

Appendix C. Strategic Runoff analysis - Site by site breakdown



Group	Site ID	Site Name	Area (m ²)	Green field		2020			Post Development		Pre-development Runoff Volume Including Climate Change (m ³)	Post-development Runoff Volume Including Climate Change (m ³)	
				Pre-development (Greenfield) runoff (%)	Pre-development (Greenfield) Runoff Volume (m ³)	Development (%) up to 2020	Post Development runoff (%) up to 2020	Post-development Runoff Volume (m ³) up to 2020	Post Development runoff (%) total	Post-development Runoff Volume (m ³) total			
Group4_010		Civic Centre, High Road Wood Green, N22	12,244	50	490	100	70	686	70	686	637	891	
		Myddleton Road (south), Wood Green N22	5,809	50	232	100	70	325	70	325	302	423	
		Total	18,053	50	722	100	70	1,011	70	1,011	939	1,314	
Group4_055		Alexandra Palace	744,069	50	29,763	0	50	29,763	70	41,668	38,692	54,168	
		Haringey Heartlands - Hornsey Depot, N8	90,615	50	3,625	100	70	5,074	70	5,074	4,712	6,597	
		Highgate Rail & Gonnerman's	21,806	50	872	0	50	872	70	1,221	1,134	1,587	
		L/A 1 Shanklin Road, N8	683	50	27	100	70	38	70	38	36	50	
		Lynton Road	5,147	50	206	0	50	206	70	288	268	375	
		Old Crouch End Motors, Coleridge Road, N8	640	50	26	100	70	36	70	36	33	47	
		Playing Fields, Stanhope Road, Hornsey, London, N6 5AW	8,991	50	360	0	50	360	70	504	468	655	
		R/O 1-15 Park Avenue North, N8	1,301	50	52	100	70	73	70	73	68	95	
		R/O 1-31 Priory Avenue, N8	1,693	50	68	100	70	95	70	95	88	123	
		Texaco Garage, Tottenham Lane, N8	2,259	50	90	100	70	126	70	126	117	164	
		Tunnel Gardens	7,067	50	283	0	50	283	70	396	367	514	
		Wightman Road	5,815	50	233	0	50	233	70	326	302	423	
		Works on Summersby Road, N6	531	50	21	100	70	30	70	30	28	39	
		Total	890,615	50	35,625	11	52	37,188	70	49,874	46,312	64,837	
	Group4_056		159 Tottenham Lane N8 9BT	1,551	50	62	100	70	87	70	87	81	113
		Hornsey Town Hall, The Broadway, N8	12,744	50	510	100	70	714	70	714	663	928	
		Rear of 60-88 Cecile Park, N8	1,602	50	64	100	70	90	70	90	83	117	
		Total	15,897	50	636	100	70	890	70	890	827	1,157	
Group4_057		341-379 Seven Sisters Road, N15	4,169	50	167	100	70	233	70	233	217	303	
		500 White Hart Lane	15,249	50	610	0	50	610	70	854	793	1,110	
		Arena Business Centre, Ashfield Road, N15	9,601	50	384	100	70	538	70	538	499	699	
		Ashfield Road, N4 1PG	804	50	32	100	70	45	70	45	42	59	
		British Distributing Co, Colina Mews, Green Lanes, N4	6,136	50	245	100	70	344	70	344	319	447	
		Finsbury Park Bowling Alley	5,703	50	228	0	50	228	70	319	297	415	
		Former Petrol Station, 308 West Green Road, N15	2,453	50	98	100	70	137	70	137	128	179	
		Harringey Warehouse District	82,167	50	3,287	0	50	3,287	70	4,601	4,273	5,982	
		Helston Court	20,044	50	802	0	50	802	70	1,122	1,042	1,459	
		Omega Works, Hermitage Road, N15	5,411	50	216	100	70	303	70	303	281	394	
