

Assunnah Islamic Centre, High Road,
Tottenham, N17 6SN

10 March 2026

Project Information	
Title	Flood Risk Assessment
Job Code	95002
Sector	Flood Risk
Report	FRA
Client	Assunnah Islamic Centre
Revision	A
Status	Final
Date of Issue	10 March 2026

Revision History					
Revision	Date	Author	Reviewer	Approver	Status
A	10 March 2026	DL	WR	WR	Final

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1 Executive Summary

- 1.1** Aval Consulting Group Limited has been commissioned by Assunnah Islamic Centre to provide a Flood Risk Assessment in relation to a planning application at Assunnah Islamic Centre, High Road, Tottenham, N17 6SN.
- 1.2** The proposal involves the partial demolition of the existing building (with retention of the Locally Listed Building) and redevelopment of the site to accommodate a 3-storey + basement building. The roof space will not be usable.
- 1.3** This report covers flood risk and potential developable land for the site.
- 1.4** A Flood Risk Assessment has been carried out as per the requirements of the local authority and the National Planning Policy Framework. The proposed development meets the requirements as it is located within an area of low risk of flooding and includes mitigation.
- 1.5** No topographical survey was provided to help inform the report. No ground-based investigation report or CCTV survey was available.
- 1.6** The site is at low risk of fluvial and pluvial flooding from the neighbouring watercourses. The site is located in an area with less than 1% risk of fluvial flooding (Flood Zone 1) and based on NPPF 2025 the development proposal is wholly suitable in terms of flood risk as it is a 'less vulnerable' development.
- 1.7** The proposed development will also include information on the minimum mitigation measures required to protect the less vulnerable infrastructure.

2 Introduction

Overview

- 2.1 AVAL Consulting Group Limited has been commissioned by the client to produce a Flood Risk Assessment at Assunnah Islamic Centre, High Road, Tottenham, N17 6SN. This is to accompany the planning application to the Local Authority for consent to undertake the proposed work.
- 2.2 This report will state the Flood Zone the development is located in and will analyse the risks of flooding at the site. Mitigation measures will also be discussed.
- 2.3 The existing and proposed development drawings are presented in Appendix A.

Site Location and Details

- 2.4 Figure 2.1 shows the proposed site location. The surroundings of the proposed development are residential and commercial properties nearby. The site is bounded by mixed use developments to the east and south, access road to the north, medical centre to the west.

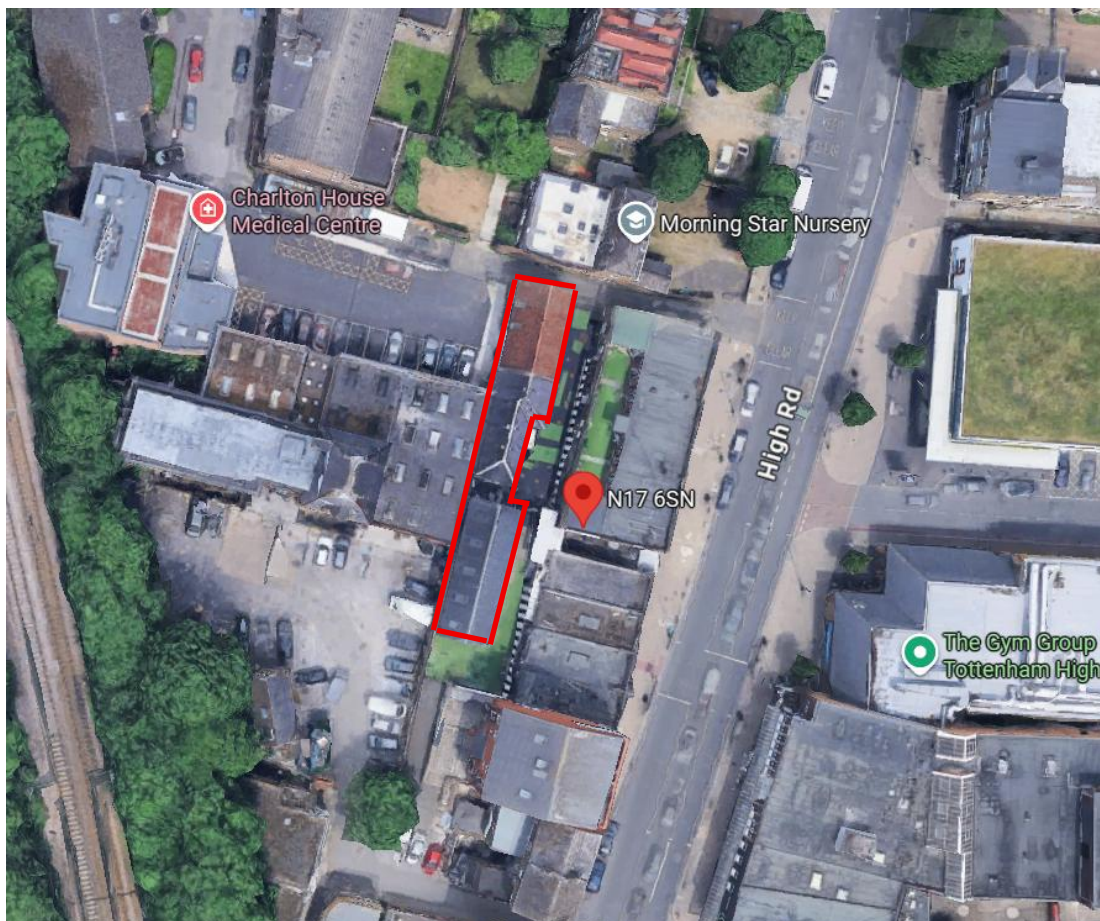


Figure 2.1: Proposed Site Location (Source: Google Maps)

Proposed Development and Vulnerability Classification

- 2.5 The proposal involves the partial demolition of the existing building (with retention of the Locally Listed Building) and redevelopment of the site to accommodate a 3-storey + basement building. The roof space will not be usable.
- 2.6 As per the National Planning Policy Framework, the proposed development will be under the '**Less vulnerable**' classification.

3 Relevant Standards and Policies

- 3.1 This section summarises all legislation, policy, statutory and non-statutory guidelines relevant to the proposed development. That also includes all the latest regional and local planning policy guidance specifically applicable to the proposed development.

The National Planning Policy Framework (NPPF)

- 3.2 The latest National Planning Policy Framework (NPPF) was published on December 2024 with a minor update in February 2025. The NPPF is supported by technical guidance set out within the Planning Practice Guidance for Flood Risk and Drainage, including the classification of the site vulnerability and the requirement to do an Exception Test in relation to the Flood Zone and Vulnerability Classification.
- 3.3 One of the key aims of the NPPF is to ensure that flood risk is taken into account at all stages of the planning process to avoid inappropriate development in areas at risk of flooding and to direct development away from areas of highest risk.
- 3.4 It advises that where new development is necessary in areas of higher risk, flood mitigation resilience and resistance measures should be incorporated which can include but not limited to a higher finished floor level, installing flood boards and moving electrical points above. The developments upstream of the proposed development should also be taken into the consideration of flood risk.
- 3.5 The NPPF's flood risk advice is all set out in Chapter 14 of the Framework document, meeting the challenge of climate change, flooding and coastal change.

Flood and Water Management Act 2010

- 3.6 The Flood and Water Management Act 2010 received Royal Assent on 8th April 2010. This Act provides duties on the Environment Agency, Local Authorities, Developers and other bodies to manage flood risks. The Act has significant planning and design implications for Developers.
- 3.7 It should be noted that these standards and procedures are being reviewed by the respective regulatory bodies and third parties against the requirements imposed by the Flood and Water Management Act 2010. The advice and recommendations provided may change when associated regulations have been issued in order to implement the full scope of the Act.

Haringey Council – Haringey Council Strategic Flood Risk Assessment – February 2015

- 3.8 *“This SFRA updates and enhances the previously commissioned North London Level 1 SFRA and replaces the SFRA issued by the London Borough of Haringey in March 2013. The assessment looks exclusively at flood risk within the London Borough of Haringey. The mapping in this SFRA replaces the mapping contained in the Level 1 SFRA. The Preliminary Flood Risk Assessment (PFRA) commissioned for Haringey by the Greater London Authority (GLA) identifies the borough (along with the other 32 London Boroughs) as an area of significant flood risk, in accordance with the Flood Risk Regulations, 2009. The outcome of a high-level Surface Water Management Plan*

(SWMP), also commissioned by the GLA identified nine Critical Drainage Areas (CDAs) across the borough. Flood Risk in Haringey Surface water runoff is the source of flood risk that potentially has the greatest effect in Haringey and is the flooding most likely to be experienced. There is also significant residual risk as a result of reservoir breach effecting large areas of the borough which is much less likely to be experienced, but the consequences would be significant. Climate change effects increase the severity and frequency of the flood risk. The extent and frequency of surface water flooding would be increased across the borough. The standard of protection from river flooding is also reduced by climate change effects in some parts of the borough adjacent to the River Lea.”

4 Assessment of Flood Risk

Flood Zone Areas

- 4.1 The proposed development is located within a Flood Zone 1 area as per the Environment Agency's Flood Zone Map and the local authority's SFRA.

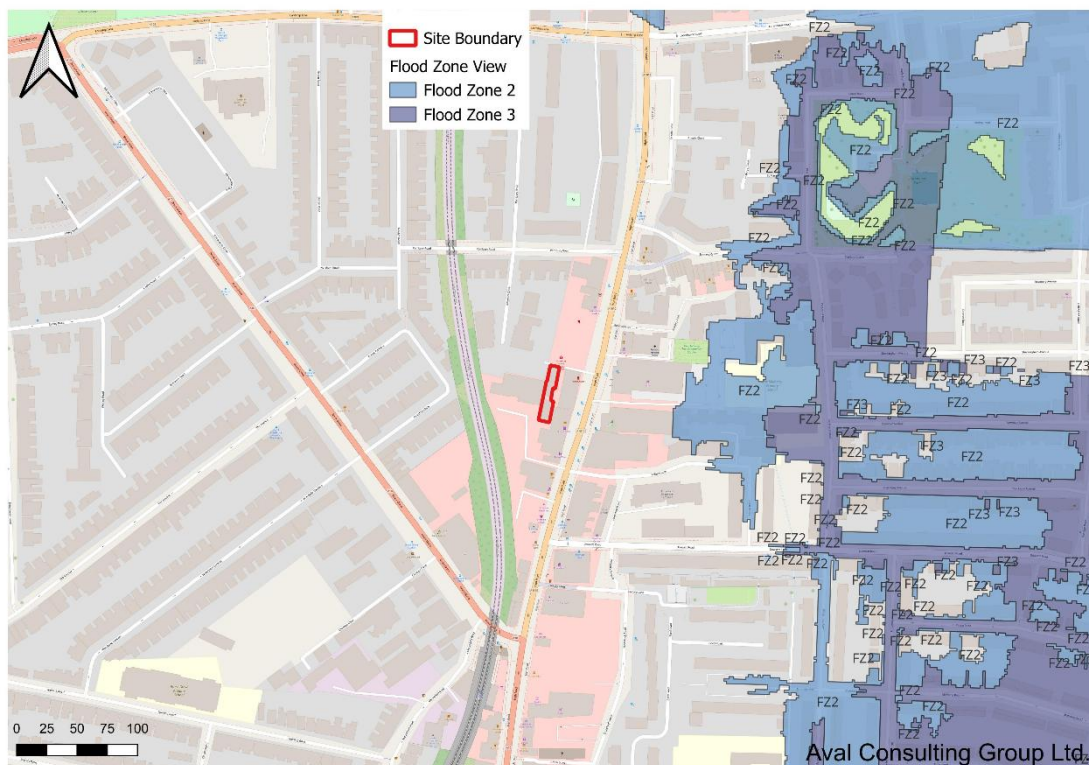


Figure 4.1: Flood Zone Area (Source: QGIS Layer from the EA)

River/Sea Flooding and Surface Water Flooding Risks

- 4.2 In terms of the risk of flooding from Surface Water and the River/Seas, the proposed development is at very low risk of river/sea and at a very low risk of surface water flooding as shown in Figure 4.2 and Figure 4.3. When considering Climate Change, the risks of flooding from river/sea are at very low risk respectively and surface water flooding remains at very low risk with small localised areas of low risk as shown in Figure 4.4 and Figure 4.5.
- 4.3 The maps of likelihood of flooding from River/Seas and Surface Water at varying depths (without and with Climate Change) can be found within Appendix B. In short, the site is at a very low risk of flooding under any depths for river/sea, for surface water the site is at a very low risk.

