



Corner of Dawlish Road and Scales Road, London

Surface Water Drainage Note

Job Number: 1733

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March 2026	1	Issued for Information

Contents**Page**

Executive Summary	2
1. Introduction	3
2. Site Description and Location	4
3. Planning and Policy Context	6
4. Development Proposal	8
5. Surface Water Drainage Strategy	10
5.1 Overview	10
5.2 Drainage Hierarchy	10
5.3 Proposed Drainage Arrangement	11
5.4 Runoff Characteristics	11
5.5 Exceedance and Overland Flow	12
5.6 Summary	12
6. Compliance with Planning Policy and Condition	13
7. Compliance with National SuDS Standards	14
8. Maintenance	15
9. Conclusions	16
Appendix A – Proposed Drainage Layout	18
Figure 1. Site Location	5
Figure 2. Proposed Site Plan	9

Abbreviation	Definition
SuDS	Sustainable Drainage Systems
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
LPA	Local Planning Authority
LLFA	Lead Local Flood Authority
DEFRA	Department for Environment, Food and Rural Affairs
AOD	Above Ordnance Datum
DAS	Design and Access Statement
FRA	Flood Risk Assessment

Executive Summary

This Surface Water Drainage Note has been prepared in support of an application to discharge a planning condition relating to surface water management for the approved development at the corner of Dawlish Road and Scales Road.

The development comprises two new residential dwellings on previously developed corner plots. Surface water runoff will be managed through a simple and proportionate drainage strategy comprising rainwater interception via water butts and discharge to the existing drainage network.

Each dwelling will be provided with a water butt with a minimum capacity of 120 litres to intercept roof runoff. Overflow from the water butts and residual runoff will discharge to the existing drainage system serving the site.

Given the scale and nature of the development, and the presence of existing drainage infrastructure, the proposed approach is considered appropriate and will not increase flood risk on or off site.

The proposed measures satisfy the requirements of the planning condition and provide a suitable basis for discharge.

Summary of Drainage Compliance

Reference	Requirement	Proposed Arrangement	Basis of Compliance
Planning Condition	Water butt $\geq 120\text{L}$ per dwelling; locations to be approved; installed prior to occupation and retained	Water butts ($\geq 120\text{L}$) provided to each dwelling and shown on drainage layout drawing	Condition requirement fully addressed through specification and clear identification of locations within the drainage design
NPPF (2025)	Development should not increase flood risk elsewhere	Source control via rainwater butts with discharge to existing drainage network	Runoff managed at source and conveyed in a controlled manner with no increase in flood risk on or off site
National SuDS Standards (2025)	Apply SuDS approach and drainage hierarchy	Rainwater intercepted and reused at source; residual flows discharged to existing system	Highest priority tier of the hierarchy implemented proportionately, with lower tiers used only where necessary
Haringey Local Plan (SP5, DM21, DM24, DM25)	Reduce runoff and improve sustainability	Interception of roof runoff and reuse via water butts	Reduction in runoff and demand for potable water, consistent with local policy objectives

1. Introduction

Flume Consulting Engineers Ltd have been appointed to prepare a Surface Water Drainage Note in support of a condition discharge application for the approved residential development at the corner of Dawlish Road and Scales Road, London (Planning Ref: HGY/2022/2000).

Planning permission has been granted for the construction of two new residential dwellings, one on each of the identified plots. As part of the decision notice, the following condition has been imposed in relation to surface water drainage:

“No dwelling shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall be retained.”

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.

The purpose of this report is to set out the proposed surface water drainage approach for the development and to provide the information necessary to discharge the above condition.

In addition to identifying the location and specification of the required water butts, this report defines the wider surface water drainage strategy for the site. This ensures that the proposals are considered in the context of the overall drainage regime and demonstrates that surface water runoff arising from the development will be managed appropriately, without increasing flood risk on or off site.

The assessment has been prepared with reference to the approved planning drawings, site information and the characteristics of the surrounding urban drainage network. A proportionate approach has been adopted, reflecting the scale of development and the nature of the condition, while maintaining alignment with national and local planning policy relating to sustainable drainage.

This report addresses surface water drainage only. Foul drainage design, detailed construction design, third-party approvals and statutory undertaker consents fall outside the scope of this submission and will be progressed separately where required.

2. Site Description and Location

The application site is located at the corner of Dawlish Road and Scales Road within the London Borough of Haringey. The site comprises two separate plots positioned at the ends of existing residential terraces, referred to as Site 1 and Site 2.

Site 1 occupies the eastern plot and is currently vacant, located adjacent to an electrical substation. Site 2 occupies the western plot and is currently occupied by a row of single-storey garages. Both plots are directly accessible from the surrounding highway and form prominent corner positions within the streetscape.

The surrounding area is characterised by established two-storey residential development with pitched roofs, front gardens and associated highway and drainage infrastructure. The site is located within a fully urbanised setting with existing underground services and sewer connections present within Dawlish Road and Scales Road.

Topographical information indicates that ground levels across the site are broadly consistent, with only minor variation across each plot. Surface water runoff is therefore expected to follow local gradients towards the surrounding highway and existing drainage infrastructure.

Existing manholes are present within the site, indicating connection to the wider sewer network. Surface water drainage from the site is therefore understood to be conveyed via the existing drainage system serving the surrounding residential area.