		Overbury Road	20,642	50	826	0	50	826	70	1,156	1,073	1,503	
		Seven Sisters and Westerfield Road, N15 5LF	5,605	50	224	100	70	314	70	314	291	408	
		Seven Sisters Road/Durnford Street/Gourley Place, N15	10,398	50	416	100	70	582	70	582	541	757	
		St Ann's Hospital, N15	114,997	50	4,600	100	70	6,440	70	6,440	5,980	8,372	
		Summersby Road	54,125	50	2,165	0	50	2,165	70	3,031	2,815	3,940	
		Total	357,504	50	14,300	44.64	59	16,853	70	20,020	18,590	26,026	
	Group4_061		686 & 700-702 High Road, N17 OAE	2,206	37	65	100	70	124	70	124	85	161
		Castleford Close, Castleford Road, N17	9,005	37	267	100	70	504	70	504	347	656	
		High Road West	119,376	37	3,534	0	37	3,534	70	6,685	4,594	8,691	
		Irish Centre	6,088	37	180	0	37	180	70	341	234	443	
		Land Adjacent Railway Lines, White Hart Lane, N15	14,318	37	424	0	37	424	70	802	551	1,042	
		Site next to 6th Form Centre, College Rd/Pretoria Rd, N17	5,230	37	155	0	37	155	70	293	201	381	
		White Hart Lane	2,508	37	74	0	37	74	70	140	96	183	
		White Hart Lane Stadium, N15	120,079	37	3,554	0	37	3,554	70	6,724	4,621	8,742	
		Total	278,810	37	8,253	4.02	38	8,549	70	15,613	10,729	20,297	
Group4_062			Cholmeley Park N6 5ET	3,506	37	104	0	37	104	70	196	135	255
		Furnival House, 50 Chormley Park, N6 5EW	2,698	37	80	100	70	151	70	151	104	196	
		Tottenham Delivery Office	15,062	37	446	0	37	446	70	843	580	1,097	
		Turnpike Lane Triangle	38,711	37	1,146	0	37	1,146	70	2,168	1,490	2,818	
	Total	59,977	37	1,775	4	38	1,847	70	3,359	2,308	4,366		
Group4_063		Bury Road Car Park	8,846	50	354	0	50	354	70	495	460	644	
		Total	8,846	50	354	0	50	354	70	495	460	644	
Group4_073		100 Albert Road, N22 7AH	4,050	50	162	100	70	227	70	227	211	295	
		Sunshine Garden Centre, Durnford Road, Wood Green, London, N11 2EL	5,183	50	207	0	50	207	70	290	270	377	
		Total	9,233	50	369	50	120	434	70	517	480	672	
HDA_01		10A Annington Road, N2	45	37	1	100	70	3	70	3	2	3	
		460-470 Archway Road	22,934	37	679	0	37	679	70	1,284	882	1,670	
		505-511 Archway Road, N6 4HX	914	50	37	100	70	51	70	51	48	67	
		Apex House	124,146	37	3,675	100	70	6,952	70	6,952	4,777	9,038	
		Coppetts Road, N10	3,648	50	146	100	70	204	70	204	190	266	
		Cranwood Home for the Elderly, Woodside Avenue N10	2,213	50	89	100	70	124	70	124	115	161	
		Gilson Place, Copetts Road, N10 1JP	6,991	50	280	0	50	280	70	391	364	509	
		Highgate Bowl	10,179	50	407	0	50	407	70	570	529	741	
		Highgate Magistrates Court	4,589	37	136	0	37	136	70	257	177	334	
		Highgate/Church Road Clinic, N6	730	37	22	100	70	41	70	41	28	53	
		Land Rear of 318-320 High Road	22,301	37	660	0	37	660	70	1,249	858	1,623	
		St Luke's Woodside Hospital, Woodside Avenue, N10	24,996	50	1,000	0	50	1,000	70	1,400	1,300	1,820	
		Total	223,686	40	7,130	59	59	10,536	70	12,526	9,269	16,284	