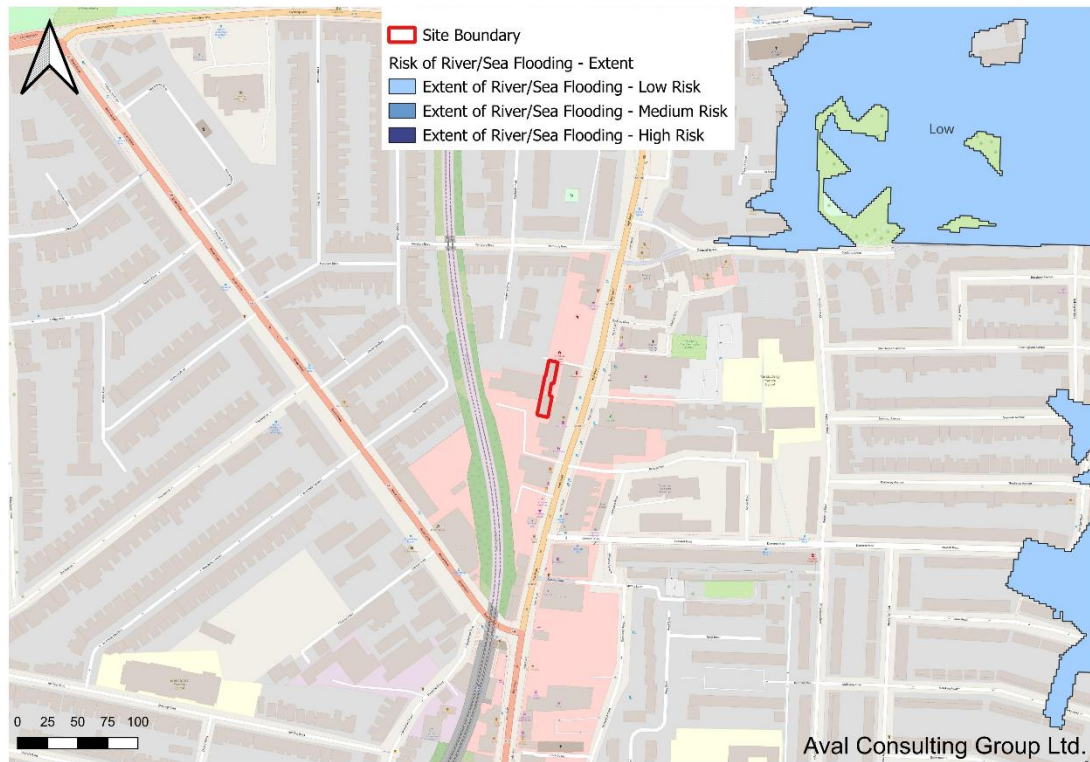


Figure 4.2: Extent of Flooding from River or the Seas (Source: QGIS Layer from the EA)

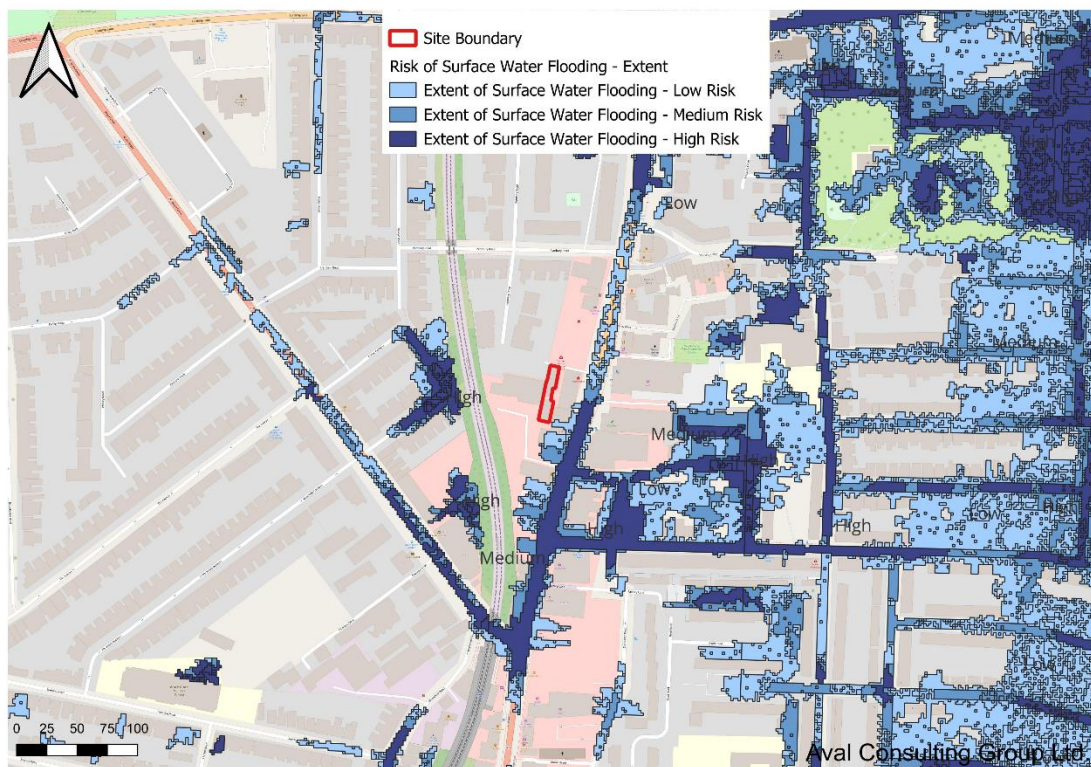


Figure 4.3: Extent of Flooding from Surface Water (Source: QGIS Layer from the EA)

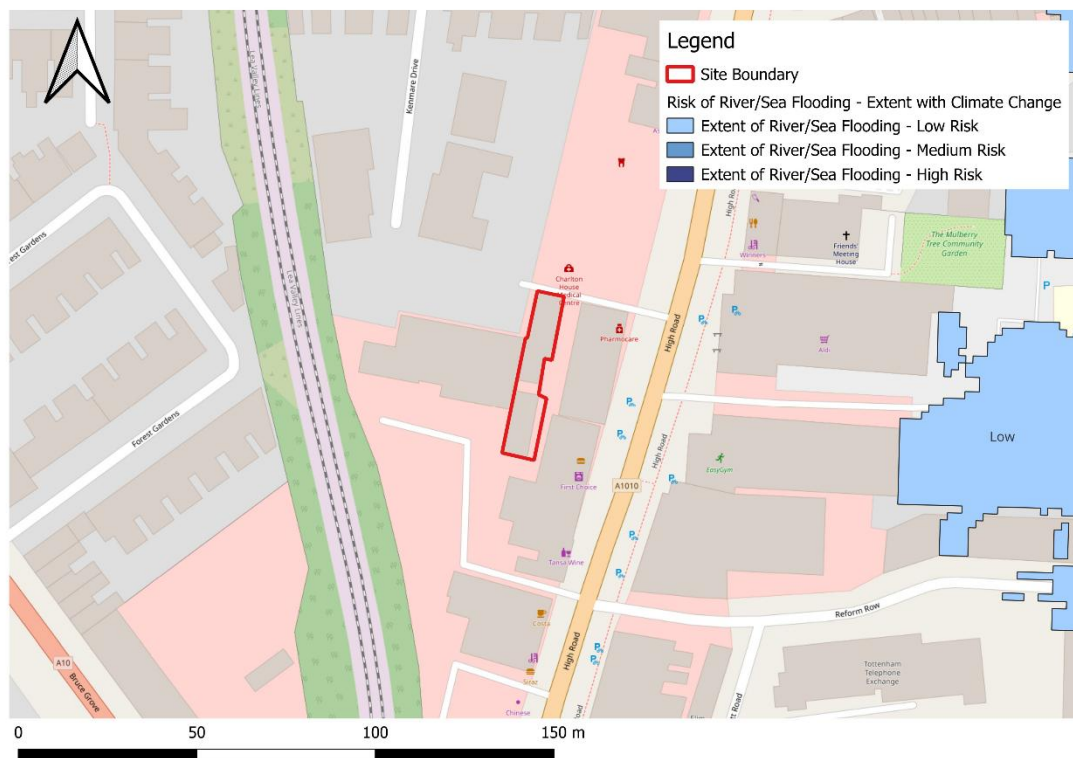


Figure 4.4: Extent of Flooding from River or the Seas with Climate Change (Source: QGIS Layer from the EA)

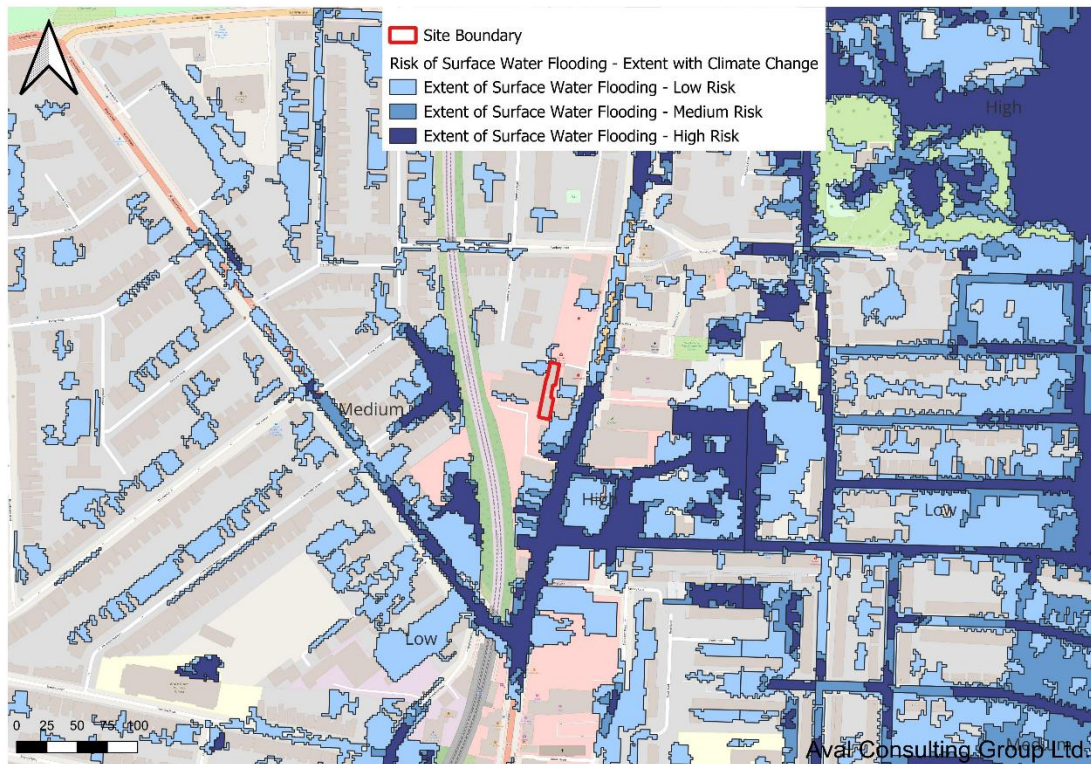


Figure 4.5: Extent of Flooding from Surface Water with Climate Change (Source: QGIS Layer from the EA)

Nearest Watercourse

- 4.4 There is a nearby watercourse within the close proximity of the site, The Moselle is around 150m north east, as it is evident in the Figure 4.6.

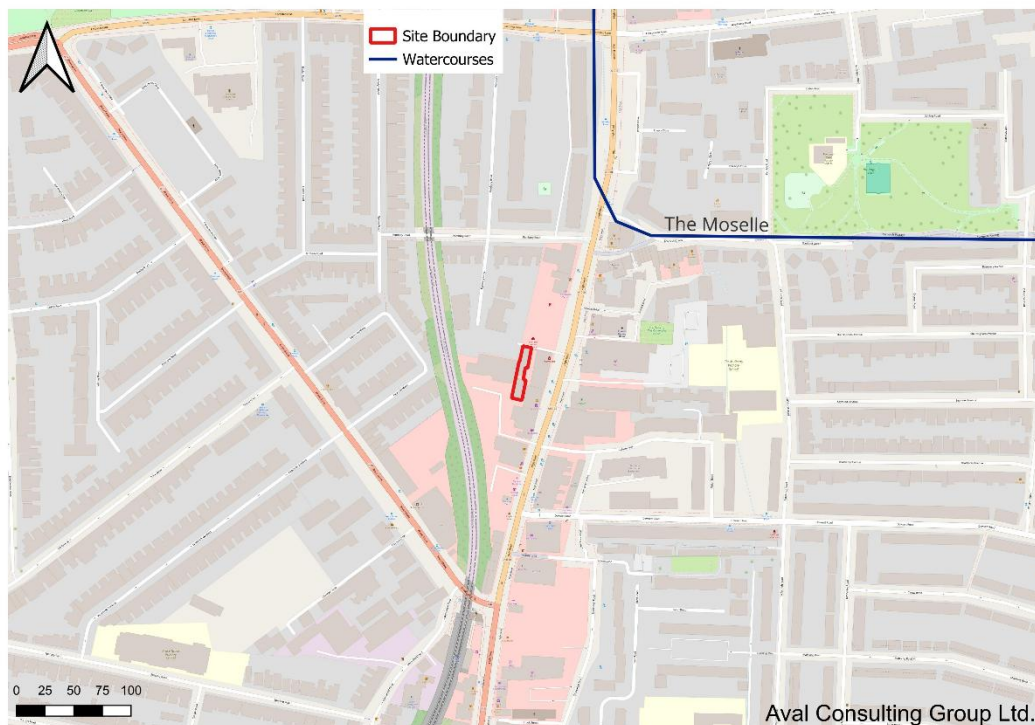


Figure 4.6: Nearest Watercourses (Source: QGIS Layer)

Geology, Hydrology and Hydro-Geology

- 4.5 The BGS Bedrock Geology provides details of the bedrock geology within the site. Figure 4.7 shows the bedrock geology within the site, which is identified to be 'London Clay Formation – Clay, silt and sand' and superficial deposits of 'Enfield Silt Member – Clay and silt.
- 4.6 The Cranfield Soil and AgriFood Institute (CSAI), incorporating the National Soil Resources Institute (NSRI) at Cranfield University, maintains national soil mapping and classification datasets for England and Wales. The Soilscales dataset (refer to Figure 4.8) indicates that soils within the site boundary are predominantly classified as loamy and described as freely draining.
- 4.7 While the upper soil layers are identified as freely draining, the underlying London Clay Formation is characterised by very low permeability. As a result, infiltration-based drainage solutions are unlikely to be suitable. Surface water will therefore be managed via controlled discharge to the appropriate drainage network, providing a robust and clearly defined strategy for the proposed basement level.

