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FLOOD RISK ASSESSMENT

To: London Borough of Haringey – Planning Department

Site: 401 Green Lanes, London N4 1EU

Proposal: Full Planning Application for the Change of Use of Existing 3-Bedroom Residential Flat (Use Class C3) to a 5-Room House in Multiple Occupation (HMO) (Use Class C4) with Associated Internal Alterations, and Shared Storage Provision.

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1. Introduction

This Flood Risk Assessment (FRA) supports a Full Planning Application for the conversion of the existing first- and second-floor residential accommodation at 401 Green Lanes, London N4 1EU, into a 5-room House in Multiple Occupation (HMO) (Use Class C4).

The purpose of this FRA is to:

- Identify the site's flood-zone classification
- Assess all potential sources of flood risk
- Confirm the suitability of the proposed development under the National Planning Policy Framework (NPPF)
- Demonstrate that the proposal will not increase flood risk on-site or elsewhere

Proposed Development

The proposal involves internal reconfiguration of the existing first- and second-floor residential accommodation to form a five-room House in Multiple Occupation (Use Class C4). No extensions, no external works, and no changes to ground levels are proposed. The development remains entirely within the existing building envelope and does not alter surface-water drainage characteristics.

2. Site Context

Site & Surrounding Area

401 Green Lanes is located within a fully urbanised area of the London Borough of Haringey. The property comprises commercial premises at ground floor level with residential accommodation above. The site is situated on established hardstanding and impermeable surfaces typical of Green Lanes.

Existing Land Uses

- Ground Floor: Commercial unit (unchanged)
- First & Second Floors: Existing residential flat (Use Class C3)
- Proposed: 5-room HMO (Use Class C4)

No external alterations are proposed, and no changes are made to the building footprint.

3. Flood Risk Assessment

Introduction

Flood risk has been assessed using the Environment Agency Flood Map for Planning, local authority mapping, and relevant NPPF guidance.

Flood Zone Classification

The site lies within: **Flood Zone 1 – Low Probability**

(less than 1 in 1,000 annual probability of river or sea flooding)

This is the lowest flood-risk category and is considered appropriate for all forms of development under the NPPF.

Sources of Flood Risk

- **Fluvial (River) Flooding**

The site is not located near any main rivers and is confirmed to be in Flood Zone 1.

Risk: Very Low

- **Tidal Flooding**

The site is located inland and is not affected by tidal flood risk.

Risk: Very Low

- **Surface Water Flooding**

Environment Agency surface-water mapping indicates very low risk, with no identified flow paths or pooling affecting the building footprint.

Risk: Very Low

- **Groundwater Flooding**

The site is located in an area of low groundwater susceptibility.

Risk: Very Low

- **Sewer Flooding**

There are no recorded incidents of sewer flooding affecting the site.

Risk: Low

Proposed Land Use

The proposal converts the existing residential flat into a five-room HMO (Use Class C4). This constitutes a “more vulnerable” land use under the NPPF, which is fully appropriate within Flood Zone 1.

Drainage & Runoff

- No increase in impermeable area
- No change to roof profile
- No change to external surfaces
- No additional discharge to surface-water systems

The development does not increase flood risk elsewhere.

Emergency Access & Egress

The site benefits from:

- Direct access to Green Lanes
- Safe pedestrian routes
- Safe vehicular routes
- No reliance on flood-affected access corridors

Emergency access is unaffected by the proposal.

4. Conclusion

The Flood Risk Assessment confirms:

- The site is located in Flood Zone 1 (lowest risk)
- The proposed development is fully appropriate under the NPPF
- There is no requirement for a Sequential Test or Exception Test
- The proposal does not increase flood risk on-site or elsewhere
- All sources of flood risk are low or very low
- The development involves no external works, no footprint increase, and no drainage changes

The proposed 5-room HMO at 401 Green Lanes is therefore acceptable in flood-risk terms.