The site is located within Flood Zone 1 and is not at significant risk of fluvial flooding. As such, the primary drainage consideration for the development relates to the management of surface water runoff within an urban context.

No ordinary watercourses or open drainage features are present within or adjacent to the site. Surface water is therefore managed entirely through the existing sewer network.

The constrained nature of the site, its urban setting and the presence of established drainage infrastructure provide a clear basis for a conventional drainage approach supported by proportionate sustainable drainage measures.



FIGURE 1. SITE LOCATION

3. Planning and Policy Context

The surface water drainage strategy has been developed with regard to national planning policy, local planning policy and the current national standards for sustainable drainage systems.

At a national level, the National Planning Policy Framework (NPPF, 2025) requires that development should not increase flood risk elsewhere and should incorporate sustainable drainage systems where appropriate. The associated Planning Practice Guidance supports a proportionate approach to drainage design, reflecting the scale of development and site-specific constraints.

The development has also been considered against the updated DEFRA guidance set out in the National Standards for Sustainable Drainage Systems (SuDS) (2025). These standards establish a principles-based framework for surface water management, including the requirement to adopt a 'SuDS approach' that:

- manages runoff as close to its source as practicable
- treats rainfall as a resource
- avoids increasing flood risk elsewhere
- integrates drainage within the site layout

Standard 1 of the SuDS Standards sets out the drainage hierarchy for runoff destinations, prioritising the use of rainwater for non-potable purposes, followed by infiltration, discharge to surface water bodies, surface water sewers and finally combined sewers.

In the context of this development, the provision of rainwater butts represents direct alignment with the highest priority tier of the hierarchy, whereby runoff is intercepted and reused at source. This forms a compliant and proportionate application of the SuDS approach for a small-scale residential development within a constrained urban setting.

Standard 2 of the SuDS Standards relates to the management of everyday rainfall through interception. While full compliance with interception standards typically requires engineered SuDS features or detailed hydraulic demonstration, the inclusion of rainwater butts provides a level of interception and storage of roof runoff which contributes positively to the management of frequent rainfall events in a proportionate manner.

At a local level, the London Borough of Haringey Local Plan includes policies relating to flood risk and sustainable drainage, including Policies SP5, DM21, DM24 and DM25. These policies require development to manage surface water sustainably, reduce runoff to the drainage network and improve water efficiency.

The planning condition imposed on the development reflects these objectives and requires the provision of rainwater butts to intercept roof runoff. The condition states:

"No dwelling shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and

approved in writing by the Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall be retained.”

The drainage strategy presented in this report has been developed to satisfy the requirements of this condition while also demonstrating alignment with national and local policy. A proportionate approach has been adopted, recognising the small scale of the development, the urban context of the site and the practical constraints associated with the delivery of more extensive SuDS features.

4. Development Proposal

The approved development comprises the construction of two residential dwellings located on separate plots at the corner of Dawlish Road and Scales Road. The proposals represent a small-scale urban infill development within an established residential area.

Each dwelling is arranged over multiple storeys and is served by private amenity space to the rear, together with limited frontage areas. The layout responds to the surrounding built form and retains a conventional residential arrangement with direct interface to the public highway.

In drainage terms, the development introduces new impermeable surfaces associated primarily with roof areas, together with minor areas of hardstanding within the curtilage of each plot. These include access paths, small paved areas and incidental external surfaces. The extent of hardstanding is limited and typical of residential development of this nature.

The principal source of surface water runoff from the site will therefore be roof drainage. This allows surface water management to be addressed effectively at source through interception measures, with limited reliance on downstream conveyance or storage.

The development will be served by conventional gravity drainage systems. Rainwater will be collected via gutters and downpipes and conveyed to ground level drainage infrastructure. The layout of each plot allows for direct and efficient routing of drainage connections to the existing system serving the site.

The proposed development does not include basement levels or extensive below-ground structures that would constrain drainage design. There are no features that would necessitate pumped drainage or complex engineered solutions. Surface water can therefore be managed using a straightforward and robust approach.

Given the scale of development, the nature of the site and the presence of existing drainage infrastructure, the surface water drainage strategy focuses on source control and controlled discharge. This is consistent with both the planning condition and the wider policy context, and allows for a proportionate and effective drainage solution to be implemented.



5. Surface Water Drainage Strategy

5.1 Overview

The surface water drainage strategy has been developed to provide a simple, robust and proportionate approach to managing runoff from the proposed development. The strategy reflects the scale of development, the constrained urban nature of the site and the presence of existing drainage infrastructure.

The approach prioritises the management of runoff at source, in accordance with the SuDS principles set out in national guidance, while utilising the existing drainage network for conveyance of residual flows.

Surface water runoff will be managed through:

- interception and temporary storage of roof runoff via rainwater butts
- discharge of overflow and residual runoff to the existing drainage network

This approach provides a clear and practical application of the drainage hierarchy for a small-scale residential development.

5.2 Drainage Hierarchy

The drainage hierarchy has been considered in the development of the strategy.

Rainwater reuse (priority 1)

The provision of water butts allows rainfall to be intercepted and reused at source. This represents the highest priority within the drainage hierarchy and forms a key component of the proposed strategy.