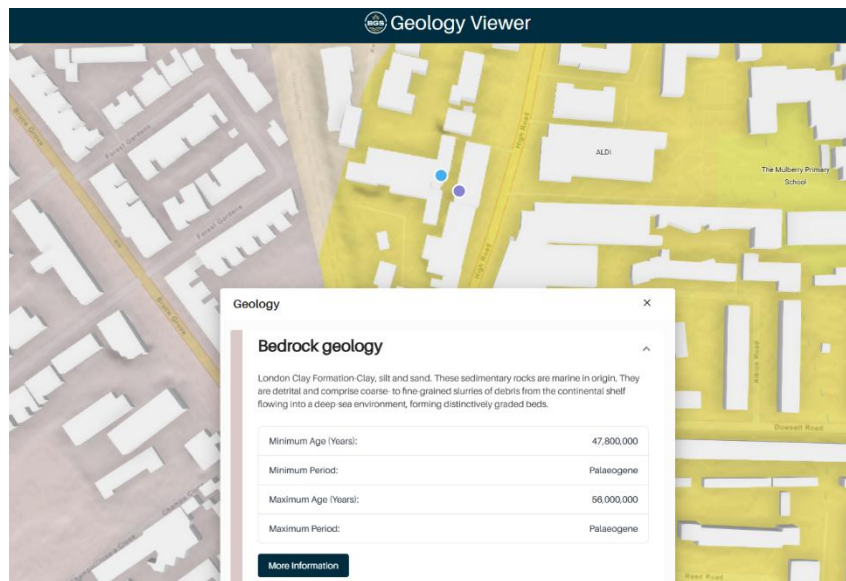


Figure 4.7: BGS Bedrock Geology Map (Source: BGS Geology Map Viewer)

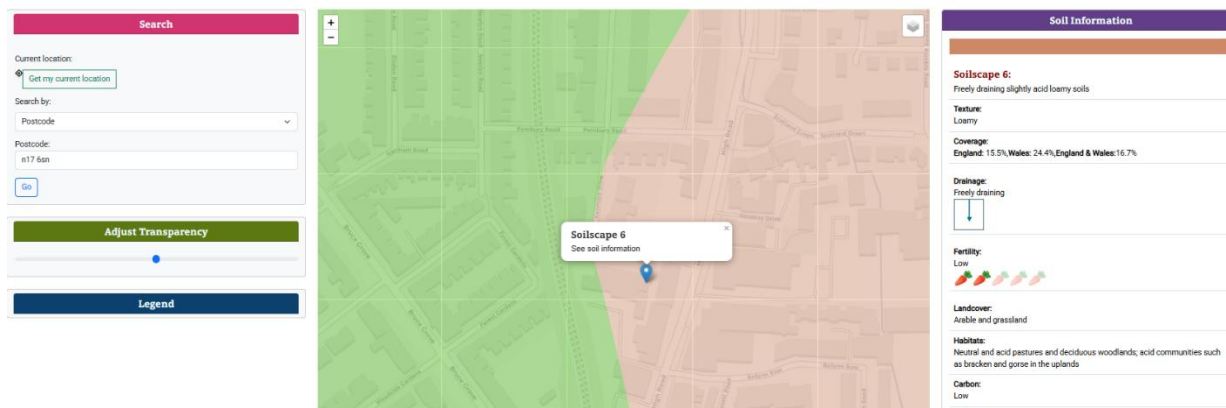


Figure 4.8: Soils Map (Source: Soils Map)

Other Sources of Flooding Risks and Historical Flooding

- 4.8 The Environment Agency's Aquifer Designation Map dataset held on Natural England's MAGIC website provides authoritative geographic information about the natural environments across Great Britain. An inspection of the map shows that the site does not lie within an area of aquifer designation, however the site lies within an area of unproductive vulnerability. This can be seen in Figure 4.9.
- 4.9 As per Environment Agency, the site has not recorded any previous flooding. Figure 4.10 displays the recorded flood outlines.

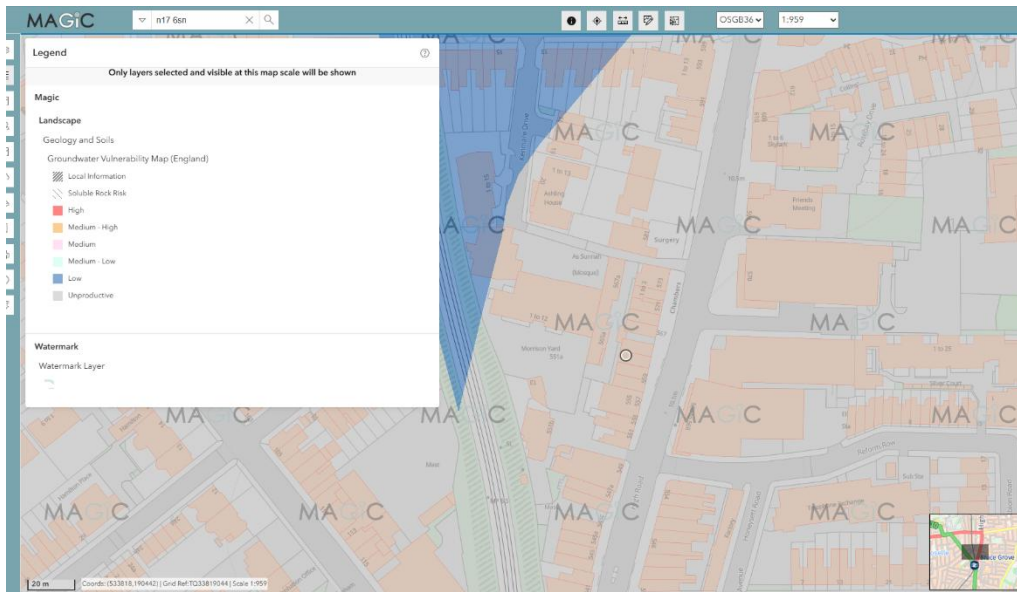


Figure 4.9: Groundwater Vulnerability Map (Source: Magic Maps)



Figure 4.10: Recorded Flood Outlines (Source: QGIS Layer from the EA)

- 4.10 It should be noted the site is not within an area benefitting from river/sea flood defences, as can be seen in Figure 4.11 and Figure 4.12.
- 4.11 Figure 4.13, shows that the site does not fall within a Flood Warning Area.



Figure 4.11: River/Sea Flood Defence Locations (QGIS Layer from EA)

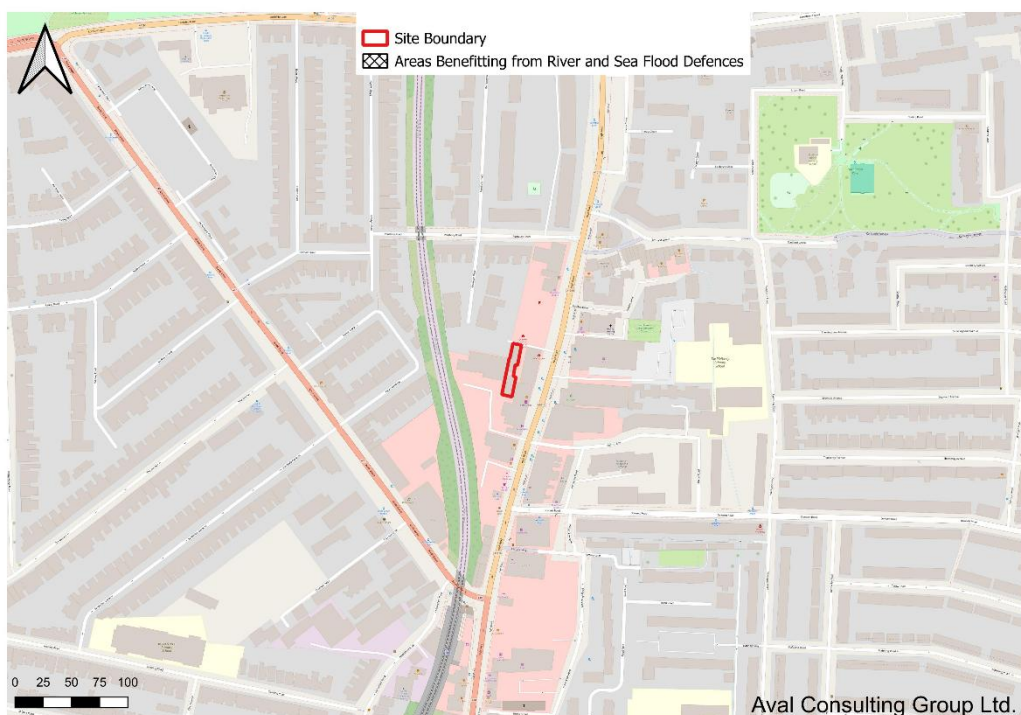


Figure 4.12: Areas Benefitting from River/Sea Flood Defences (QGIS Layer from EA)

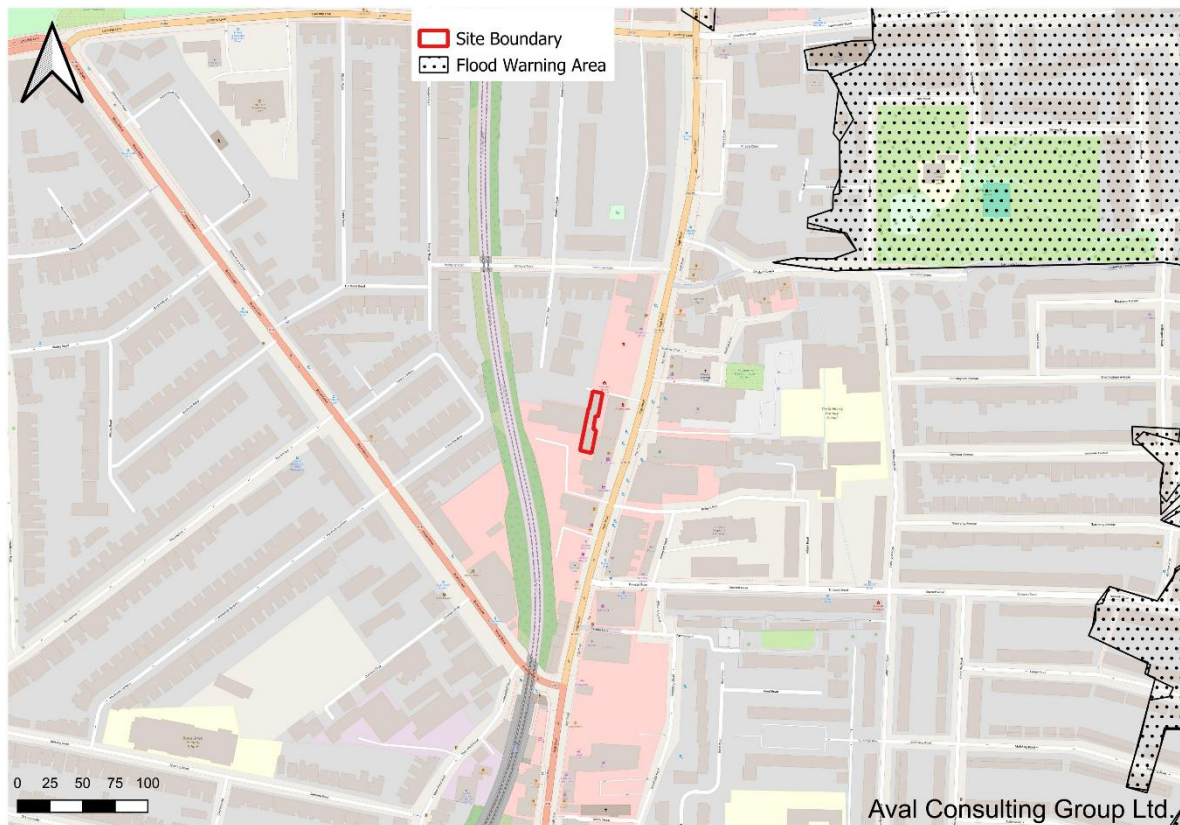


Figure 4.13: Flood Warning Areas (Source: QGIS Layer from the EA)

5 Residual Risk and Exception Test

- 5.1 This section will explain how the proposed development will reduce the flood risk within the site and within the surrounding areas of the site.

Residual Risk

- 5.2 The primary residual risk that would remain at the site would be the drainage of surface water. Flood Mitigation and Management details will be given in Section 6. However, other residual risks remain such as a breach of a raised flood defence, blockage of a surface water conveyance system, overtopping of an upstream storage area, or failure of a pumped drainage system; failure of a reservoir; or a severe flood event that exceeds a flood management design standard, such as a flood that overtops a raised flood defence, or an intense rainfall event which the drainage system cannot cope with.
- 5.3 In order to further reduce the risk of surface water flooding within the proposed development, Sustainable Urban Drainage Systems would need to be installed to either safely discharge the surface water or to temporarily store the surface water for future use or discharge. This can be in the form but are not limited to, permeable paving, green roofs, attenuation storage or rainwater harvesting.

Exception Test

- 5.4 The National Planning Policy Framework sets out the different conditions in terms of the vulnerability of the development and the flood zone and accordingly sets out the requirements to do an Exception Test. The table below describes the conditions required for an Exception Test.

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	✗	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	✗	✗	✗

Key: ✓ Development is appropriate.
 ✗ Development should not be permitted.

- 5.5 As the proposed scheme maintains the current site footprint and involves only vertical extensions, there will be no increase in impermeable area. The site is located within Flood Zone 1 and the development is classified as 'Less vulnerable'; therefore, the Exception Test is not required and the proposal is considered appropriate in flood risk terms.