	HDA_02		Aneurin Bevan House, N11	2,409	50	96	100	70	135	70	135	125	175
			Clarendon Road South	13,531	50	541	0	50	541	70	758	704	985
		Friern Barnet Former Sewage Works, Pinkham Way, N10	63,264	50	2,531	0	50	2,531	70	3,543	3,290	4,606	
		L/A 28 Torrington Gardens, N11	281	50	11	100	70	16	70	16	15	20	
		Myddleton Road (North), Wood Green N22	5,128	50	205	0	50	205	70	287	267	373	
		Tottenham Magistrates Court	13,305	50	532	0	50	532	70	745	692	969	
		Total	97,918	50	3,917	3	51	3,960	70	5,483	5,092	7,128	
HDA_03		105 Raleigh Road, N8	55	50	2	100	70	3	70	3	3	4	
		353A Wightman Road, N8	40	50	2	100	70	2	70	2	2	3	
		41-67 High Road Wood Green, N22	2,139	50	86	100	70	120	70	120	111	156	
		673 Lordship Lane, N22 5LA	899	50	36	100	70	50	70	50	47	65	
		Barbour Wilson & Co Ltd, Crawley Road N22 6AN	9,966	50	399	0	50	399	70	558	518	725	
		Broad Water Farm	256,249	50	10,250	0	50	10,250	70	14,350	13,325	18,655	
		Brunel Walk & Turner Avenue	7,171	50	287	0	50	287	70	402	373	522	
		Clarendon Square Gateway	7,065	50	283	0	50	283	70	396	367	514	
		Gourley Triangle	14,446	50	578	0	50	578	70	809	751	1,052	
		Green Ridings House High Road Bounds Green Road N22 8HE	5,080	50	203	0	50	203	70	284	264	370	
		Haringey Heartlands - Phase 1, N22	45,174	50	1,807	100	70	2,530	70	2,530	2,349	3,289	
		Haringey Heartlands - Phase 2, N22	61,018	50	2,441	0	50	2,441	70	3,417	3,173	4,442	
		Haringey Professional Development Centre, Downhills Park Road, N17	1,635	50	65	100	70	92	70	92	85	119	
		Helston Court & Russell Road	40,429	50	1,617	0	50	1,617	70	2,264	2,102	2,943	
		Hornsey Water Treatment Works	11,263	50	451	0	50	451	70	631	586	820	
		Land Between Westbury & Wymark Avenues	17,535	50	701	0	50	701	70	982	912	1,277	
		Leaside Buses Bus Depot, High Road N22 4TZ	8,702	50	348	0	50	348	70	487	452	633	
		Lymington Avenue, N22	3,975	50	159	100	70	223	70	223	207	289	
		Morrisons	9,541	50	382	100	70	534	70	534	496	695	
		Park Grove & Durnford Road	7,418	50	297	0	50	297	70	415	386	540	
		Stroud Green Road	7,935	50	317	0	50	317	70	444	413</		

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				Pre-development (Greenfield) runoff (%)	Pre-development (Greenfield) Runoff Volume (m ³)	Development (%) up to 2020	Post Development runoff (%) up to 2020	Post-development Runoff Volume (m ³) up to 2020	Post Development runoff (%) total	Post-development Runoff Volume (m ³) total		
HDA_04		Keston Road Day Centre	4,891	50	196	0	50	196	70	274	254	356
		Land Behind Seven Sisters and Tewkesbury Road	119,253	37	3,530	0	37	3,530	70	6,678	4,589	8,682
		Land between Rangemoor Road and Herbert Road N15 4ND	1,751	37	52	100	70	98	70	98	67	127
		Land front of Tottenham Leisure Centre	3,508	50	140	0	50	140	70	196	182	255
		Lawrence Road	6,444	37	191	100	70	361	70	361	248	469
		Lawrence Road, N17	37,502	50	1,500	100	70	2,100	70	2,100	1,950	2,730
