



**6 Grosvenor Way,
London,
E5 9ND.
T:020 3935 3434
E:planning@thepgroups.co.uk**

FLOOD RISK ASSESSMENT

To: Planning Department, London Borough of Haringey

Site: 49 Sylvan Avenue, London N22 5JA

Proposal: Change of Use from C3 Dwellinghouse to C4 House in Multiple Occupation (HMO)

Subject: Full Planning Application Submission – C3 → C4 HMO with External and Internal Alterations

Date: 9 September 2026

CONTENTS

1. Introduction.....	3
2. Site Context.....	3
3. Flood Risk Assessment.....	3
4. Conclusion.....	4

1. Introduction

This Flood Risk Assessment (FRA) has been prepared to support the planning application for the change of use of 49 Sylvan Avenue from a single C3 dwellinghouse to a small House in Multiple Occupation (Use Class C4). The assessment is proportionate to the scale and nature of the proposal and follows national guidance contained within the National Planning Policy Framework (NPPF) and the Environment Agency's flood-risk standing advice.

The purpose of this FRA is to confirm the site's flood-risk status, identify any potential sources of flooding, and demonstrate that the proposed change of use does not increase flood risk on-site or elsewhere.

2. Site Context

49 Sylvan Avenue is located within an established residential area in the London Borough of Haringey. The property comprises a two-storey dwellinghouse with no basement accommodation. The proposal involves internal reconfiguration and minor external alterations, including the formation of a side access route, but does not introduce any extensions, excavation, or changes to the building footprint.

According to the Environment Agency Flood Map for Planning, the site lies within **Flood Zone 1**, representing the lowest probability of flooding (less than 1 in 1,000 annual probability). The site is not located within a surface-water flood-risk hotspot, nor is it affected by reservoir flooding. The surrounding area benefits from established drainage infrastructure and typical suburban ground levels.

The existing land use is residential (C3), and the proposal maintains residential use without intensifying built form or altering drainage characteristics.

3. Flood Risk Assessment

The NPPF requires Flood Risk Assessments for developments located in Flood Zones 2 and 3, or for proposals introducing more vulnerable uses. Although the site is located in Flood Zone 1, Haringey Council requests proportionate flood-risk information for residential change-of-use applications to confirm that the development does not increase flood risk.

The proposal maintains residential use and does not introduce any new flood-sensitive elements. No basement accommodation is proposed. No external extensions or changes to ground levels occur. The development does not increase impermeable area and does not alter drainage infrastructure. The minor external works associated with the creation of the side alleyway do not affect surface-water pathways or runoff characteristics.

Sources of Flood Risk

Fluvial Flooding:

The site is in Flood Zone 1 and therefore at very low risk.

Surface Water Flooding:

Environment Agency mapping indicates low surface-water risk. The property sits at typical suburban ground level and benefits from existing street drainage.

Groundwater Flooding:

No basement exists, and the site is not within a groundwater susceptibility zone.

Sewer Flooding:

There is no known history of sewer flooding. The proposal does not alter drainage load beyond typical residential use.

Reservoir Flooding:

The site is not located within a reservoir flood-risk area.

Mitigation Measures

Given the low-risk classification, no specific mitigation measures are required. Standard residential drainage and maintenance arrangements remain appropriate. The proposal does not increase flood risk on-site or elsewhere.

4. Conclusion

49 Sylvan Avenue is located within Flood Zone 1, representing the lowest probability of flooding. The proposed change of use to a small HMO does not involve any extensions, excavation, or alterations to drainage infrastructure. The development remains entirely within the existing building envelope and does not increase impermeable area or introduce any new flood-sensitive elements.

This FRA confirms that:

The site is at very low risk from all sources of flooding.

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

No additional mitigation measures are required.

The development is fully compliant with the NPPF and Haringey's validation requirements.

This assessment is therefore considered sufficient to support the planning application.