6 Flood Mitigation/Management Measures

- 6.1 As outlined in Section 4.2, the proposed development is located within Flood Zone 1 and is therefore at very low risk of fluvial or tidal flooding. Environment Agency mapping indicates that the site is subject to a very low risk of surface water flooding under current conditions, remaining at very low risk with localised sections of low risk when climate change allowances are applied.
- 6.2 In accordance with the National Planning Policy Framework (NPPF), the proposed development falls within the *Less vulnerable* classification. Given the commercial nature of the use, the absence of overnight sleeping accommodation, and the assessed level of flood risk, a proportionate and risk-based approach to flood mitigation is considered appropriate.
- 6.3 The proposal comprises redevelopment and vertical extension of the existing Islamic Centre, consolidating the current cluster of buildings into a single cohesive structure with an enhanced external façade. The development will provide a basement, ground, first, second and third floors, together with an accessible roof area.
- 6.4 Although the development includes a basement level, the site lies within Flood Zone 1 and there is no recorded evidence of groundwater flooding affecting the site. Suitable drainage design and backflow prevention measures will be incorporated to ensure the basement can operate safely during extreme rainfall events.

Surface Water Management

- The development will not increase the existing impermeable area of the site to a degree that would materially increase surface water runoff.
- Surface water runoff rates post-development will be no greater than existing (pre-development) rates.
- Surface water will continue to discharge via the existing drainage network.
- Where minor external alterations occur, permeable or free-draining finishes will be used where practicable to reduce surface water runoff at source.

Flood Resistance Measures

- 6.5 Although the site lies within Flood Zone 1 and is therefore at very low risk of fluvial or tidal flooding, Environment Agency mapping indicates that the site is subject to a low risk of surface water flooding under climate change conditions. In response, a proportionate package of flood resistance measures is proposed, appropriate to the scale of the refurbishment works and the nature of the development.
- 6.6 In accordance with the CLG (2007) *Improving the Flood Performance of New Buildings* guidance, the following measures will be incorporated where practicable:
- Installation of non-return valves on foul and surface water drainage connections to reduce the risk of sewer surcharge during extreme rainfall events.

- External ground floor access points will incorporate localised threshold drainage and, where feasible, subtly raised thresholds to limit surface water ingress.
 - Ground floor construction and finishes will utilise water-resistant materials, including sealed or tiled floor finishes and moisture-resistant wall finishes to facilitate post-event cleaning and recovery.
 - Any minor external alterations will utilise permeable or free-draining finishes where practicable, to reduce surface water runoff at source and limit ponding adjacent to the building.
- 6.7 These measures reduce the likelihood of surface water entering the building during intense rainfall events without resulting in adverse impacts on flood risk elsewhere.

Flood Resilience Measures

- 6.8 Given the identified low surface water flood risk under climate change scenarios, additional resilience measures are recommended to ensure that the development can recover quickly in the unlikely event of flooding.
- 6.9 These measures include:
- Electrical sockets, switches, and sensitive services at ground floor level to be installed a minimum of 300 mm above finished floor level.
 - Building services, meters, and plant to be located above ground floor level where reasonably practicable.
 - Internal layouts and materials at ground floor level designed to allow rapid clean-down and reinstatement following any surface water ingress.
 - Building management procedures to include actions for isolating services, managing clean-up, and reinstating the building following extreme rainfall events.
- 6.10 The proposed measures ensure that residual surface water flood risk is managed effectively while remaining proportionate to the refurbishment works.

Emergency Planning

- 6.11 The development will be for commercial use only. Given the site's very low flood risk under climate change conditions, and the fact that the building will not be used for overnight sleeping accommodation, no further emergency planning is required.
- 6.12 As the development is outside the EA's flood warning area, it is suggested that during operation of the development, occupants should remain aware of Environment Agency flood warnings and take note of any alerts issued during flooding conditions in the surrounding area and if necessary, evacuate accordingly.

7 Conclusion

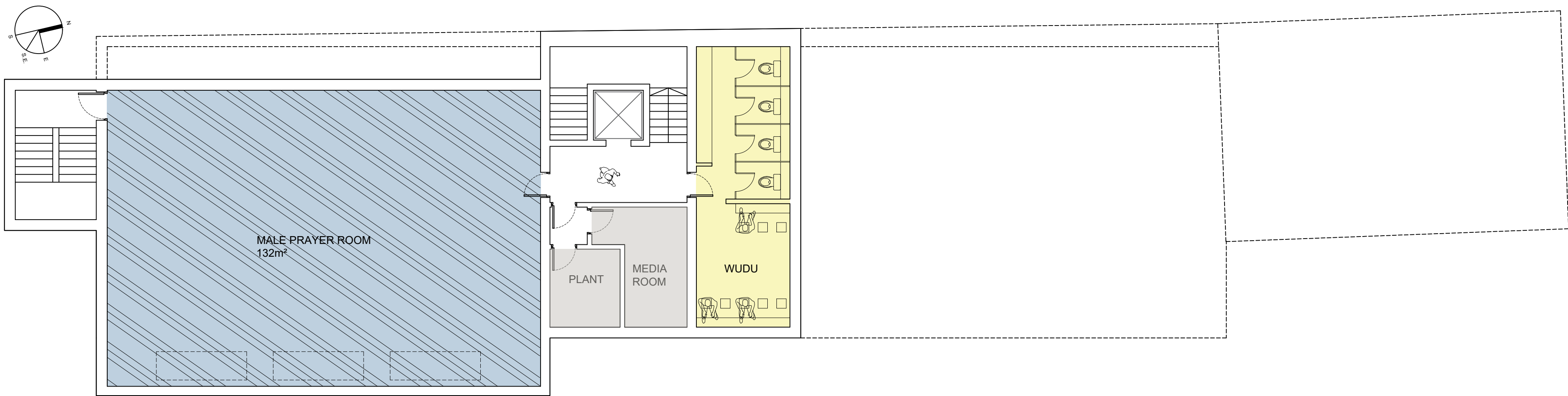
- 7.1 The proposed development site lies within Flood Zone 1 and is therefore at the lowest probability of fluvial or tidal flooding. Environment Agency mapping confirms that the site is at very low risk of surface water flooding.
- 7.2 This Flood Risk Assessment has considered fluvial, tidal, pluvial (surface water) sources of flooding. Fluvial and tidal have flooding have been considered as very low risk to the site, surface water flooding has been considered as very low risk without climate change and low risk with climate change.
- 7.3 The proposed development represents a 'Less vulnerable' classification under the National Planning Policy Framework. Proportionate mitigation and drainage measures have been incorporated to ensure the development remains safe, resilient, and will not increase flood risk elsewhere.
- 7.4 The Sequential Test is satisfied as the site lies within Flood Zone 1. Hence an Exception Test is not required.
- 7.5 Overall, this Flood Risk Assessment demonstrates that the development is appropriate in flood risk terms, is consistent with the National Planning Policy Framework and Planning Practice Guidance, and meets the standards expected by the Environment Agency and Local Planning Authority.

Appendices

Appendix A: Existing and Proposed Development Plans

Appendix B: Maps of Likelihood of Flooding from River/Sea and Surface Water at Varying Depths (Without and With Climate Change)

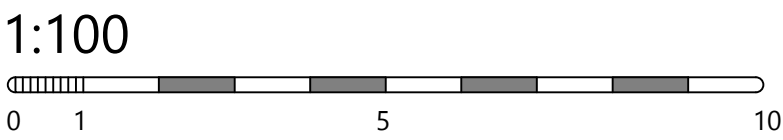
Appendix A : Existing and Proposed Development Plans



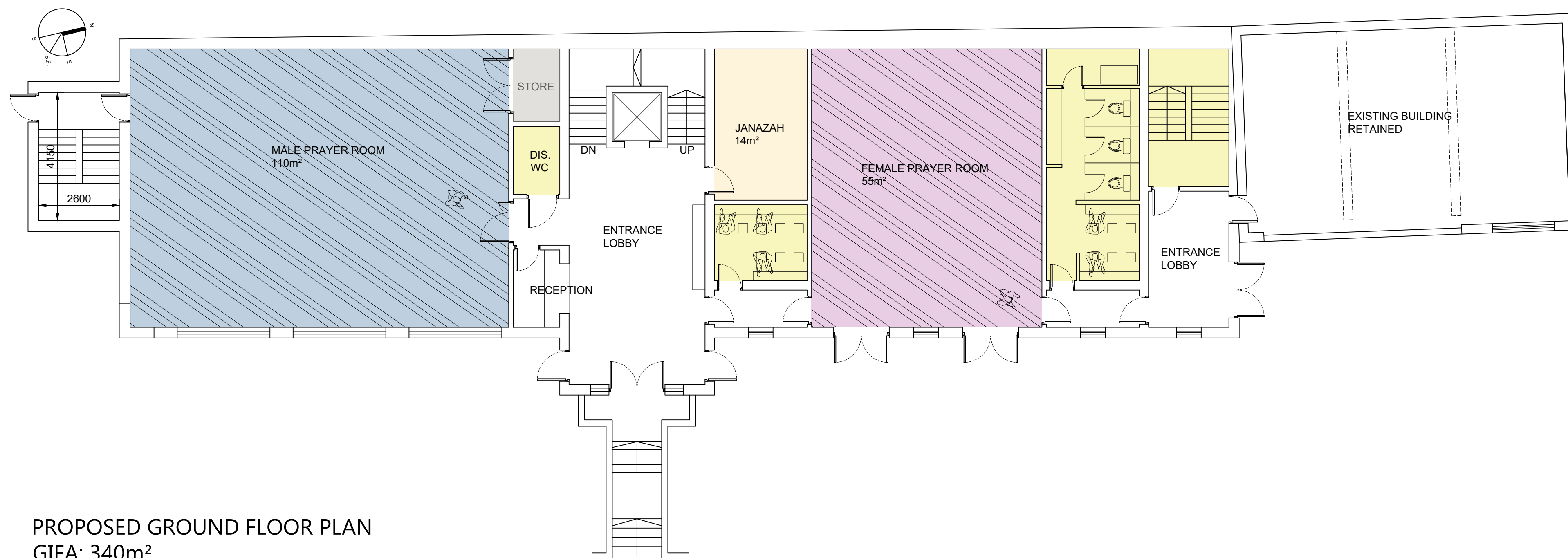
PROPOSED BASEMENT
GIFA: 215m²

KEY:

- MALE PRAYER ROOM
- FEMALE PRAYER ROOM
- JANAZAH
- TOILETS/WUDUS
- STORE
- MULTI-USE SPACE
- EDUCATION SPACE
- LIBRARY
- MANAGEMENT OFFICE



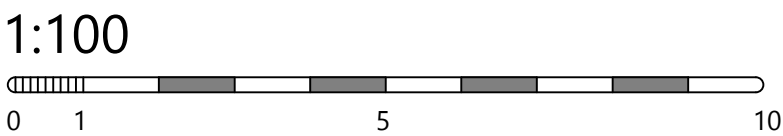
BRL DESIGN GROUP LTD		Office 17, Creykes Court, The Millfields, Plymouth, PL1 3JB		info@brldesign.co.uk	www.brldesign.co.uk	01752 963147			
Project number:	9030	Project name:	Assunnah Islamic Centre Rebuild	Client:	Assunnah Islamic Centre	Drawn by:	TY	Dwg No: 9030-DR-A-B-1100	A
Date:	JAN 26	Detail:	Proposed Basement	Status:	DRAFT PLANNING	Checked by:	MB	Scale:	1:100 A1



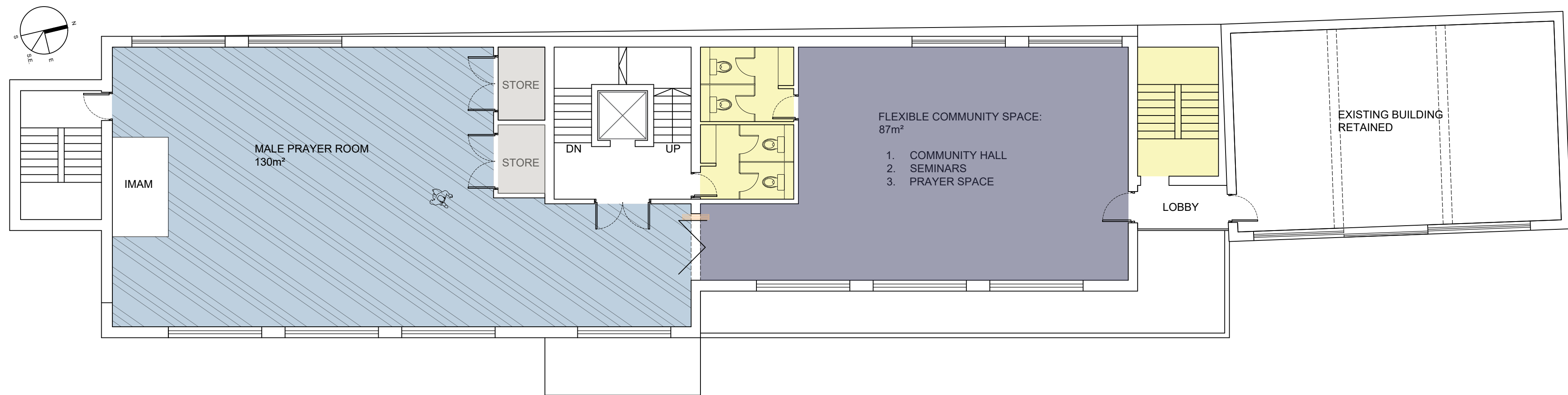
PROPOSED GROUND FLOOR PLAN
GIFA: 340m²

KEY:

