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FLOOD RISK ASSESSMENT

SITE: Unit 11, High Cross Centre, Fountayne Road, N15 4QL

PROPOSAL: Intensification of employment use through the addition of a first-floor height extension and a new second-floor level to enable the creation of a multi-unit business hub with communal amenity space.

PREPARED BY: Kate Wadeson, Prestige Planning Ltd.

DATE: 20th February 2026

DATA SOURCE: GOV.UK (Easting: 534313, Northing: 189117)

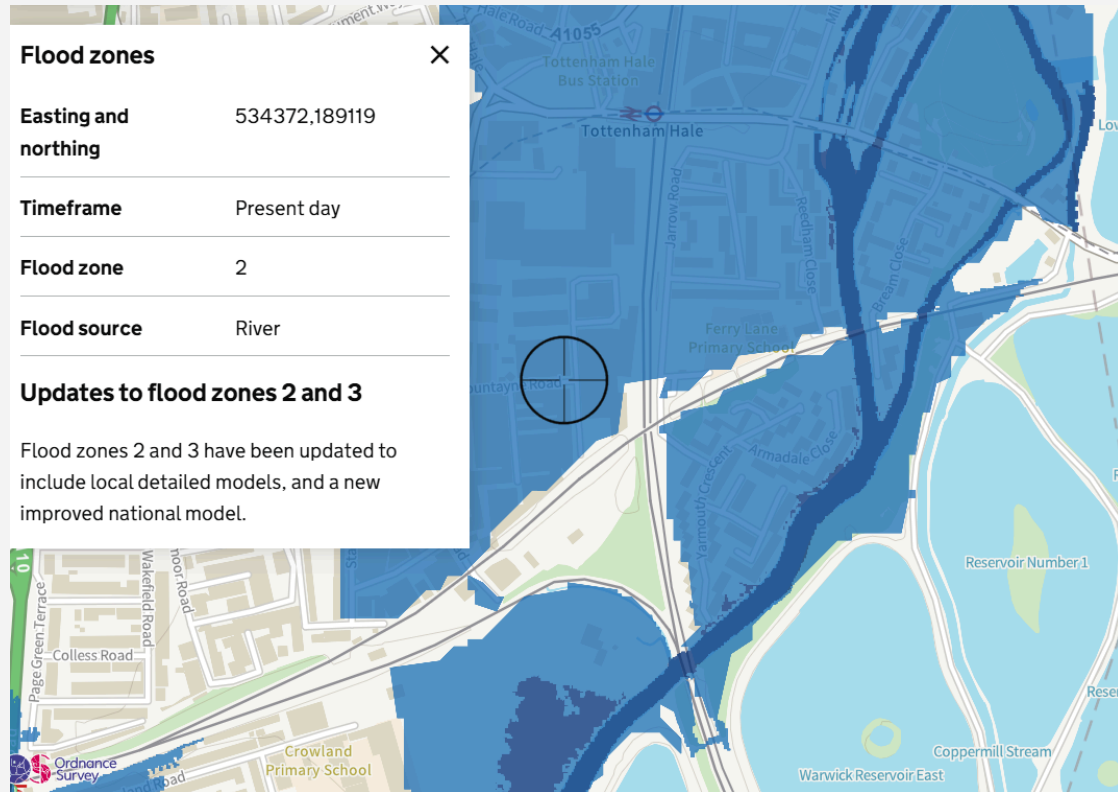
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1. INTRODUCTION

1.1. This Flood Risk Assessment (FRA) has been prepared to support the intensification of Unit 11.

Following updated environmental modeling, the site is confirmed to be in Flood Zone 2, primarily due to its proximity to the River Lee catchment. (*Flood Zone Map A*) (*Site Location Black Circle*).



Flood Zone Map A

1.2. The proposal involves significant vertical expansion to create 14+ units. This FRA demonstrates that the development is safe, does not increase flood risk elsewhere, and is appropriate for this flood zone under the National Planning Policy Framework (NPPF).

2. SITE CONTEXT & FLOOD SOURCE

2.1. Flood Zone 2 Status:

The site has a yearly chance of flooding between 1 in 100 and 1 in 1,000 from the river. This classification takes into account the new, improved national model and local detailed models.

2.2. Vulnerability Classification:

Under the NPPF Planning Practice Guidance, the proposed use (General Industrial/Commercial) is classified as "Less Vulnerable." This use is considered appropriate within Flood Zone 2 without the need for an Exception Test.

3. GOV.UK FLOOD RISK DATA & CLIMATE CHANGE

3.1. Rivers and the Sea (Fluvial Risk):

Yearly Chance: Medium (Flood Zone 2).

Timeframe (2036-2069): Climate models project wetter winters and higher river flows. The development addresses this by placing all high-value business assets and units on the First and Second Floors, significantly above potential flood levels.