Infiltration to ground (priority 2)

Infiltration has not been adopted as part of the drainage strategy. The site is constrained in extent and located within a dense urban environment, with limited available space for infiltration features and no site-specific infiltration testing undertaken. In the absence of confirmed ground conditions and suitable space, infiltration cannot be relied upon as a primary drainage solution.

Discharge to surface water body (priority 3)

No surface water bodies are present within or adjacent to the site that could receive discharge.

Discharge to surface water sewer (priority 4)

The site is served by existing drainage infrastructure connecting to the wider sewer network. Discharge to this system represents an appropriate and established means of managing surface water runoff.

Discharge to combined sewer (priority 5)

Where surface water connections ultimately discharge to a combined system, this will occur via the existing network.

On this basis, the strategy follows the drainage hierarchy to the maximum extent practicable, with runoff first intercepted at source and residual flows discharged via the existing drainage system.

5.3 Proposed Drainage Arrangement

Surface water runoff from the development will be managed through a conventional gravity drainage system supplemented by source control measures.

Roof runoff from each dwelling will be collected via gutters and downpipes and directed to a water butt prior to discharge. Each dwelling will be provided with a water butt with a minimum internal storage capacity of 120 litres.

The water butts will:

- intercept runoff from small and moderate rainfall events
- provide temporary storage of roof water
- enable reuse of collected water for garden irrigation
- reduce peak discharge rates to the drainage network

Overflow from the water butts will be directed to the site drainage system and conveyed to the existing sewer network via established connections.

External hardstanding areas will drain via conventional methods to the same system. Given the limited extent of such areas, runoff volumes from these surfaces will be small and readily accommodated within the existing network.

The proposed arrangement is simple, effective and consistent with standard residential drainage practice.

5.4 Runoff Characteristics

The proposed development introduces a limited increase in impermeable area relative to the existing site condition. Given the small scale of the development, this increase is not considered to materially affect the overall runoff regime.

The incorporation of water butts provides interception of roof runoff and reduces the volume and rate of discharge to the drainage network during typical rainfall events.

For larger rainfall events, overflow from the water butts will discharge to the existing drainage system. The scale of the site and the limited contributing area mean that peak flows will remain low and comparable to those associated with typical residential development.

In this context, the development will not result in a material increase in surface water runoff rates or volumes that would give rise to increased flood risk.

5.5 Exceedance and Overland Flow

In extreme rainfall events exceeding the capacity of the drainage system, surface water will be conveyed overland in accordance with existing site levels and local topography.

Ground levels will direct flows away from building entrances and towards surrounding external areas and the highway, where runoff can enter the existing drainage system.

The absence of significant level changes, together with the small scale of the site, ensures that exceedance flows can be managed safely without risk to the proposed dwellings or neighbouring properties.

The proposed drainage arrangement is therefore considered to provide a safe and effective means of managing surface water under both design and exceedance conditions.

5.6 Summary

The proposed surface water drainage strategy adopts a source control-led approach supported by conventional discharge to the existing drainage network.

The strategy:

- prioritises interception and reuse of rainfall at source
- applies the drainage hierarchy in a proportionate manner
- reflects the constraints and characteristics of the site
- ensures that runoff is managed without increasing flood risk

This provides a technically appropriate and policy-compliant solution for the development.

6. Compliance with Planning Policy and Condition

The proposed surface water drainage strategy has been assessed against relevant national policy, local policy and the specific requirements of the planning condition. Compliance is summarised in Table 6.1.

Table 6.1: Policy and Condition Compliance

Requirement	Key Requirement	Proposed Approach	How the Requirement is Met
NPPF (2025)	Development should not increase flood risk elsewhere and should incorporate sustainable drainage where appropriate	Surface water managed via source control (rainwater butts) and discharge to existing drainage network. No material increase in runoff rates or volumes	Runoff is intercepted at source and discharged in a controlled manner to the existing network, with no increase in flood risk on or off site
National SuDS Standards (2025) – Standard 1 (Drainage Hierarchy)	Prioritise runoff destinations, with collection for reuse as highest priority	Rainwater butts intercept roof runoff at source, representing priority 1 in the hierarchy. Residual flows discharged to existing network where necessary	Rainfall is collected and reused at source in accordance with the highest priority tier of the hierarchy, with lower tiers only utilised where necessary
National SuDS Standards (2025) – SuDS Principles	Manage runoff at source, treat rainfall as a resource, apply proportionate SuDS approach	Source control implemented via water butts. Strategy reflects constrained urban site and small-scale development	Runoff is managed at source through interception and reuse, with a proportionate approach adopted reflecting site constraints and development scale
Haringey Local Plan – SP5, DM21, DM24, DM25	Reduce surface water runoff, improve sustainability, manage water efficiently	Rainwater interception reduces runoff and potable water demand. Conventional drainage ensures controlled discharge	Surface water runoff is reduced through interception, with water reused on site and residual flows managed without adverse impact on the drainage network
Planning Condition	Provide water butts $\geq 120\text{L}$ per dwelling, submit locations, install prior to occupation and retain	Water butts ($\geq 120\text{L}$) provided for each dwelling. Locations shown on drainage drawing. Measures to be installed prior to occupation and retained thereafter	The required water butts are specified, located and incorporated into the drainage design, ensuring full compliance with the condition requirements

7. Compliance with National SuDS Standards

The proposed surface water drainage strategy has been developed with reference to the National Standards for Sustainable Drainage Systems (SuDS) (DEFRA, 2025). The standards set out a principles-based framework for the management of surface water runoff and establish minimum requirements for drainage design.