		Magistrates Court, Lordship Lane, N17	6,959	50	278	100	70	390	70	390	362	507
		Marsh Lane, N15	18,729	37	554	0	37	554	70	1,049	721	1,363
		Monument Way	12,650	37	374	0	37	374	70	708	487	921
		Moorefield Road at Grove Station	267	50	11	100	70	15	70	15	14	19
		Northumberland Park	406,283	37	12,026	0	37	12,026	70	22,752	15,634	29,577
		Paddocks at Hale Wharf	63,300	37	1,874	0	37	1,874	70	3,545	2,436	4,608
		Protheroe House	2,959	37	88	0	37	88	70	166	114	215
		Reynardson Court	12,322	37	365	0	37	365	70	690	474	897
		Reynardson Court and Tamar	6,726	44	225	0	44	225	70	377	293	490
		Saltram Close, N15 4DZ	3,828	50	153	100	70	214	70	214	199	279
		Somerset Road, N17 9EJ	1,361	50	54	100	70	76	70	76	71	99
		South Tottenham Industrial Park	48,027	37	1,422	0	37	1,422	70	2,690	1,848	3,496
		Stamford Road, N15 4PU	469	37	14	100	70	26	70	26	18	34
		Tamar way	4,349	50	174	0	50	174	70	244	226	317
		Tottenham Hale: Ashley Road Depot & Technopark, N15	41,597	37	1,231	0	37	1,231	70	2,329	1,601	3,028
		Tottenham Hale: Hale Wharf, N15	16,313	37	483	0	37	483	70	914	628	1,188
		Tottenham Hale: Tottenham Hale Retail Park, N15	9,280	37	275	100	70	520	70	520	357	676
		Tottenham Hale: Tottenham Hale Station & Forecourt, N15	21,817	37	646	0	37	646	70	1,222	840	1,588
		Tottenham Hale: Welbourne Centre, Park View Road, N15	3,244	37	96	100	70	182	70	182	125	236
		Tottenham Hale: Ashley Road South, N15	36,910	37	1,093	0	37	1,093	70	2,067	1,420	2,687
		Turner Avenue & Brunel Court	14,316	50	573	0	50	573	70	802	744	1,042
		Tynemouth House, N15 4AT	4,471	37	132	100	70	250	70	250	172	325
		Wards Corner, Tottenham N15	9,407	50	376	100	70	527	70	527	489	685
		Westerfield Road Car Park	13,167	37	390	0	37	390	70	737	507	959
	Westerfield Road, N15 5JX	2,307	50	92	100	70	129	70	129	120	168	
	Total	1,016,677	39	31,344	14	42	34,474	70	56,934	40,747	74,014	
HDA_06		Chettle Grove	7,486	50	299	0	50	299	70	419	389	545
		Hillcrest	4,871	50	195	0	50	195	70	273	253	355
		Mecca Bingo	7,399	50	296	0	50	296	70	414	385	539
		Total	19,757	50	790	-	50	790	70	1,106	1,027	1,438
HDA_07		39 Queen St, N17	11,840	37	350	0	37	350	70	663	456	862
		The Selby Centre, Selby Centre, Tottenham N17 8JL	15,714	37	465	0	37	465	70	880	605	1,144
		Total	27,555	37	816	-	37	816	70	1,543	1,060	2,006
All Sites		3,560,515	44.75	127,470	18.45	49.40	140,239	70	199,389	165,712	259,205	
Entire LB of Haringey		29,598,740	47	1,115,390	-	70	1,657,529	70	1,657,529	1,450,008	2,154,788	

- † Small non-major infill site - Assumed 50/100/100 split
- ‡ Non Residential - Assumed 50/100/100 split
- ~ Planning application received / approved - Assumed 50/100/100 split
- # Development Complete - Assumed 100/100/100 split
- ^ Likely to be Community Gardens - Greenfield Assumed
- * - Assumed 50/100/100 split