3.2. Surface Water (Pluvial Risk):

Timeframe (2040-2060): Surface water risk is projected to increase. Heavy rain in high-tarmac areas like the High Cross Centre currently leads to "flash flooding."

Mitigation: The 241sqm of Blue/Green Roofs (Communal Gardens) directly combat this by providing on-site attenuation that the existing warehouse currently lacks.

3.3. Reservoirs:

While there is a residual risk from reservoir failure, the site-wide strategy of elevating the primary business hub to the upper levels provides a built-in safety margin for occupants.

4. RESPONSE TO PRE-APP ADVICE (PRE/2023/0036)

4.1. Pre-App Requirement:

The Council (Ref: PRE/2023/0036) requested that the development demonstrate high-quality urban greening and climate resilience.

4.2 Officer Advice:

The pre-app advice emphasised the need for "Urban Greening" as a tool for drainage.

4.3 Technical Integration:

- The proposal has combined the drainage requirement with the amenity requirement.
- The Communal Gardens are engineered as attenuation tanks.
- During a 1-in-100-year storm event (plus 40% climate change allowance), these gardens will store water within the substrate, discharging it at a "Greenfield" rate.

4.4 Residual Risk Management:

Although the site is protected by flood defenses, the applicant will implement a Flood Warning & Evacuation Plan (FWEP). This will ensure that all 14+ business tenants are registered with the Environment Agency's flood alert service, fulfilling the safety requirements for Flood Zone 2 developments.

4.5 Integration:

The applicant has gone beyond the standard requirements for Flood Zone 2. By replacing 241sqm of impermeable roof with active green infrastructure, the proposal achieves the London Plan Urban Greening Factor (UGF) of 0.3 while providing a strategic SuDS solution for the 2040-2060 climate projections.

4.3. Matters Met by Condition:

Flood Warning & Evacuation Plan (FWEP):

A formal plan detailing how tenants will be alerted via the Environment Agency's flood warning service.

SuDS Maintenance Schedule:

Ensuring the 60-year lifespan of the green roof attenuation systems.

5. GOV.UK FLOOD RISK DATA & CLIMATE CHANGE (FLOOD ZONE 2)

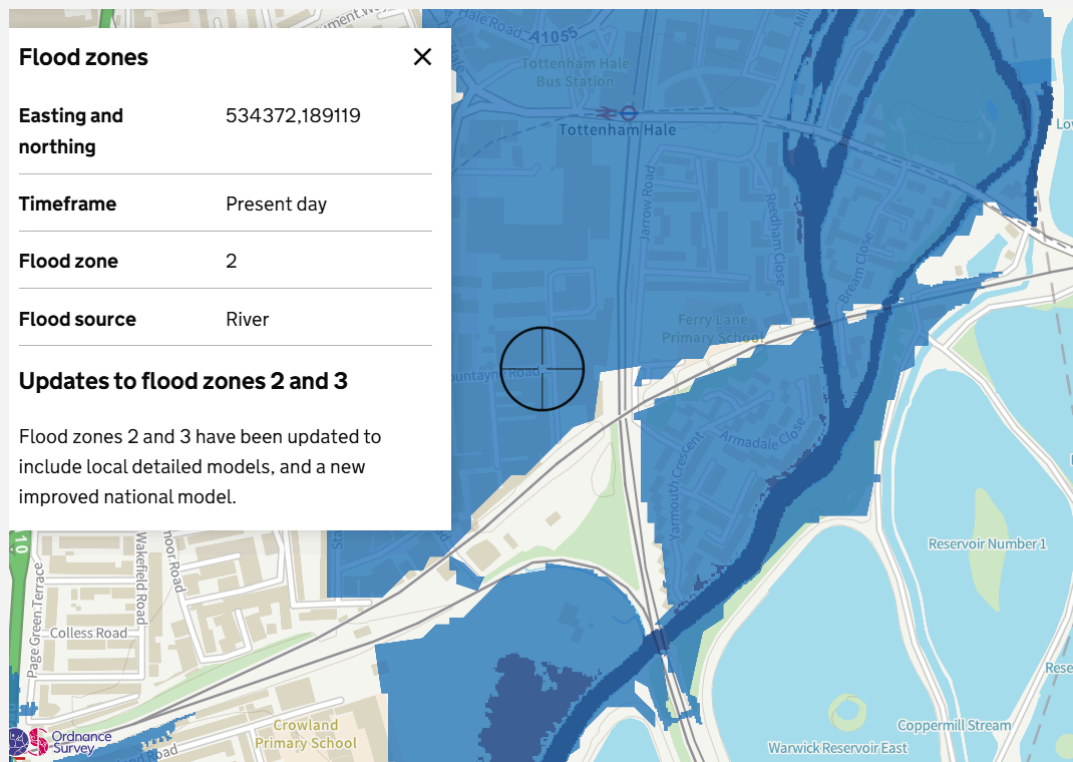
5.1. Fluvial Risk (Rivers):