Given the scale of development and the constrained urban nature of the site, a proportionate approach has been adopted. The proposed strategy focuses on source control and conventional drainage, supported by interception measures in accordance with the SuDS approach.

Compliance with the relevant standards is summarised in Table 7.1.

Table 7.1: Compliance with National SuDS Standards (2025)

Standard	Key Requirement	Proposed Approach	How the Requirement is Met
Standard 1: Runoff destinations	Apply SuDS hierarchy, prioritising reuse and infiltration before discharge to sewer	Rainwater butts intercept roof runoff at source. Residual runoff discharged to existing drainage network	Runoff is collected for non-potable use at source, representing the highest priority tier. Lower tiers are used only where necessary
Standard 2: Management of everyday rainfall (interception)	Provide interception of initial rainfall events where practicable	Roof runoff intercepted via water butts prior to discharge	Interception is provided at source for roof drainage in a proportionate manner appropriate to the scale of development
Standard 3: Management of extreme rainfall	Ensure runoff does not increase flood risk and is safely managed	Small-scale site with conventional drainage to existing network; exceedance follows existing flow paths	Runoff volumes are low and comparable to typical residential development. No increase in flood risk arises
Standard 4: Water quality	Protect receiving waters from pollution	Residential land use with low pollution risk; no high-risk activities proposed	Surface water runoff is clean roof and domestic runoff, with no requirement for additional treatment measures
Standard 5: Amenity	Provide multifunctional benefits where practicable	Limited opportunity due to constrained urban site	Scale and layout of development restrict provision of additional amenity features, which is typical for this type of scheme
Standard 6: Biodiversity	Enhance biodiversity where practicable	Limited opportunity within small residential plots	No adverse impacts arise. Opportunities for planting within gardens remain at homeowner level
Standard 7: Design for maintenance and operation	Ensure systems are maintainable and robust	Simple gravity drainage system with no mechanical components	System is easily maintained through routine residential upkeep with no specialist requirements

8. Maintenance

The proposed surface water drainage strategy comprises a simple arrangement of conventional drainage components supplemented by rainwater butts for source control. Maintenance requirements are therefore limited and consistent with standard residential practice.

Maintenance responsibilities will rest with the property owners and will form part of routine property upkeep. No specialist equipment or management regimes are required.

Table 8.1: Maintenance Requirements

Component	Maintenance Activity	Frequency	Responsibility
Water butts (≥120L)	Emptying to maintain storage capacity; removal of debris; inspection of inlet and overflow connections	Periodically, and prior to/throughout wetter seasons	Property owner
Gutters and downpipes	Clearance of leaves and debris; visual inspection for blockages or damage	Typically biannually or as required	Property owner
Below-ground drainage pipework	Inspection and clearance in the event of blockage	As required	Property owner

The proposed drainage system does not incorporate mechanical components, flow controls or engineered SuDS features that would require specialist maintenance. The reliance on gravity drainage and simple interception measures ensures that the system remains robust and easy to manage over the lifetime of the development.

On this basis, the proposed maintenance regime is considered appropriate, proportionate and sufficient to ensure the continued performance of the drainage system.

9. Conclusions

A surface water drainage strategy has been developed for the approved residential development at the corner of Dawlish Road and Scales Road, comprising two dwellings within a constrained urban setting.

The strategy adopts a source control-led approach, with roof runoff intercepted via rainwater butts with a minimum capacity of 120 litres per dwelling. Residual runoff is conveyed via conventional gravity drainage to the existing drainage network serving the site. This approach reflects the scale and characteristics of the development and provides a simple and effective means of managing surface water.

The drainage hierarchy has been applied in a proportionate manner, with runoff managed at source and rainfall treated as a resource where practicable. The strategy aligns with the principles set out in the National Standards for Sustainable Drainage Systems (2025) and is consistent with the requirements of national and local planning policy.

The proposed development will not give rise to an increase in flood risk on or off site. Surface water runoff will be managed in a controlled manner, and exceedance flows will follow established overland pathways without risk to buildings or surrounding land.

The planning condition requires the provision of water butts with a minimum internal capacity of 120 litres per dwelling, together with submission of their location for approval. These requirements have been fully addressed within this submission. The location of each water butt is identified on the accompanying drainage layout drawing, and the measures can be implemented prior to occupation and retained thereafter.

On this basis, the proposed drainage strategy is considered to be appropriate, proportionate and compliant with the requirements of the planning condition. The information provided is sufficient to support discharge of the condition.

Note:

This report has been prepared to support the discharge of a planning condition relating to surface water drainage for the approved development at the corner of Dawlish Road and Scales Road. It is intended solely for submission to the Local Planning Authority.

