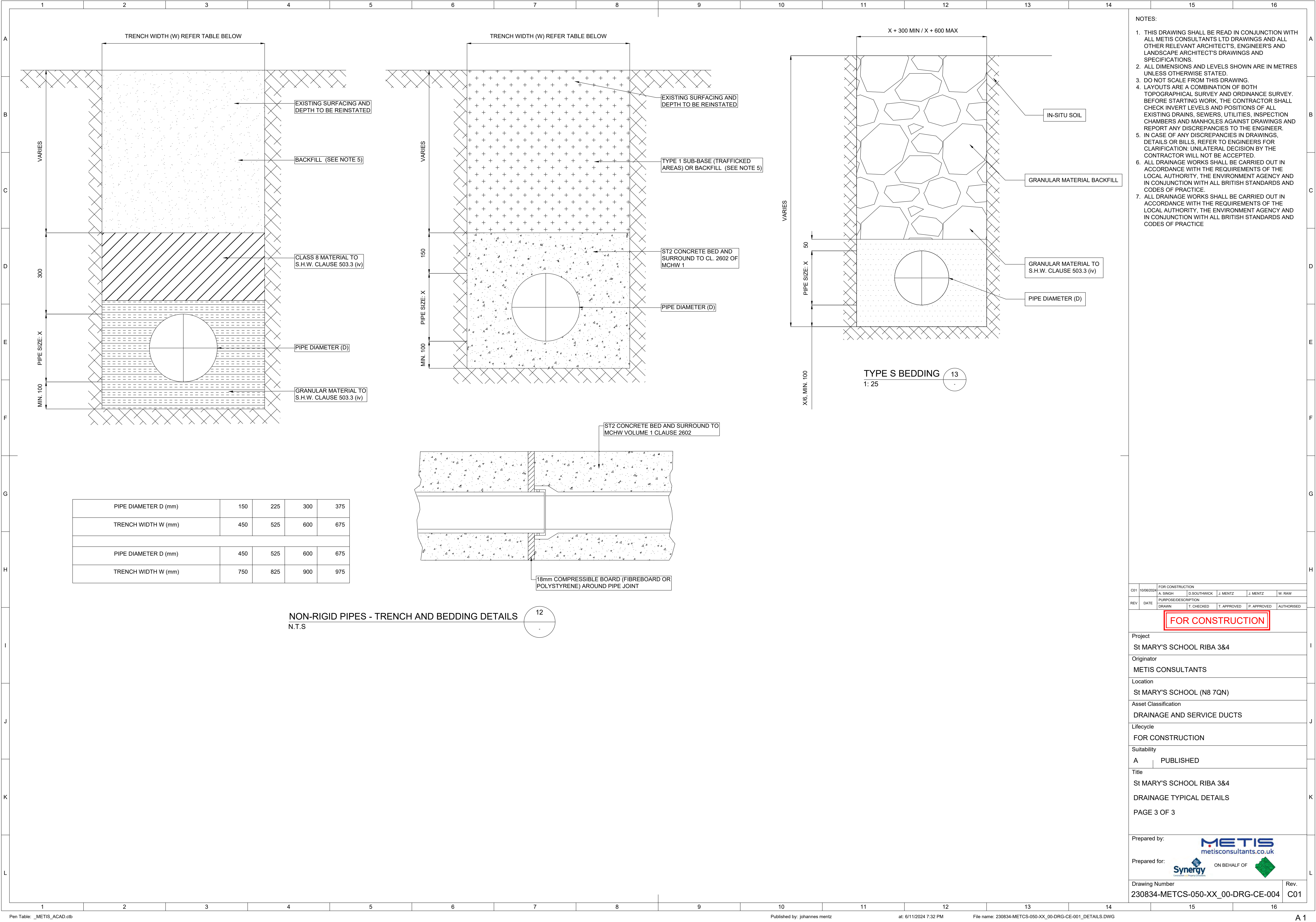
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Prepared for:

Drawing Number

230834-METCS-050-XX_00-DRG-CE-003

v.



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FOR CONSTRUCTION

Project
St MARY'S SCHOOL RIBA 3&4

Originator
METIS CONSULTANTS

Location
St MARY'S SCHOOL (N8 7QN)

Asset Classification
DRAINAGE AND SERVICE DUCTS

Lifecycle
FOR CONSTRUCTION

Suitability
A PUBLISHED

Title
St MARY'S SCHOOL RIBA 3&4
DRAINAGE TYPICAL DETAILS
PAGE 3 OF 3

Prepared by:

metisconsultants.co.uk

Prepared for:
 ON BEHALF OF 

Drawing Number
230834-METCS-050-XX_00-DRG-CE-004

Rev.
C01

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Project
St MARY'S SCHOOL RIBA 3&4

Originator
METIS CONSULTANTS

Location
St MARY'S SCHOOL (N8 7QN)

Asset Classification
DRAINAGE AND SERVICE DUCTS

Lifecycle
FOR CONSTRUCTION

Suitability
A | PUBLISHED

Title
St MARY'S SCHOOL RIBA 3&4
DRAINAGE SCHEDULE

Prepared by:

METIS

metisconsultants.co.uk

Prepared for:

Synergy

ON BEHALF OF

Drawing Number
230834-METCS-050-XX_00-DRG-CE-005

Rev.
C01

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Published by: johannes mentz

at: 6/11/2024 7:33 PM

File name: 230834-METCS-050-XX_00-DRG-CE-001_DETAILS.DWG

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