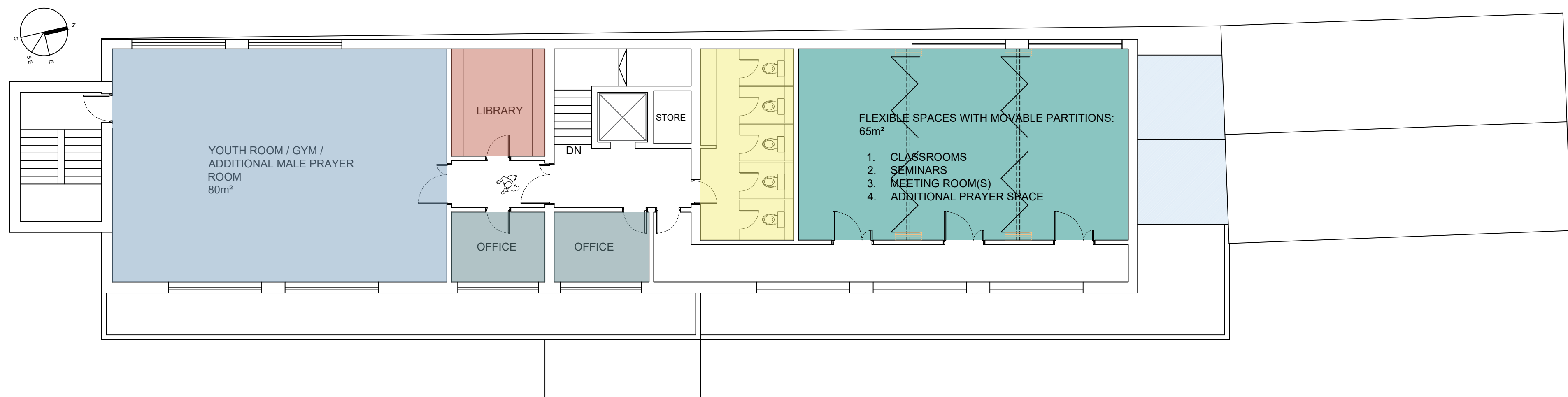
- MALE PRAYER ROOM
- FEMALE PRAYER ROOM
- JANAZAH
- TOILETS/WUDUS
- STORE
- MULTI-USE SPACE
- EDUCATION SPACE
- LIBRARY
- MANAGEMENT OFFICE



BRL DESIGN GROUP LTD		Office 17, Creykes Court, The Millfields, Plymouth, PL1 3JB		info@brldesign.co.uk		www.brldesign.co.uk		01752 963147			
Project number: 9030		Project name: Assunnah Islamic Centre Rebuild		Client: Assunnah Islamic Centre		Drawn by: TY		Dwg No:9030-DR-A-00-1101		B	
Date: Dec 25		Detail: Proposed Ground Floor Plans		Status: DRAFT PLANNING		Checked by: PM		Scale: 1:100		A1	



PROPOSED FIRST FLOOR PLAN
GIFA: 306m²

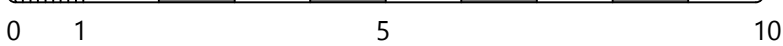


PROPOSED SECOND FLOOR PLAN
GIFA: 278m²

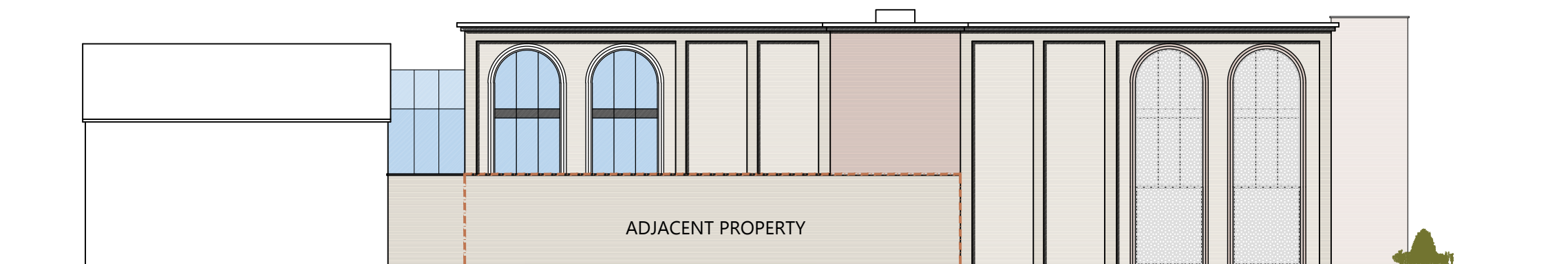
KEY:

- MALE PRAYER ROOM
- FEMALE PRAYER ROOM
- JANAZAH
- TOILETS/WUDUS
- STORE
- MULTI-USE SPACE
- EDUCATION SPACE
- LIBRARY
- MANAGEMENT OFFICE

1:100



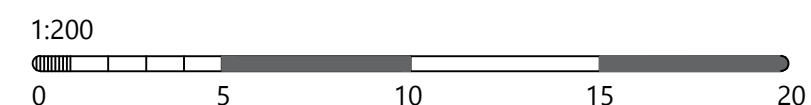
BRL DESIGN GROUP LTD		Office 17, Creykes Court, The Millfields, Plymouth, PL1 3JB		info@brldesign.co.uk		www.brldesign.co.uk		01752 963147			
Project number: 9030		Project name: Assunnah Islamic Centre Rebuild		Client: Assunnah Islamic Centre		Drawn by: TY		Dwg No: 9030-DR-A-X-1102		B	
Date: Dec 25		Detail: Proposed First & Second Floor Plan		Status: PRE-APPLICATION		Checked by: PM		Scale: 1:100		A1	



Proposed North-West Elevation

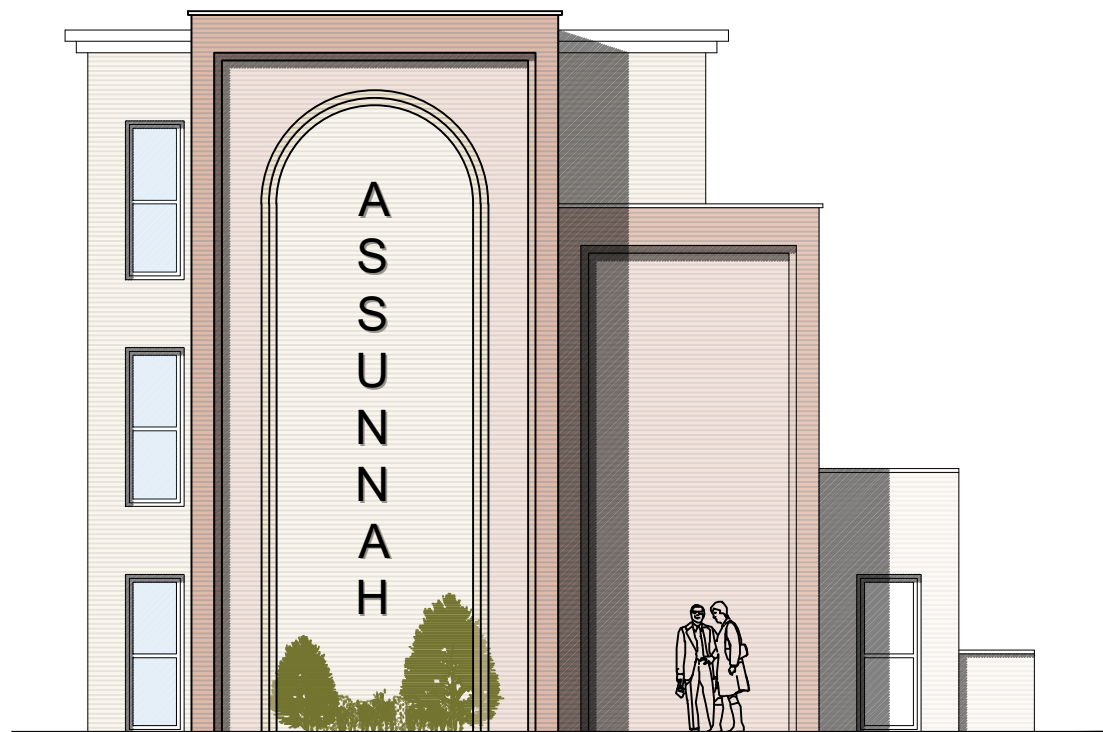


Proposed South-East Elevation

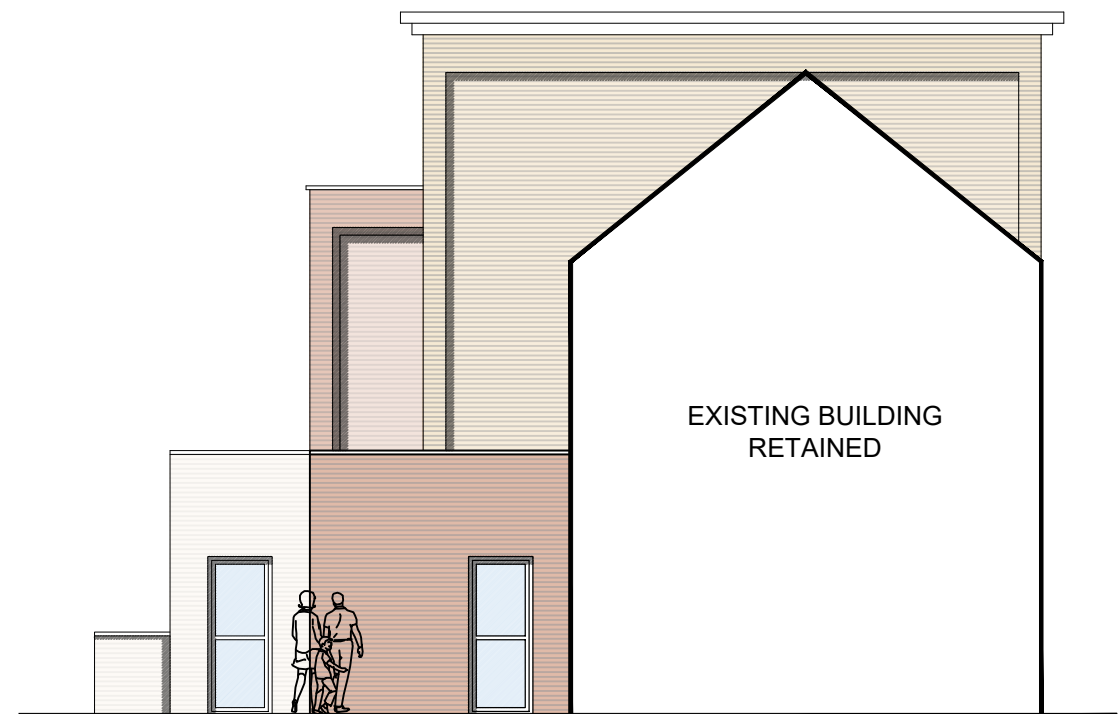


BRL design

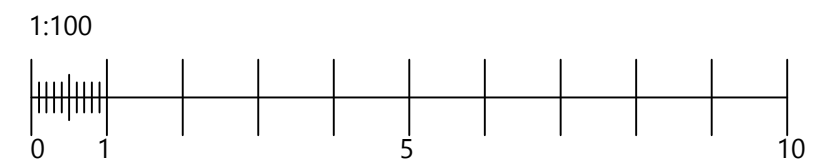
BRL DESIGN GROUP LTD		Office 17, Creykes Court, The Millfields, Plymouth, PL1 3JB		info@brldesign.co.uk		www.brldesign.co.uk		01752 963147		
Project number:	9030	Project name:	Assunnah Islamic Centre	Client:	Assunnah Islamic Centre	Drawn by:	TY	Dwg No:	9030/1200	-
Date:	Dec 25	Detail:	Proposed Elevations 1	Status:	FOR DISCUSSION	Checked by:	MB	Scale:	1:200	A3



Proposed South-West Elevation



Proposed North-East Elevation



Appendix B : Maps of Likelihood of Flooding from River/Sea and Surface Water at Varying Depths (Without and With Climate Change)



Figure 7.1: Likelihood of River/Sea Flooding of Up to 0.2m Depth (No Climate Change) (Source: QGIS Layer from the EA)



Figure 7.2: Likelihood of River/Sea Flooding of Up to 0.3m Depth (No Climate Change) (Source: QGIS Layer from the EA)

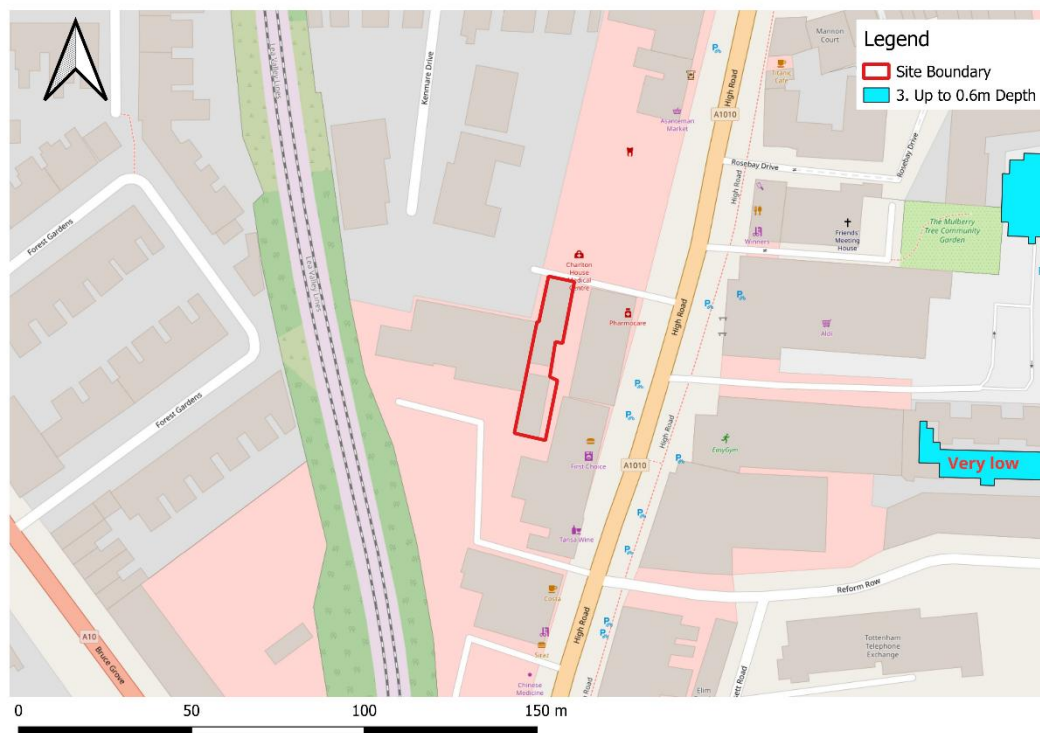


Figure 7.3: Likelihood of River/Sea Flooding of Up to 0.6m Depth (No Climate Change) (Source: QGIS Layer from the EA)