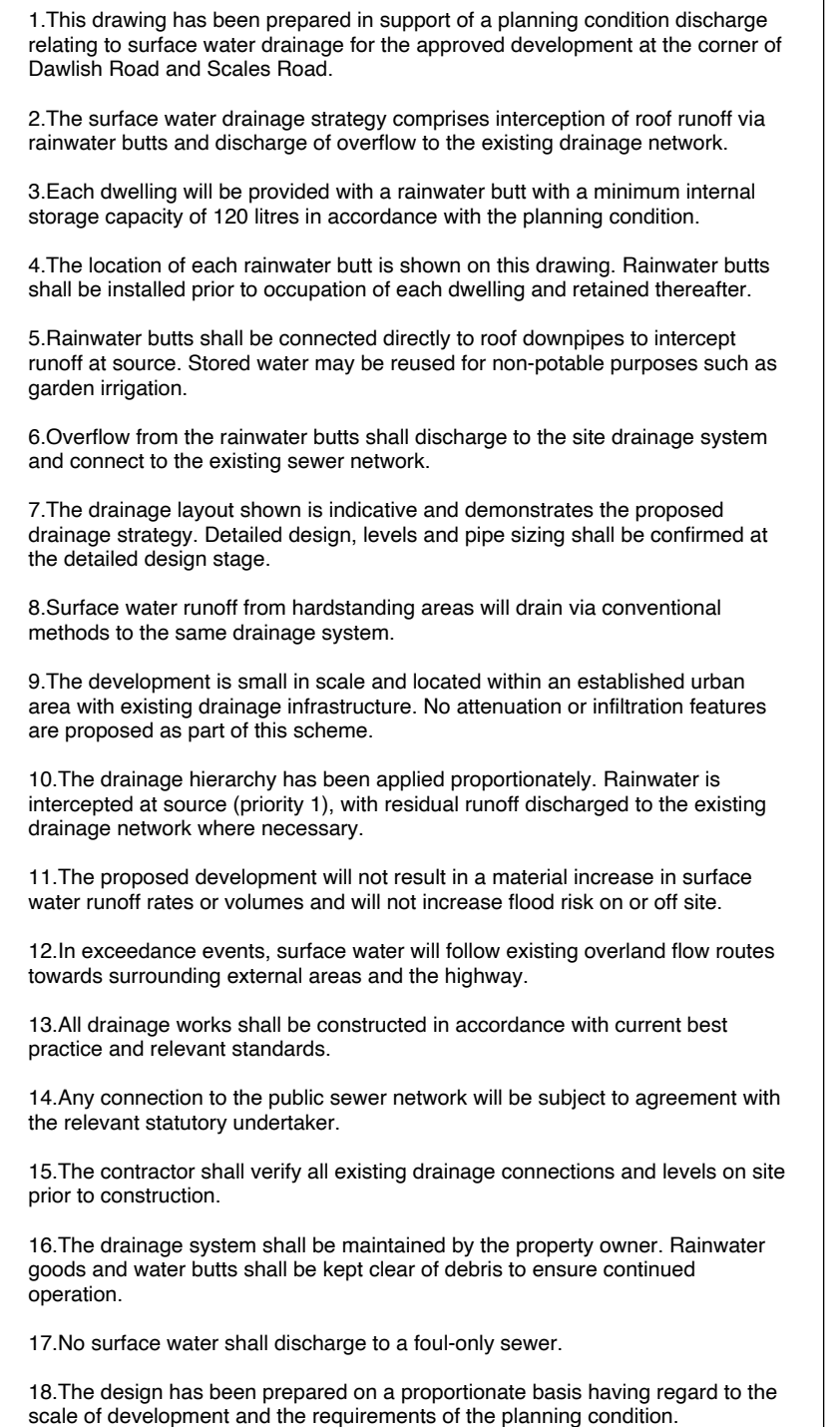
The assessment is based on information available at the time of preparation and reflects a proportionate appraisal having regard to the scale of development and the nature of the condition. It does not constitute a detailed drainage design and should not be relied upon for construction or third-party approvals without further input from Flume Consulting Engineers Ltd.

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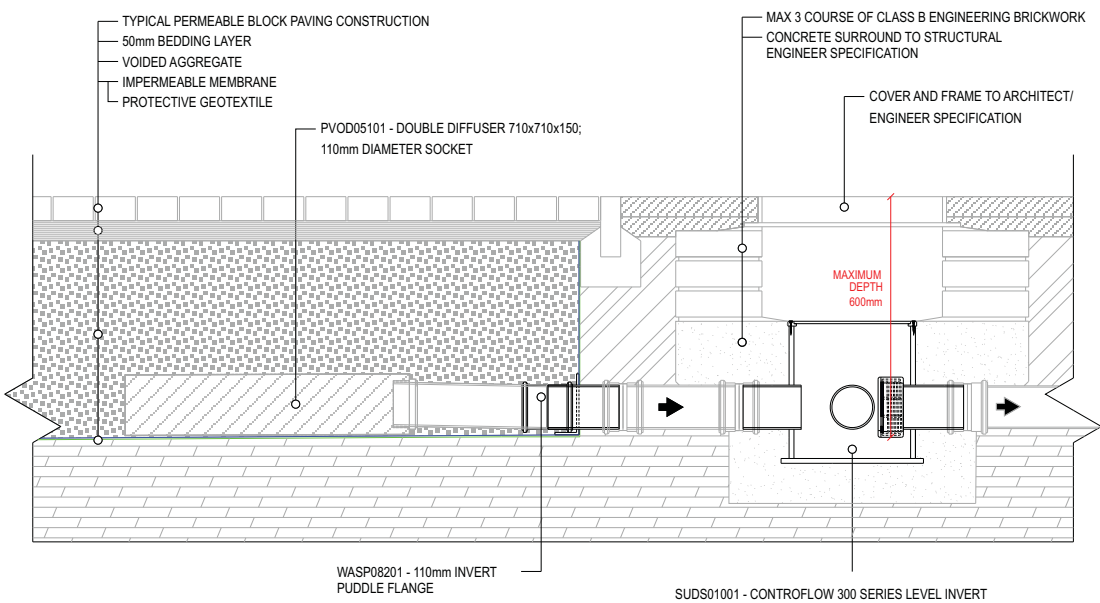
The Principal Contractor is responsible for the safe construction of the drainage works. Duties under the Construction (Design and Management) Regulations remain with the relevant parties. Flume Consulting Engineers Ltd does not act as Principal Designer or CDM adviser unless separately appointed.

