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Flood Risk Assessment

Proportionate flood risk assessment in support of the application at 146 Nags Head Road, Enfield, EN3 7AR

Site	146 Nags Head Road, Enfield, EN3 7AR
Applicant	Mr Fokrul Uddin
Agent	Bashkal (Mustafa Bashkal)
Planning Portal reference	PP-15239686
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Version	Version 1

1. Introduction

1.1 Purpose of this assessment

This proportionate flood risk assessment supports the application at 146 Nags Head Road, Enfield, EN3 7AR. It draws on the Environment Agency's Flood Map for Planning and surface water mapping and is proportionate to the nature of the development, which is a change of use of an existing dwelling, with no alterations to the building and only two small freestanding stores on the already hard paved front forecourt.

2. The Site and the Development

2.1 The site

The application property is a two storey mid terraced Victorian house on the northern side of Nags Head Road in Ponders End, with a two storey rear outrigger and a single storey rear addition. The front forecourt is hard paved and gives direct pedestrian access from the footway to the recessed front porch. To the rear is a long private garden. The building is finished in brick with a tiled roof and a front bay window at ground and first floor. The rear elevation carries external wall insulation approved in 2015. No external alteration is proposed.

2.2 The development

The application is for the 'Retrospective change of use from a dwellinghouse (Use Class C3) to a house in multiple occupation for up to five persons (Use Class C4), with associated cycle and refuse storage within the front forecourt and rear garden.'.

3. Assessment of Flood Risk

3.1 Rivers and the sea

The Environment Agency's Flood Map for Planning places the site in Flood Zone 1, land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding. The Agency's long term flood risk service records the property as at very low risk of flooding from rivers and the sea, both now and for the 2036 to 2069 climate change epoch.

3.2 Surface water

The Environment Agency's long term flood risk service records the property as at very low risk of surface water flooding, remaining very low between 2040 and 2060. The property is outside any groundwater flood alert area. The site lies within the mapped inundation extent of the Lee Valley reservoirs, a residual risk that applies to a wide area of the Lea Valley and is managed through the Reservoirs Act 1975 inspection regime; it is not a reason to resist a change of use of an existing building.

3.3 Other sources

There is no record of groundwater, sewer or reservoir flooding affecting the site.

4. Flood Risk Vulnerability and the Sequential Approach

The site is in Flood Zone 1, so the sequential test does not apply. The development is a change of use of an existing building and creates no new dwelling. The use falls within the 'more vulnerable' classification, which is appropriate in Flood Zone 1 without exception test.

5. Safety of the Development

5.1 Finished floor levels

No change to finished floor levels or to the entrance threshold is proposed; the building is existing and no building works form part of this application. Given the very low risk recorded from every source, no raising of floor levels and no flood resistance or resilience construction is necessary to make the development safe.

5.2 Safe refuge and egress

The building has a first floor providing safe refuge above ground floor level, and a direct pedestrian route from the entrance to Nags Head Road.

5.3 Occupier and management measures

Occupiers can sign up to the Environment Agency's free flood warning service. The property is actively managed, and simple resilience measures (keeping electrical sockets and valuables above floor level) will be encouraged.

6. Effect on Flood Risk Elsewhere

No alteration is made to the building and no existing hard surface is added to or replaced. The only new structures are a short stay cycle store of about 4.9 sq m and a refuse store of about 2.4 sq m on the already hard paved front forecourt, which add no impermeable area, and a long stay cycle store of about 6.8 sq m in the rear garden, about 3 per cent of the plot, whose roof will discharge to the surrounding garden rather than to a drain. There is no material change to surface water run off and no effect on flood risk elsewhere.

7. Conclusion

The site is in Flood Zone 1 and is recorded as at very low risk from every source of flooding relevant to the development. The use provides safe refuge and egress, and the development does not increase flood risk elsewhere. Flood risk is acceptable and no flood risk condition is necessary.