
Barnes Design

Discharge of Condition 11 – Surface Water Drainage

Corner of Dawlish and Scales Road

BD847

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London
N17 9HN

11

Condition No:

1.0

Introduction

Site Address:

Corner of Dawlish and Scales Road,
London, N17 9HN

Local Planning Authority:

Haringey

Planning Application Reference:

HGY/2022/2000

Decision Notice:

Granted on 8/03/2023

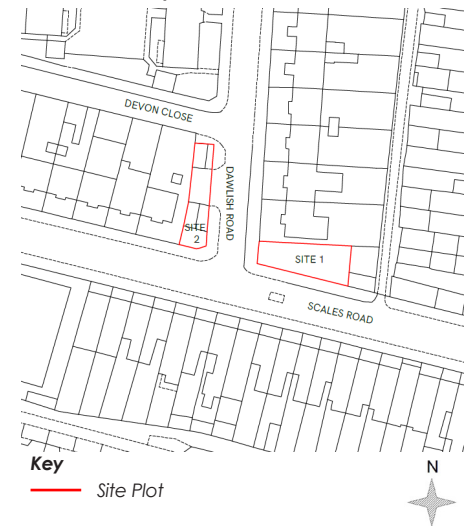
Proposal:

Proposal Two new-build residential dwellings (one on each site). Including works to gardens, boundaries, hard and soft landscaping and new street tree planting

Condition to be Discharged:Condition 11

The development hereby approved, shall not commence beyond investigative works, until drainage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the authorised development and comply with Policy SI13 of the London Plan 2021, Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM24 of The Development Management DPD 2017.

Ordnance Survey

Condition 11 – Details

Introduction

In accordance with Condition 11 of planning permission HGY/2022/2000, this application submits the necessary drainage details required prior to the commencement of development at the Dawlish Road and Scales Road site.

The submission is supported by a comprehensive Surface Water Drainage Note (Job Ref: 1733) prepared by Flume Consulting Engineers, which defines the site-wide strategy for managing surface water runoff in a sustainable and controlled manner.

Summary of Drainage Works

The proposed drainage works utilize a “simple, robust, and proportionate approach” that prioritizes source control before utilizing existing infrastructure:

Source Control: The strategy aligns with the highest tier of the drainage hierarchy by intercepting roof runoff at the source. Each dwelling will be equipped with a water butt of at least 120L capacity to collect and reuse rainwater for non-potable purposes, such as irrigation.

Gravity Drainage System: Residual surface water and overflow from the water butts will be managed via a conventional gravity drainage system. This system will also capture runoff from the limited areas of external hardstanding.

Existing Network Connection: All managed runoff will be conveyed to the existing underground sewer network via established site connections.

Flood Risk Mitigation: By incorporating interception measures, the strategy ensures there is no material increase in runoff rates or volumes, thereby preventing any increase in flood risk on or off-site.

Technical Layout: Detailed placement and routing for these drainage works are provided on the Proposed Drainage Layout drawing (Ref: 1733/SK/001) included in Appendix A of the Flume report.

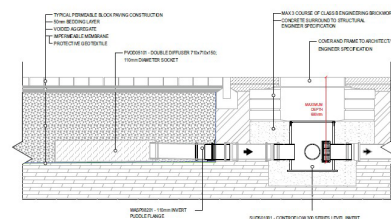
Conclusion

The details provided within the Flume Consulting Engineers report demonstrate a policy-compliant

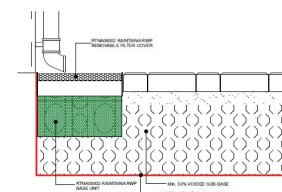
drainage solution that adheres to London Plan Policy SI13 and Haringey Local Plan Policies SP0, SP4, and DM24.

This technically appropriate strategy ensures that surface water is managed sustainably within the site's constrained urban context, providing a suitable basis for the discharge of this pre-commencement condition

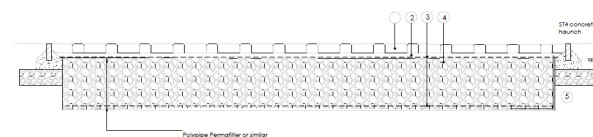
Refer to attached Consultant Report (Flume Consulting - Surface Water Drainage) for further technical information and details.



TYPICAL DIFFUSER - FLOW CONTROL DETAIL



TYPICAL RWP DIFFUSER DETAIL



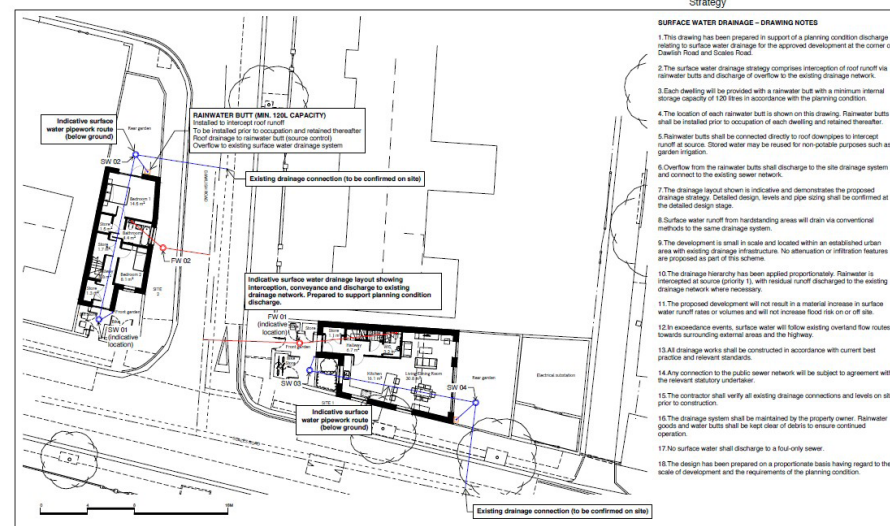
TYPICAL PERMEABLE PAVING DETAIL

- ① Marshall's Conservation Flora or similar approved
- ② 50mm depth of coarse 6mm aggregate (see Table 2)
- ③ Filtration/separation geotextile Marshall's MT20
- ④ 400mm Open Graded Crushed Rock (OGCR) no fines sub-base (see table 1 for gradings).
- Marshall's Tanking membrane M380 or similar

Drainage Details



Job No. 1733 Page SK 001 Rev 1
Date 13/04/2026 Eng TQ Chd MST
Job Dawlish Road - Surface Water Drainage Strategy



Surface Water Drainage Strategy