	Prepared By	Checked By	Approved for issue
Name	Tom Quigg BSc MSc CEng MICE	Magaly Sedeño BA	Tom Quigg BSc MSc CEng MICE
Signature	TQ	MST	TQ
Date	7 April 2026	7 April 2026	7 April 2026

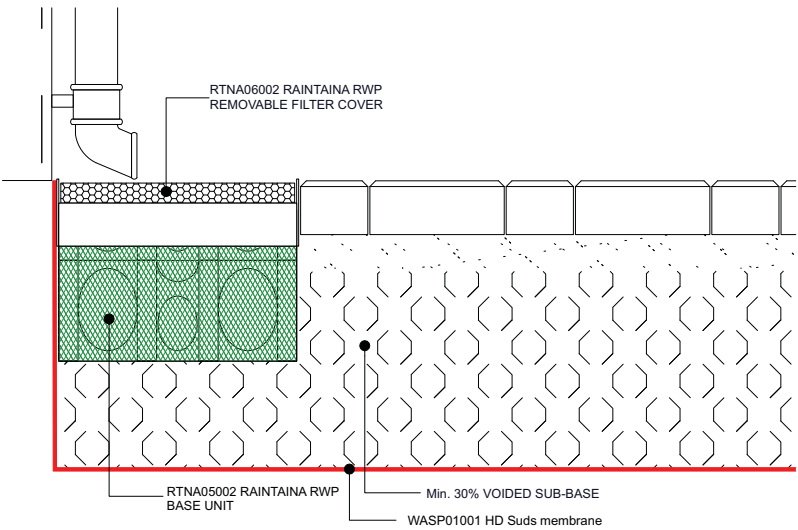
Appendix A – Proposed Drainage Layout



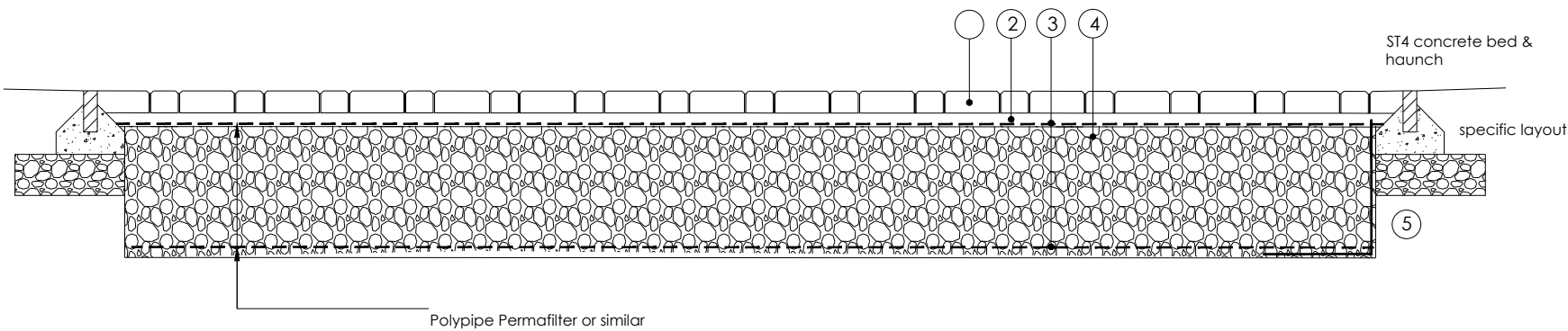
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TYPICAL DIFFUSER - FLOW CONTROL DETAIL