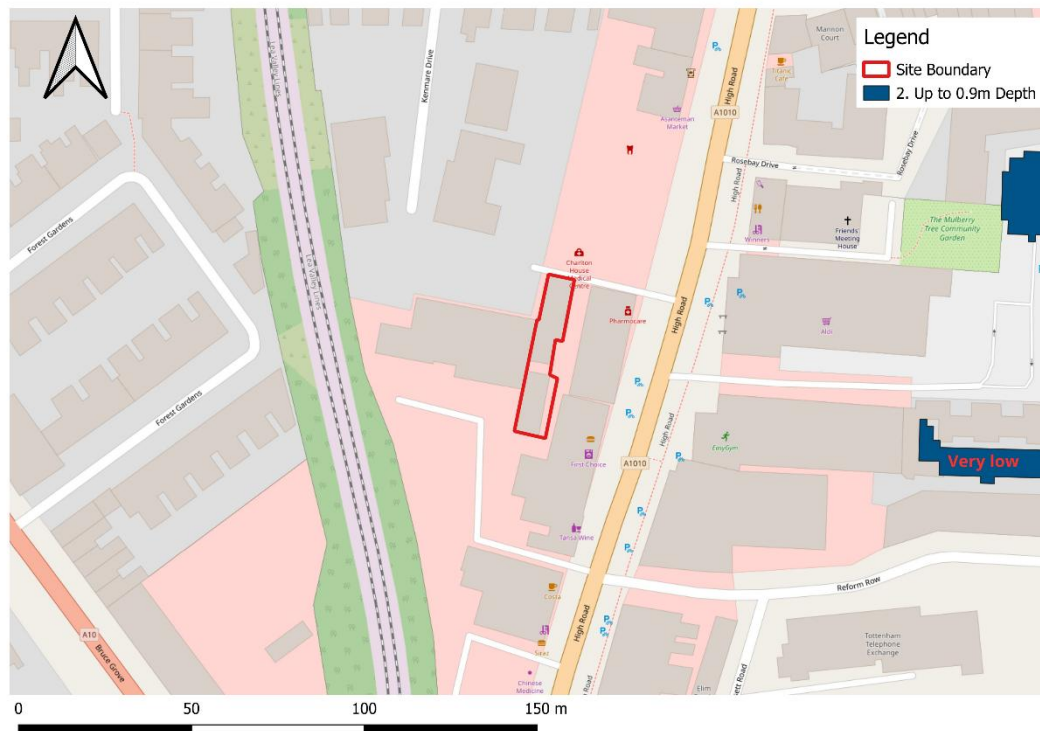


Figure 7.4: Likelihood of River/Sea Flooding of Up to 0.9m Depth (No Climate Change) (Source: QGIS Layer from the EA)

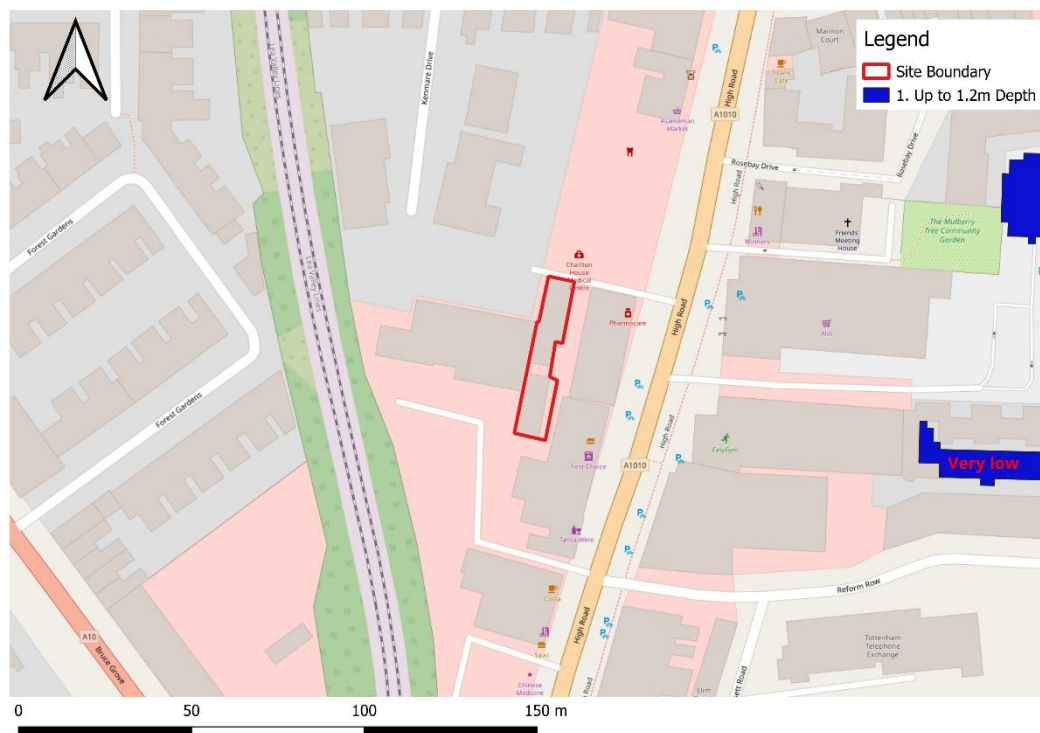


Figure 7.5: Likelihood of River/Sea Flooding of Up to 1.2m Depth (No Climate Change) (Source: QGIS Layer from the EA)



Figure 7.6: Likelihood of River/Sea Flooding of Up to 0.2m Depth (With Climate Change) (Source: QGIS Layer from the EA)

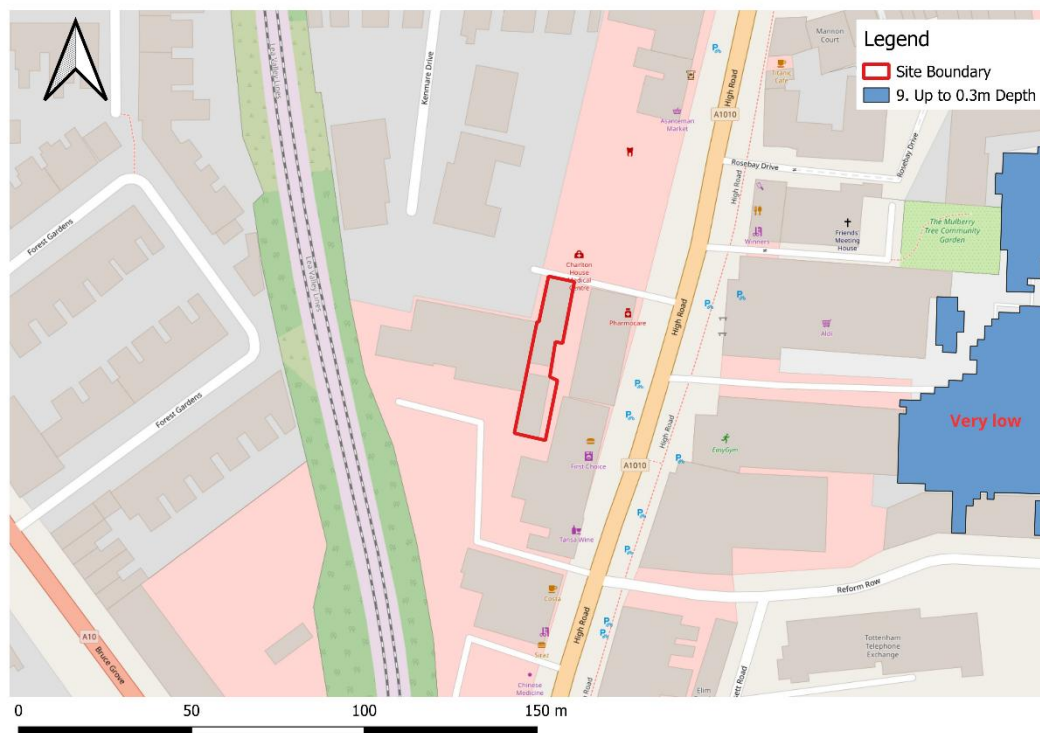


Figure 7.7: Likelihood of River/Sea Flooding of Up to 0.3m Depth (With Climate Change) (Source: QGIS Layer from the EA)

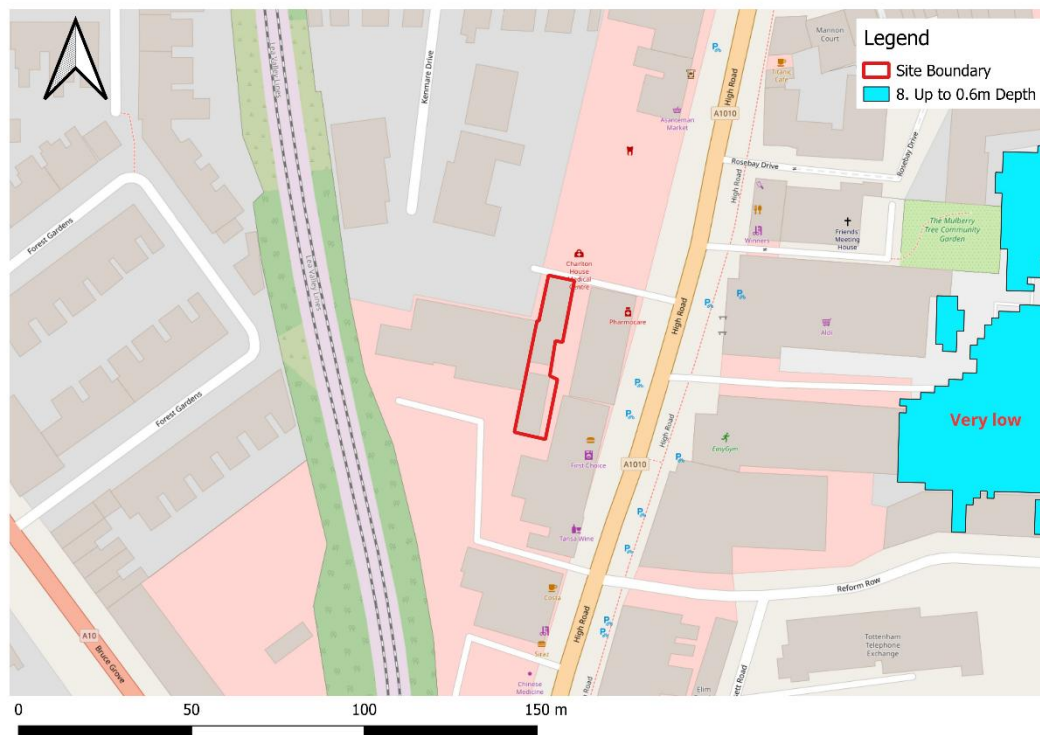


Figure 7.8: Likelihood of River/Sea Flooding of Up to 0.6m Depth (With Climate Change) (Source: QGIS Layer from the EA)

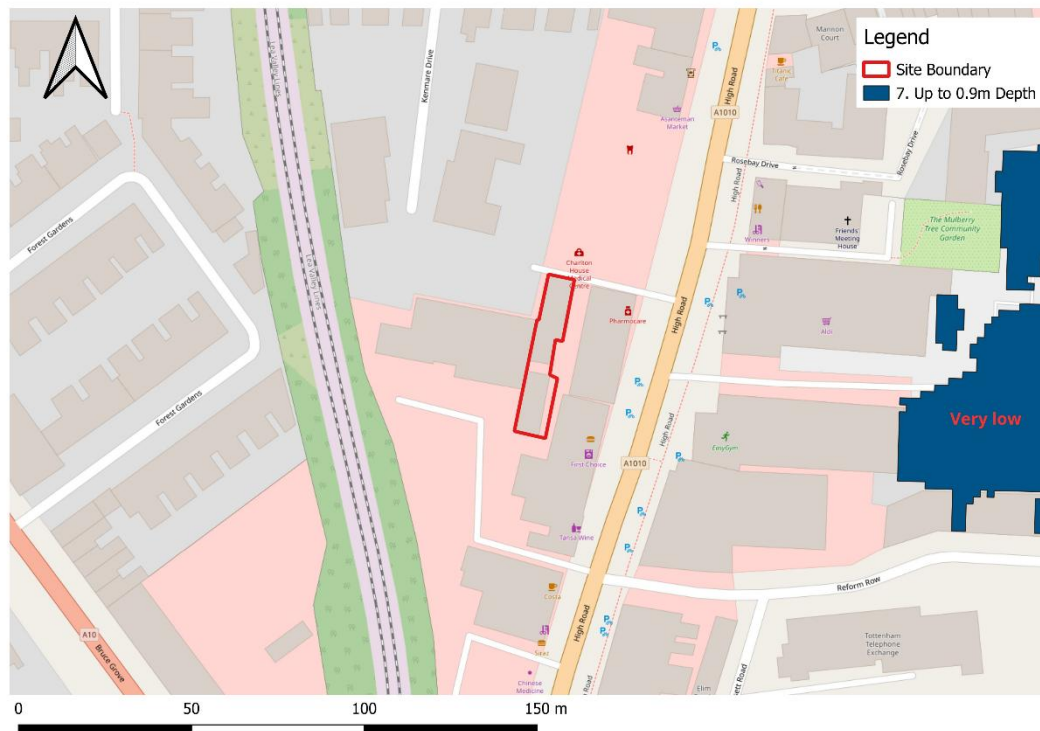


Figure 7.9: Likelihood of River/Sea Flooding of Up to 0.9m Depth (With Climate Change) (Source: QGIS Layer from the EA)

