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26th Oct 2026

Project Address:
77C Alexandra park Rd,
Haringey
London
N10 2DG

FLOOD RISK ASSESSMENT

FLOOD RISK ZONE 1

This document has been prepared by Extension Architecture of the client at 77C Alexandra Park Rd, London N10 2DG in support of a Householder Planning Application in the Conservation Area.

Description of Works:

The proposal includes the addition of Rear Dormer with internal reconfiguration to the existing roof at 77C Alexandra park Rd, N10 2DG.

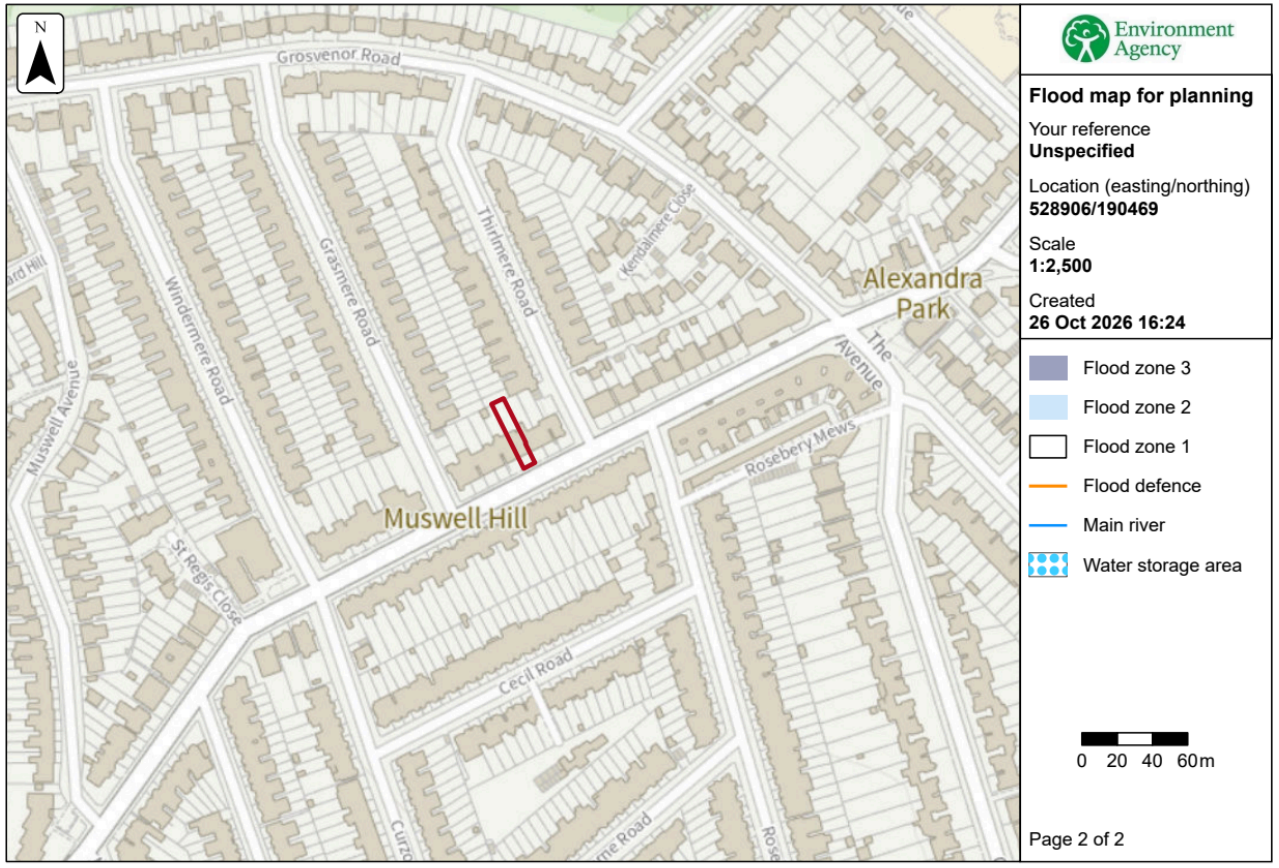
Property Information

Address: 77C Alexandra park Rd, Haringey, N10 2DG
Property Type: Residential
Local Authority: London Borough of Haringey