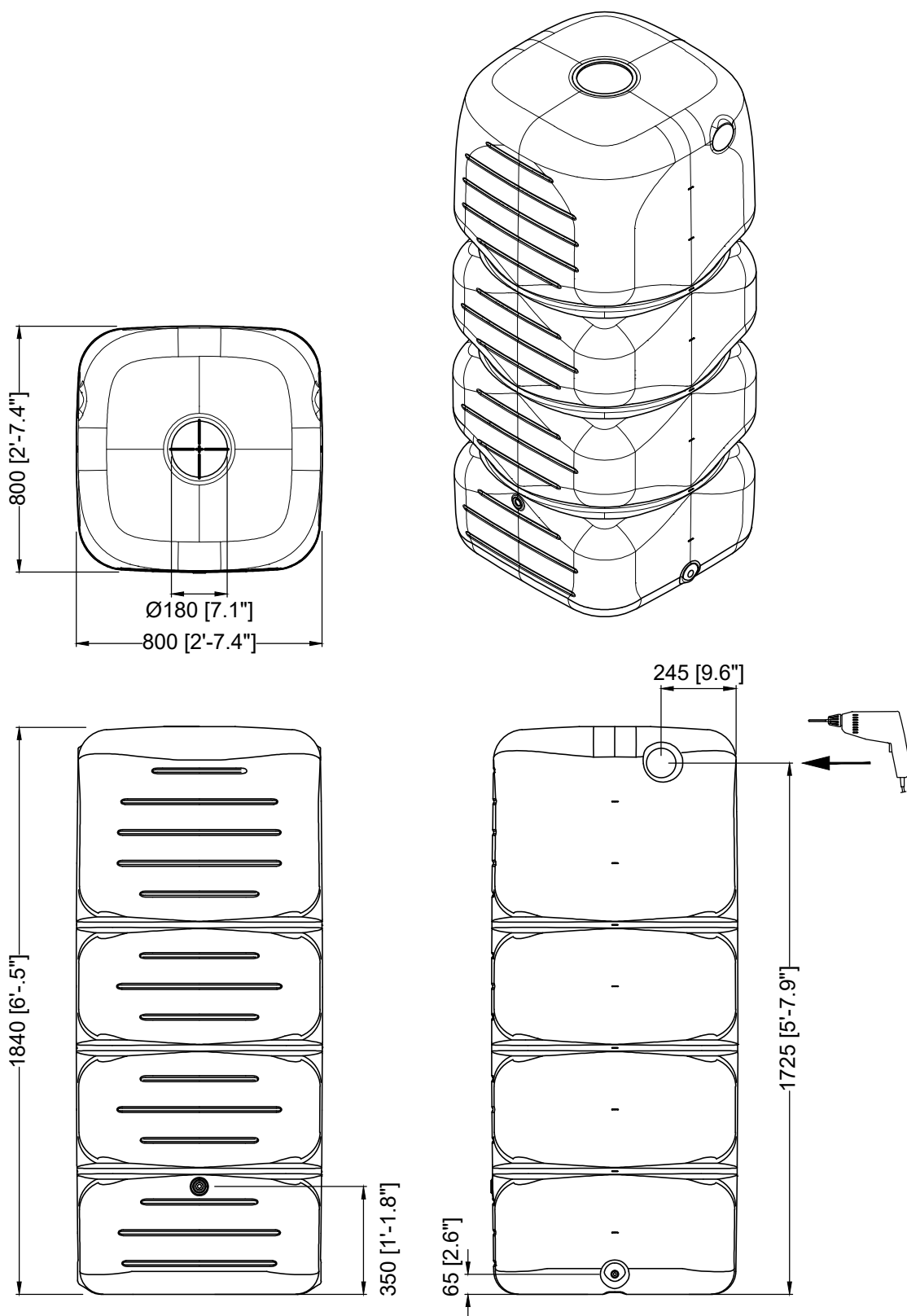


TYPICAL RWP DIFFUSER DETAIL



TYPICAL PERMEABLE PAVING DETAIL

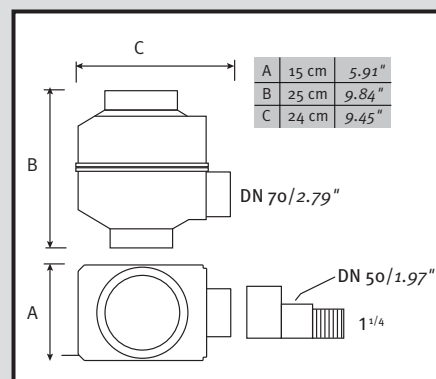
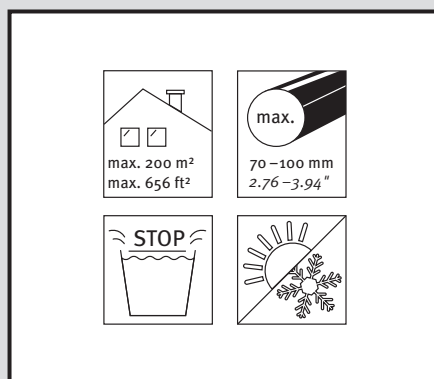
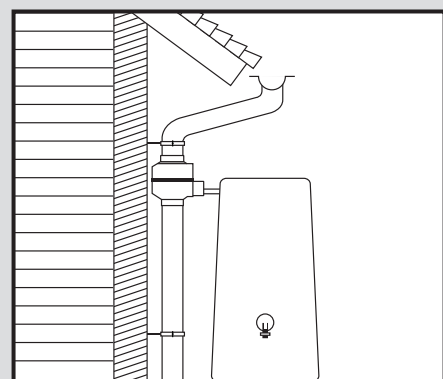
- ① Marshalls Conservation Piora or similar approved
- ② 50mm depth of coarse 6mm aggregate (see Table 2)
- ③ Filtration/separation geotextile Marshalls MT120
- ④ 400mm Open Graded Crushed Rock (OGCR) no fines sub-base (see table 1 for gradings).
- Marshalls Tanking membrane M380 or similar