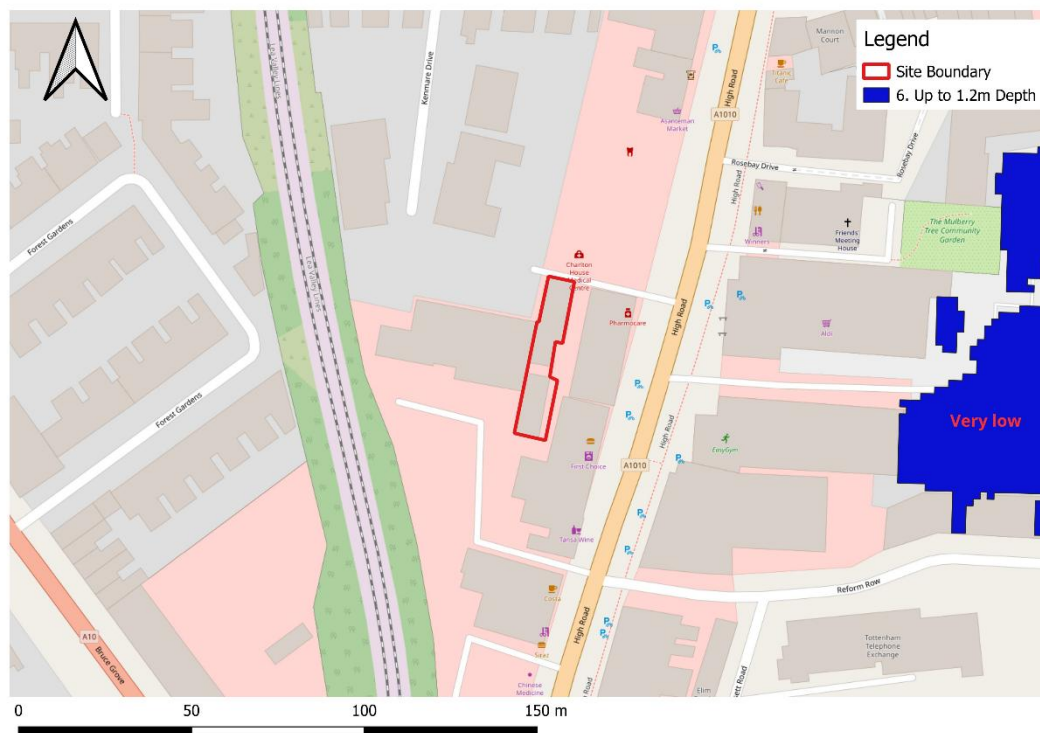


Figure 7.10: Likelihood of River/Sea Flooding of Up to 1.2m Depth (With Climate Change) (Source: QGIS Layer from the EA)

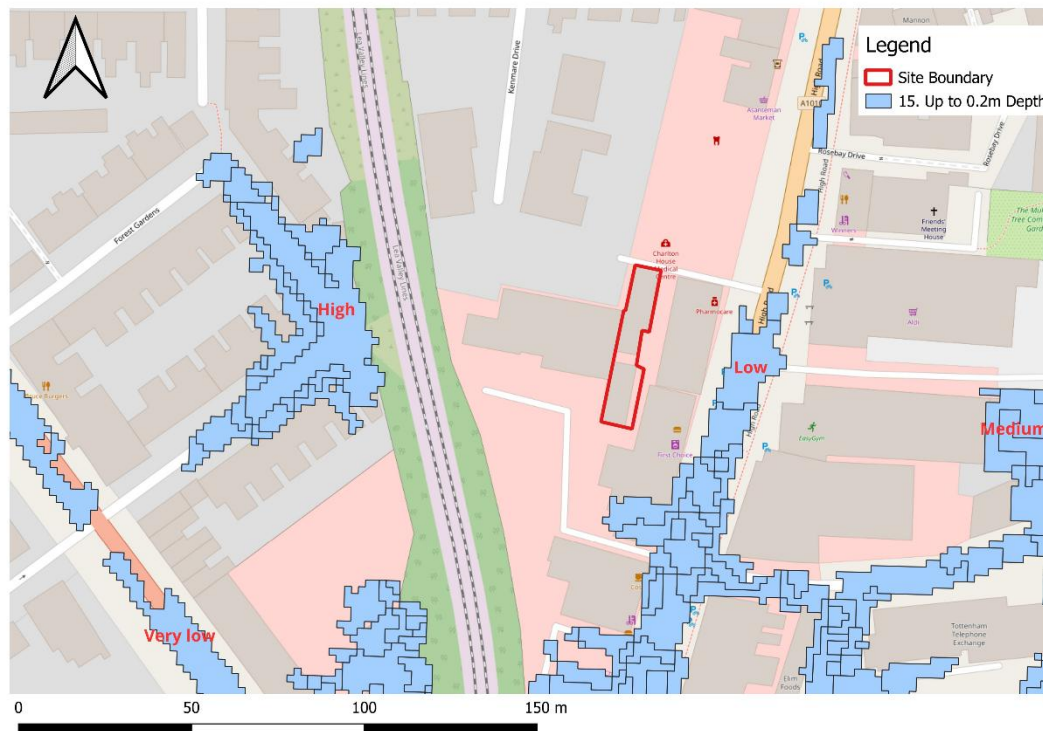


Figure 7.11: Likelihood of Surface Water Flooding of Up to 0.2m Depth (No Climate Change) (Source: QGIS Layer from the EA)

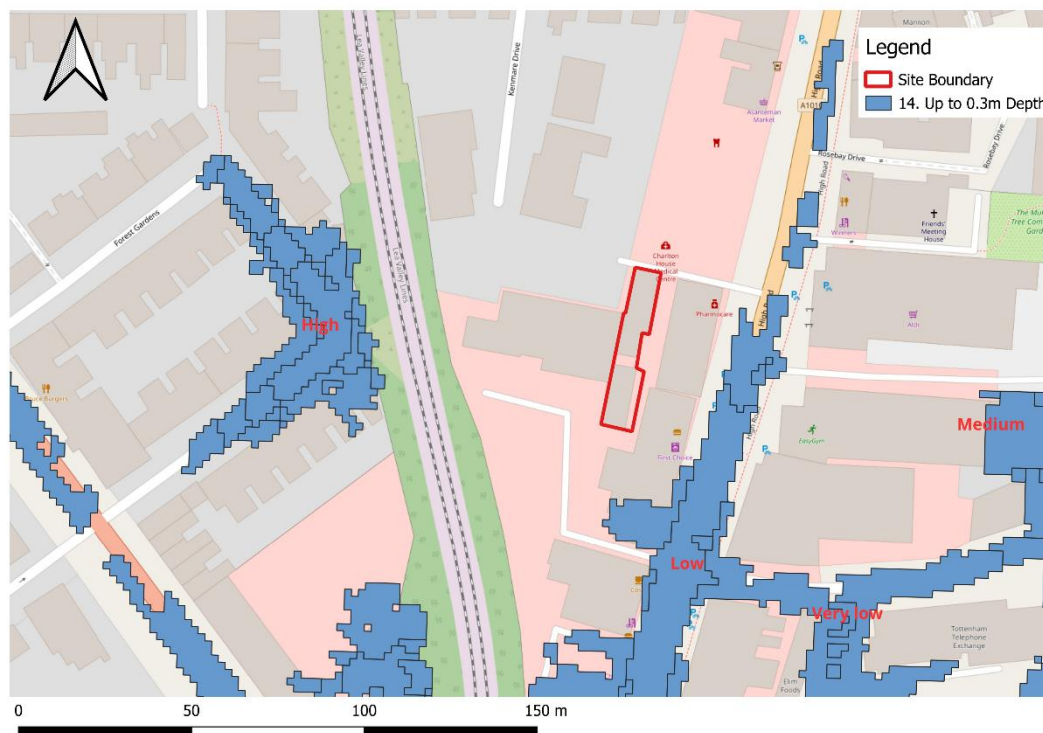
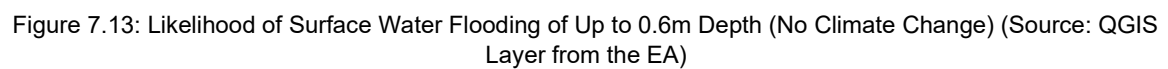


Figure 7.12: Likelihood of Surface Water Flooding of Up to 0.3m Depth (No Climate Change) (Source: QGIS Layer from the EA)



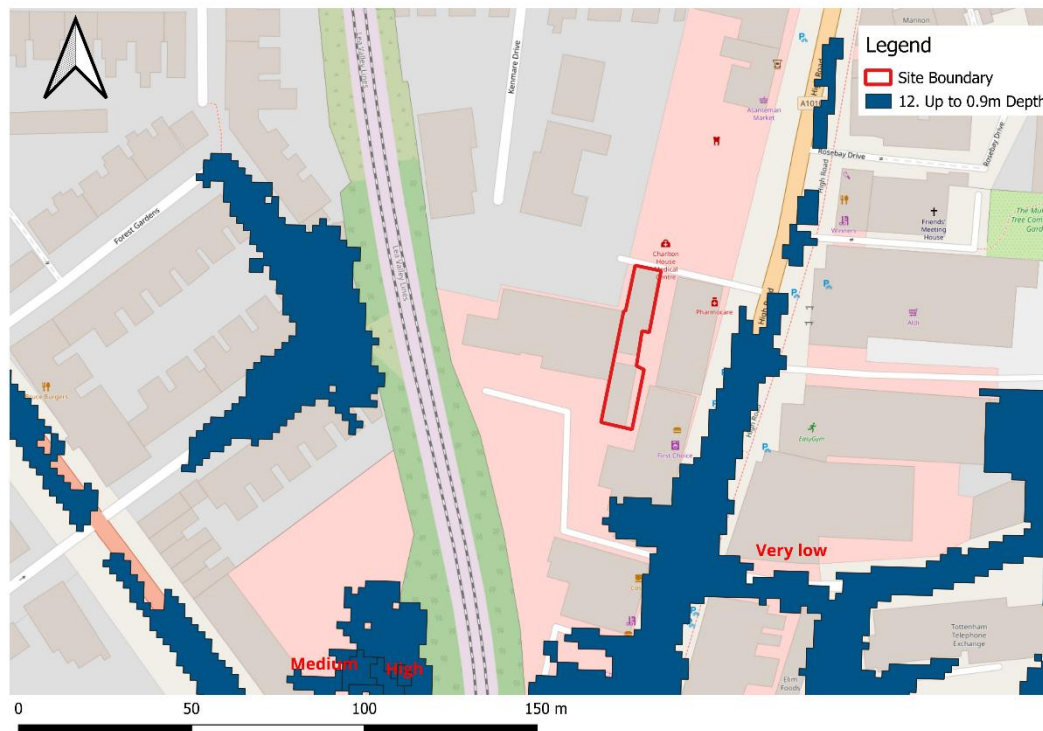


Figure 7.14: Likelihood of Surface Water Flooding of Up to 0.9m Depth (No Climate Change) (Source: QGIS Layer from the EA)

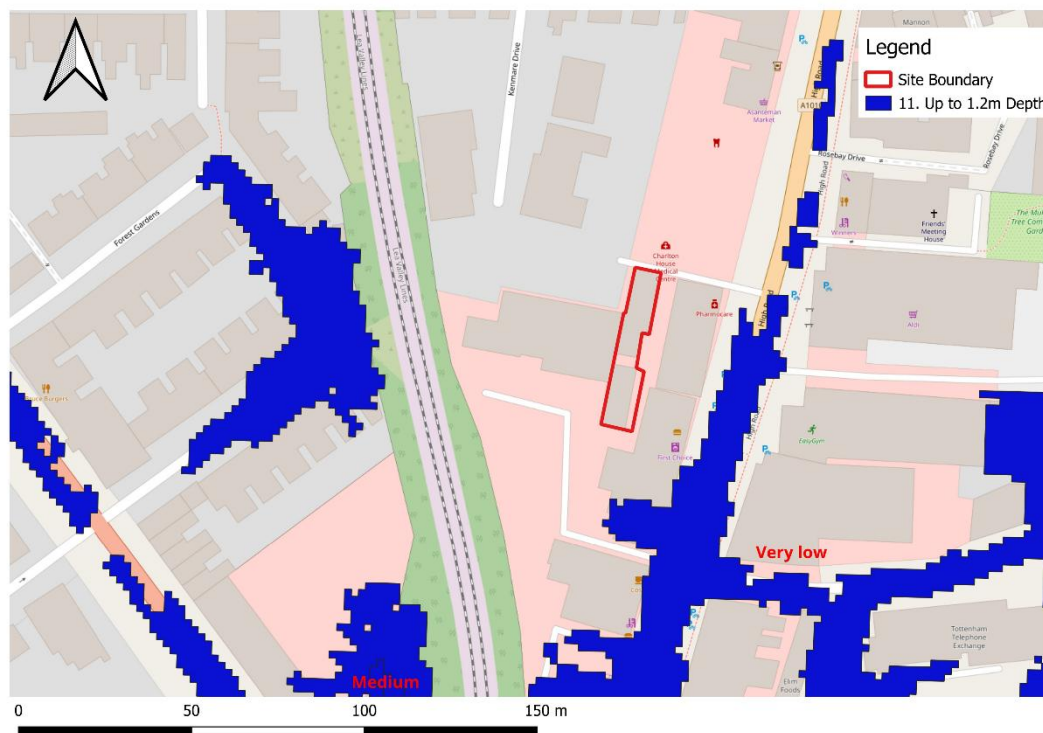


Figure 7.15: Likelihood of Surface Water Flooding of Up to 1.2m Depth (No Climate Change) (Source: QGIS Layer from the EA)

