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London Borough of Haringey Planning Department

Site: 84 Wellington Avenue, London N15 6BB

Proposal: Proposed Type 3 Roof Extension and Additional Floor

Subject: Flood Risk Assessment

Date: 12 September 2026

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FLOOD RISK ASSESSMENT (FRA)

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of the Householder planning application for a Type 3 upward extension at 84 Wellington Avenue, London N15 6BB. The assessment follows the requirements of the National Planning Policy Framework (NPPF), the London Plan, and Haringey's Local Plan policies relating to flood risk and drainage. The proposal adds a single extra storey and a pitched roof, positioned behind the existing front façade, with no increase in ground-level footprint or hardstanding.

The FRA is proportionate to the scale and nature of the development, which does not introduce any new ground-level structures, does not increase impermeable area, and does not alter the site's drainage characteristics.

2. Site Location and Flood Zone Classification

The site is located on Wellington Avenue within an established residential terrace. According to the Environment Agency's Flood Map for Planning, the property lies within Flood Zone 1, defined as land with less than a 0.1% annual probability of river or sea flooding.

Flood Zone 1 is the lowest risk category, and the NPPF confirms that all forms of development are appropriate within this zone. No Sequential Test or Exception Test is required.

3. Sources of Flood Risk

3.1 Fluvial and Tidal Flooding

The site is not located near any main rivers or tidal watercourses. The Environment Agency confirms that the property is at very low risk of fluvial or tidal flooding. The proposed development does not increase exposure to river or coastal flood risk.

3.2 Surface Water Flooding

The Environment Agency's Surface Water Flood Risk Map identifies the site as being at very low risk of surface water flooding. Wellington Avenue benefits from established drainage infrastructure, and the proposal does not alter ground levels or introduce new impermeable surfaces. The development therefore does not increase surface water flood risk.

3.3 Groundwater Flooding

The British Geological Survey mapping indicates low susceptibility to groundwater flooding in this area. The proposal does not involve excavation, basement works, or changes to ground conditions. Groundwater flood risk remains unchanged.

3.4 Sewer Flooding

Thames Water records do not identify Wellington Avenue as an area with known sewer flooding incidents. The proposal does not increase the number of bathrooms or drainage connections beyond typical residential capacity. The proposal places no additional loading on the foul or surface water systems.

3.5 Reservoir Flooding

The Environment Agency's reservoir flood map shows the site as not at risk from reservoir breach or failure.

4. Impact of the Proposed Development on Flood Risk

The proposal consists solely of an upward extension and roof alteration. There is no increase in building footprint, no change to external hardstanding, and no alteration to site drainage. As such:

- Runoff rates remain unchanged.
- Impermeable area remains unchanged.
- Drainage capacity remains unchanged.
- No additional flood storage is required.
- No SuDS interventions are necessary for compliance.

The development does not increase flood risk on-site or elsewhere.

5. Drainage Strategy

The existing property drains via standard downpipes connected to the public surface water system. The proposed roof extension will retain the existing drainage arrangement, directing rainwater to the existing downpipes. No new drainage connections are required.

The proposal does not introduce any additional impermeable surfaces at ground level; therefore, no SuDS measures are required. The existing drainage system is adequate for the proposed development.

6. Climate Change Considerations

Given the nature of the proposal—an upward extension with no change to ground-level drainage—the development does not increase vulnerability to climate-related flood risk. The site remains within Flood Zone 1 under all climate change scenarios. The proposal is resilient to future increases in rainfall intensity, as roof drainage remains unchanged and no additional runoff is generated.

7. Emergency Planning and Access

The site benefits from safe, dry access to Wellington Avenue at all times. As the property is in Flood Zone 1, no specific flood evacuation or emergency planning measures are required. Emergency services access remains unaffected by the proposal.

8. Conclusion

This Flood Risk Assessment demonstrates that the proposed Type 3 upward extension at 84 Wellington Avenue is fully compliant with national and local flood risk policy. The site is located within Flood Zone 1, with very low risk from all sources of flooding. The development does not increase impermeable area, alter drainage arrangements, or introduce any new flood risk to the site or surrounding properties.

The proposal is therefore acceptable in flood risk terms and meets the requirements of the NPPF, the London Plan, and Haringey's Local Plan.