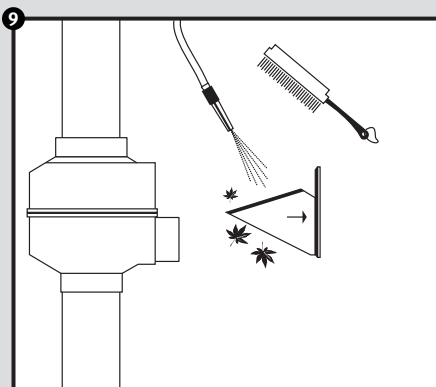
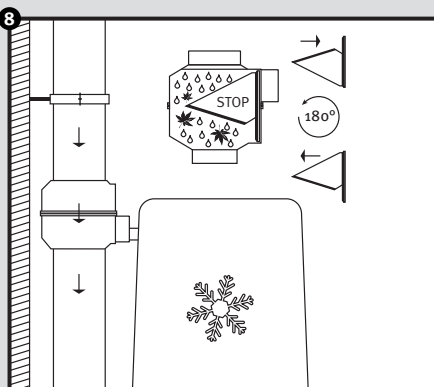
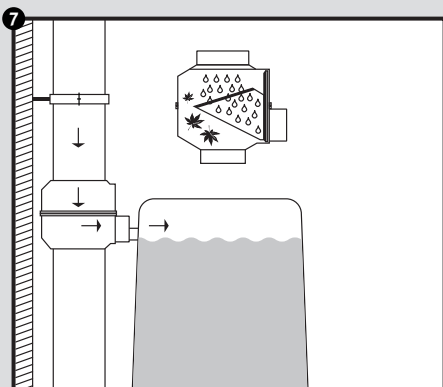
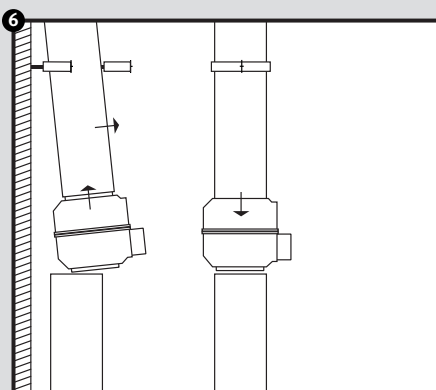
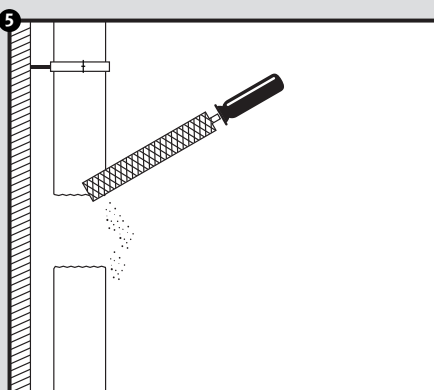
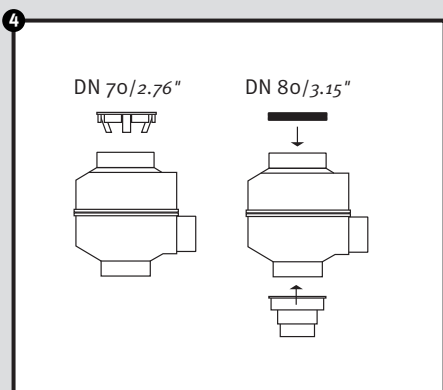
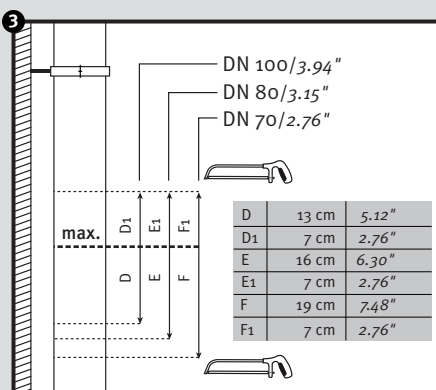
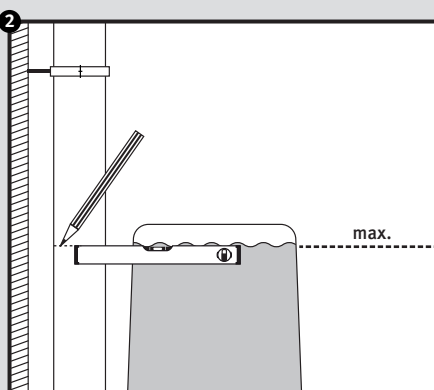
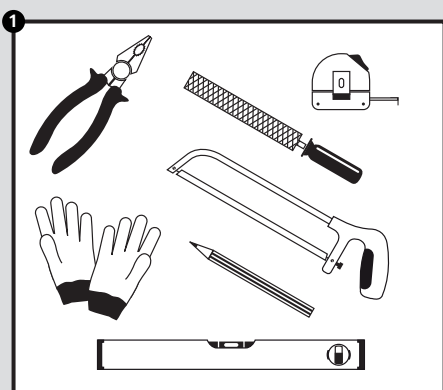
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Datum date		2024.04.18		Toleranz tolerance		+/- 3%
Maßstab scale		M 1:20		alle Maßangaben in mm [inch] all dimension in mm [inch]		www.garantia.com info@garantia.com  

- DE Regendieb**
FR Collecteur Filtrant Regendieb
EN Regendieb
ES Filtro bajante gris simple
IT Sistema di riempimento automatico Regendieb
PL Zbieracz wody deszczowej Kompakt

Montageanleitung
 Notice d'installation
 Installation Instruction
 Instrucciones para montaje
 Introduzione d'installazione
 Instrukcja montażu



N° 343011



10. 2021