Introduction

This Flood Risk Assessment has been prepared to evaluate the potential flood hazards associated with the property located at **77C Alexandra Park Rd, N10 2DG** The assessment considers the property's position within **Flood Risk Zone 1**, in relation to the proposed development, which comprises **addition of Rear dormer to the existing roof and internal reconfiguration** at the property.

Based on the Environment Agency flood map provided, the site is located within an area classified as **Flood Zone 1**, indicating land with the lowest probability of fluvial flooding.



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Flood Risk Zone 1

The property is situated within **Flood Risk Zone 1**, which represents land assessed as having a **low probability of flooding from rivers or the sea** (less than 0.1% annual probability).

As such, the risk of flooding from main rivers is considered minimal. In accordance with national planning guidance, developments located in Flood Zone 1 are generally appropriate from a flood risk perspective.

For developments on sites under **1 hectare**, a site-specific Flood Risk Assessment is typically **not required**, unless:

- The site is within an area identified as having **critical drainage issues**, or
- There is evidence of significant **surface water flood risk** or other localised flood constraints.

Additional Risk Factors Considered

The following flood sources have also been considered as part of this assessment:

- Surface water flooding
- Groundwater flooding
- Sewer flooding
- Reservoir flooding
- London Borough of Bexley Strategic Flood Risk Assessment (SFRA), including climate change allowances and future flood risk considerations

Mitigating Additional Risk Factors

Sustainable Drainage (SuDS) / Permeable Drainage Strategy

To ensure the proposed development does not increase flood risk elsewhere, the following mitigation measures are recommended:

- Use of **permeable paving or porous surfacing** for any new hard landscaping, paths, or driveways to reduce runoff.
- Installation of a **soakaway system** to receive roof water and surface runoff where ground conditions permit.
- Direct roof drainage (gutters/downpipes) to soakaways, rain gardens, or permeable drainage zones.
- Avoid direct discharge of runoff onto neighbouring land or public footpaths.

Maintain / Provide Adequate Drainage Capacity

- Existing drainage and sewer connections should be inspected to confirm adequate capacity.
- Any new drainage connections should be designed so as not to overload existing public or private drainage infrastructure.
- Where necessary, drainage upgrades or attenuation measures should be incorporated into the final design.

Exception Statement

Under national planning policy and Environment Agency guidance, a detailed Flood Risk Assessment is generally required in Flood Zone 1 only where:

- The site area exceeds **1 hectare**, or
- The site lies within an area identified as having critical drainage constraints.

Neither condition applies to the current proposal at **77C Alexandra Park Rd**.

The proposed development site is substantially below the 1 hectare threshold (approximately **0.01 hectares or less**) and is located within **Flood Zone 1**, as confirmed by the submitted Environment Agency flood map.

Accordingly, the development qualifies for exemption from the requirement for a full Flood Risk Assessment. This statement is therefore provided as an **Exemption Statement**, confirming that a full FRA is not warranted due to the site's low flood risk profile.

Notwithstanding this exemption, proportionate flood resilience and drainage measures are recommended to address residual surface water risk and ensure compliance with local planning validation requirements.

Conclusion

Based on the Environment Agency flood mapping and review of planning policy guidance, the site at **77C Alexandra Park Rd** is located within **Flood Zone 1** and is considered suitable for the proposed residential development from a flood risk perspective.

Subject to implementation of the recommended drainage and SuDS measures, the development can proceed without increasing flood risk to the site or surrounding area, while appropriately managing residual surface water runoff during extreme rainfall events.