As confirmed by the GOV.UK data (Easting: 534313, Northing: 189117), the site is in Flood Zone 2. The climate models for 2036 to 2069 project a significant increase in river flows. (*Flood Zone Map A and Flood Zone Map B*)

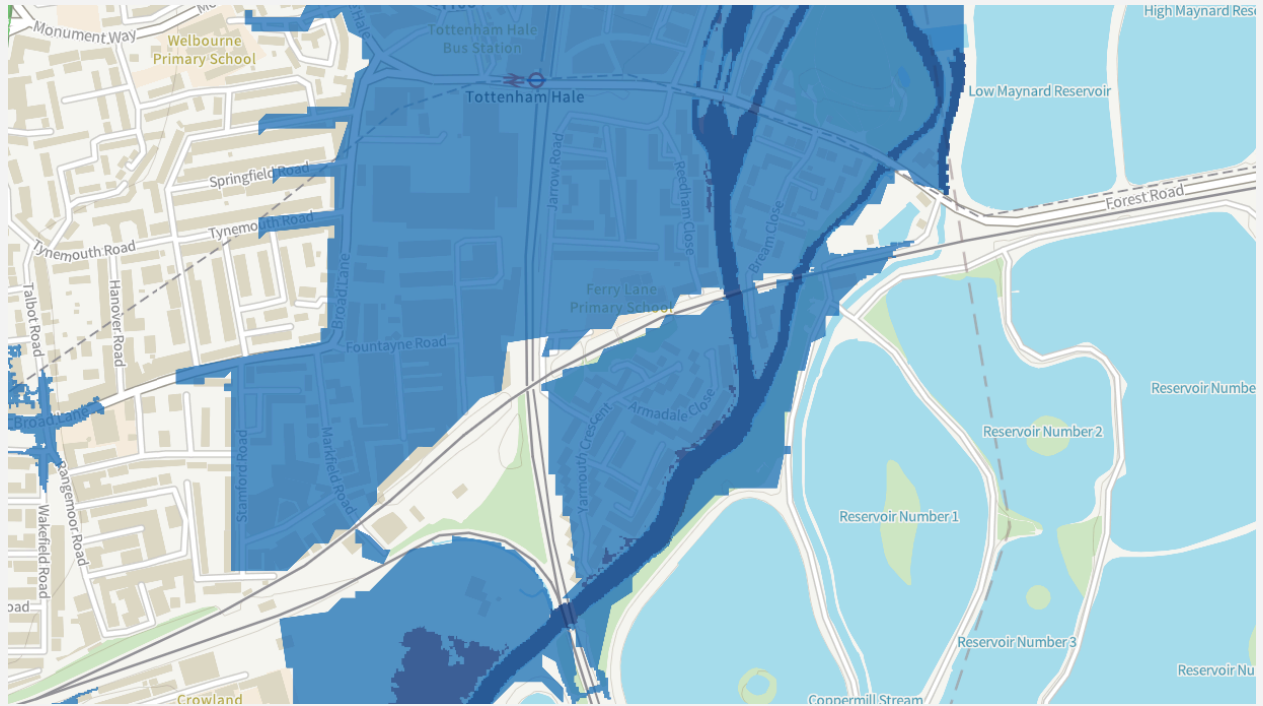
- **Mitigation:** To safeguard the "Less Vulnerable" commercial use, all primary business assets, the 14+ units, and the communal gardens are elevated to the First and Second floors. The Ground Floor remains dedicated to industrial racking and "water-compatible" storage, significantly reducing the financial risk of a flood event.

5.2. Surface Water (Pluvial Risk) 2040–2060: The GOV.UK data identifies a Medium Surface Water Risk for the 2040–2060 window.

- **Mitigation:** The current site is 100% tarmac and concrete. The proposed 241sqm of Blue/Green Roofs acts as a strategic SuDS (Sustainable Drainage System) intervention. By capturing and attenuating rainwater at the source, the development reduces the flash flood risk to the wider Fountayne Road network, which currently suffers from poor natural drainage.



Flood Zone Map A



Flood Zone Map B

6. SUMMARY AND CONCLUSION

6.1. This proposal represents a robust and policy-compliant intensification of Unit 11, High Cross Centre. It directly answers the "SME workspace" shortage in Haringey while exceeding the sustainability standards set out in the London Plan.

6.2. By proactively addressing the Pre-App Advice (PRE/2023/0036) and integrating the latest GOV.UK Flood Data, the applicant has delivered a scheme that is both economically productive and environmentally resilient.

6.3. It is respectfully submitted that planning permission be granted, with technical benchmarking (FWEP/SuDS Maintenance Schedule) secured via the suggested conditions.