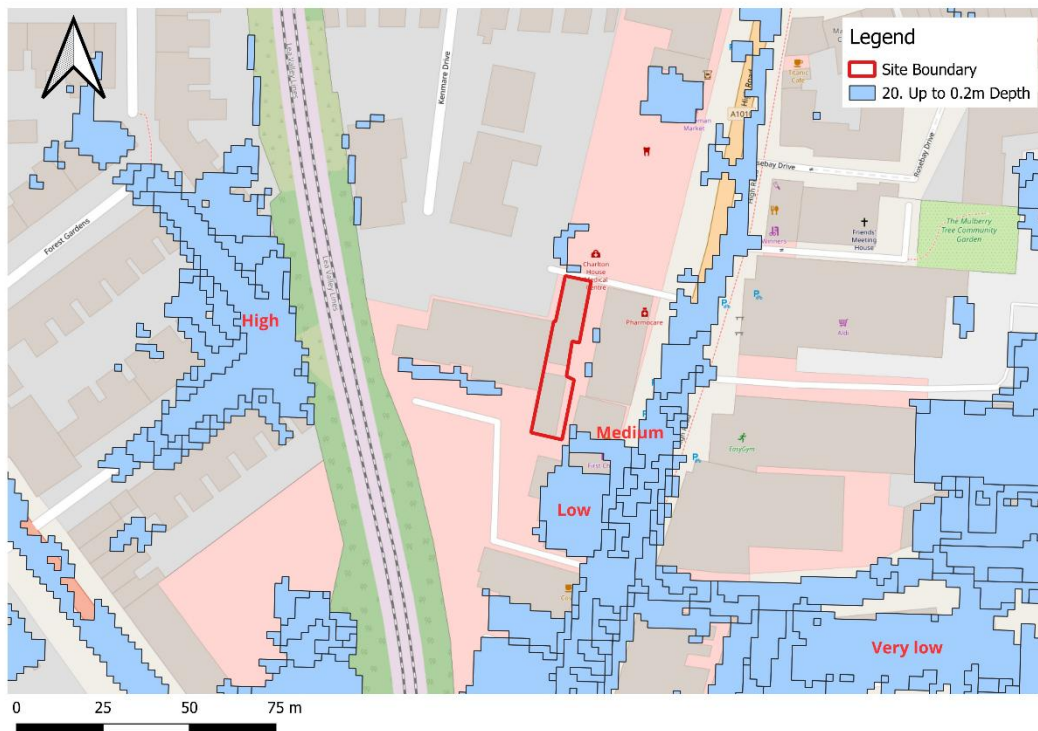


Figure 7.16: Likelihood of Surface Water Flooding of Up to 0.2m Depth (With Climate Change) (Source: QGIS Layer from the EA)

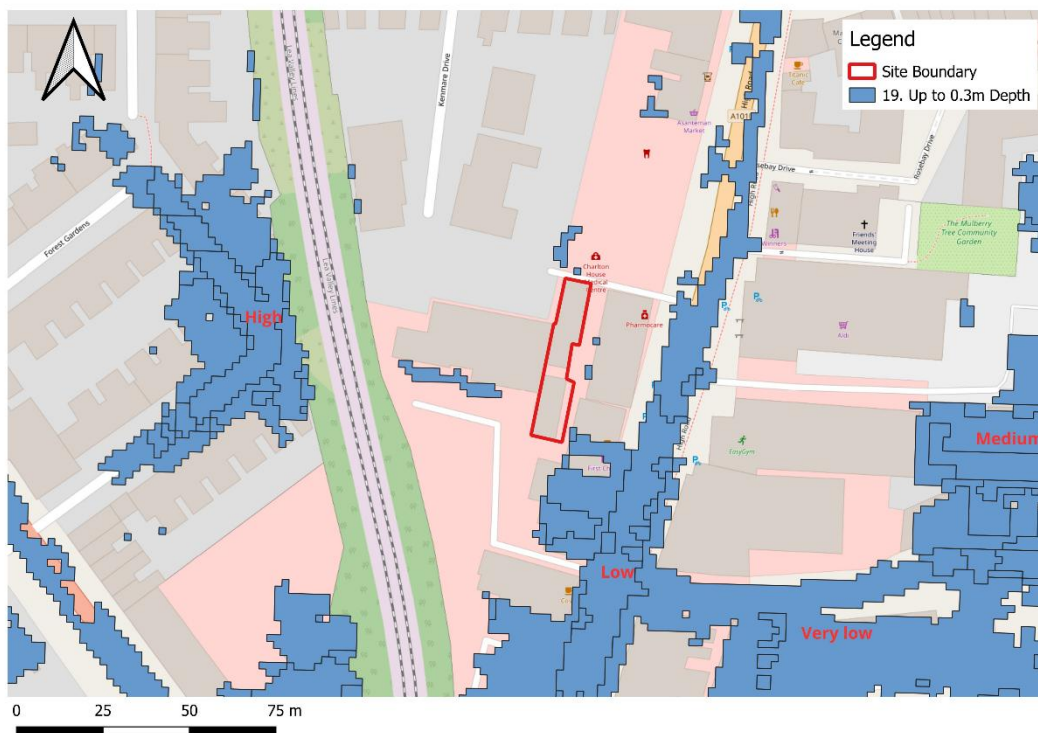


Figure 7.17: Likelihood of Surface Water Flooding of Up to 0.3m Depth (With Climate Change) (Source: QGIS Layer from the EA)

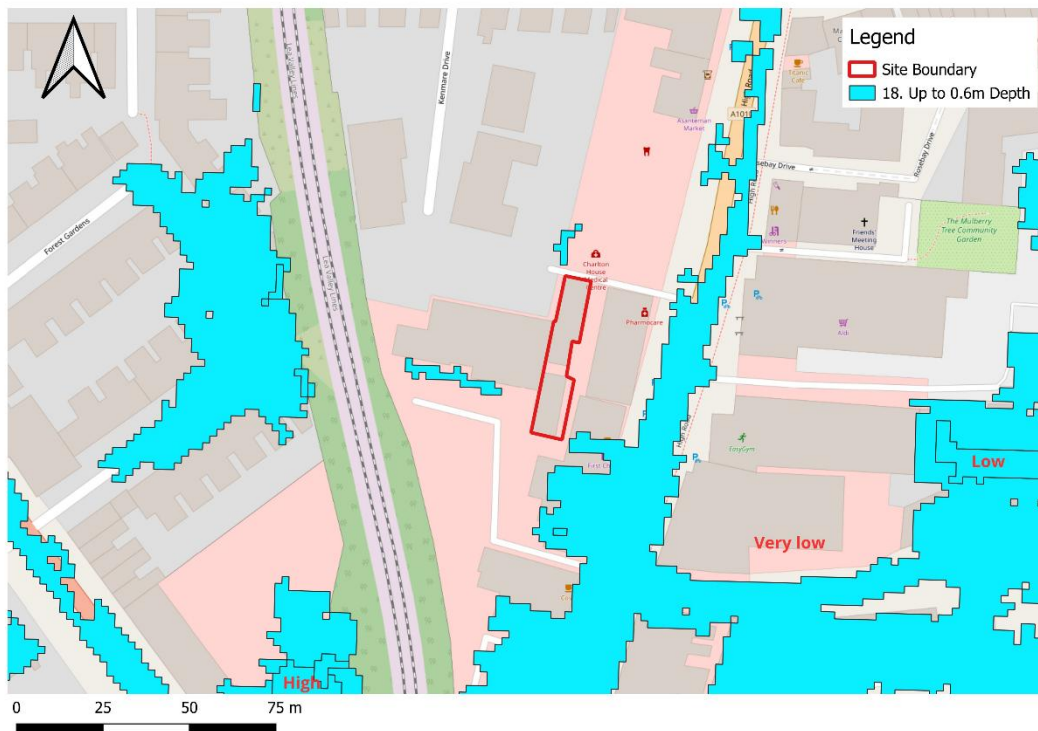


Figure 7.18: Likelihood of Surface Water Flooding of Up to 0.6m Depth (With Climate Change) (Source: QGIS Layer from the EA)

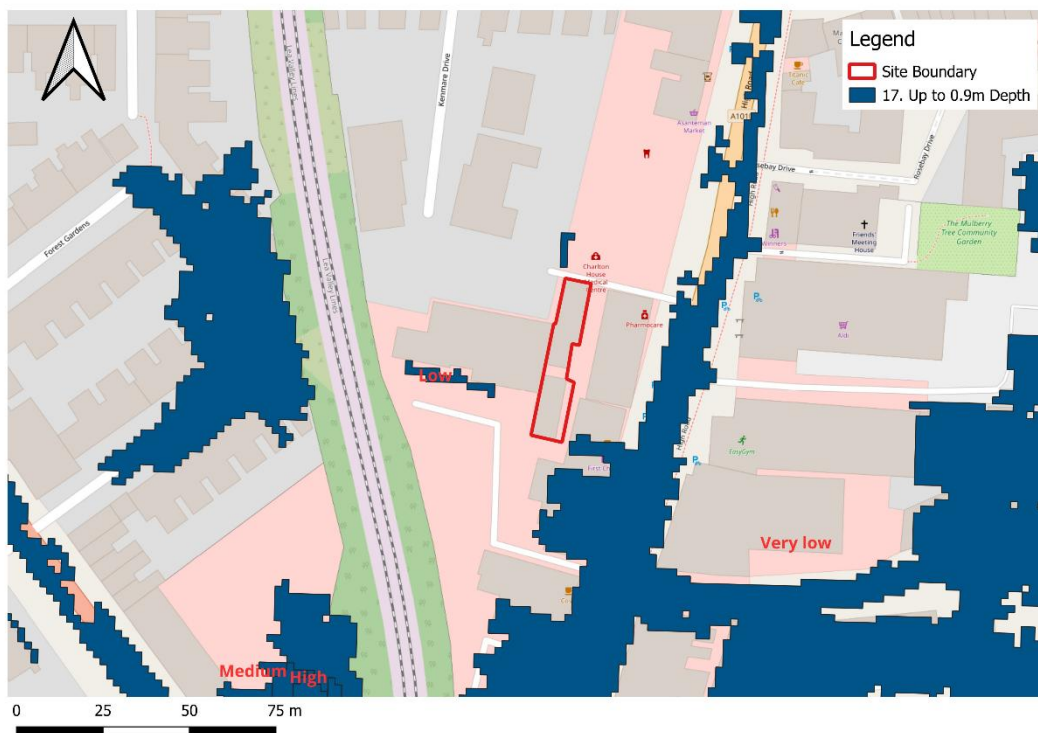


Figure 7.19: Likelihood of Surface Water Flooding of Up to 0.9m Depth (With Climate Change) (Source: QGIS Layer from the EA)

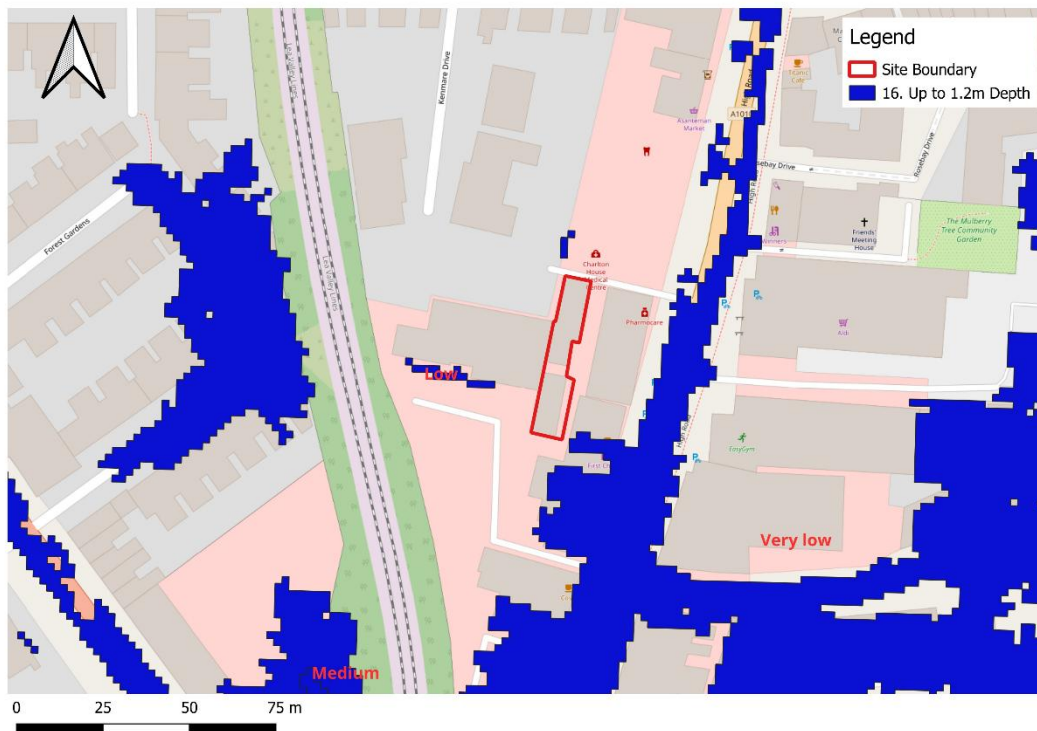


Figure 7.20: Likelihood of Surface Water Flooding of Up to 1.2m Depth (With Climate Change) (Source: QGIS Layer from the EA)