
Barnes Design

Discharge of Condition 05 – Rainwater Harvesting

Corner of Dawlish and Scales Road

BD847

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London
N17 9HN

05

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:

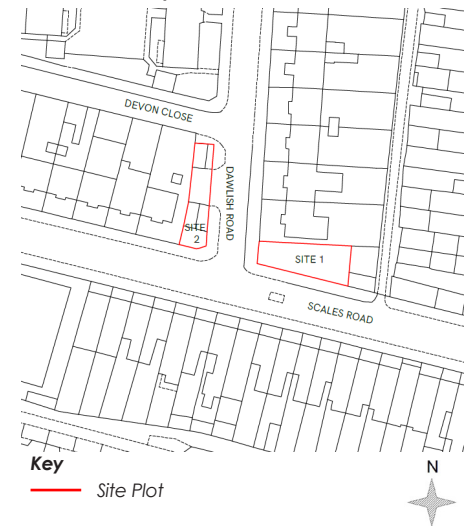
Condition 05

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.

Ordnance Survey



Condition 05 – Details

Introduction

In support of the application to discharge Condition 05 of planning permission HGY/2022/2000, this submission provides the required details for surface water management at the corner of Dawlish Road and Scales Road.

The development consists of two new residential dwellings on previously developed plots. This summary, supported by the enclosed Surface Water Drainage Note prepared by Flume Consulting Engineers, demonstrates how the proposal reduces flood risk and water demand through a sustainable source-control strategy.

Summary of Proposed Strategy

The proposed drainage strategy adopts a proportionate approach tailored to the small scale of the development and its constrained urban setting:

Water Butt Specification: Each dwelling will be equipped with a water butt possessing a minimum internal capacity of 120 litres, as mandated by the condition.

Interception and Reuse: These units are designed to intercept rainwater directly from roof downpipes, treating rainfall as a resource for non-potable uses such as garden irrigation.

Drainage Hierarchy: This approach aligns with the highest priority tier of the national and local drainage hierarchy by managing runoff at its source.

Overflow Management: In the event of heavy or prolonged rainfall, overflow from the water butts will be conveyed via a conventional gravity system to the existing site drainage infrastructure and sewer network.

Location: The specific placement of the water butts for both Site 1 and Site 2 is clearly identified on the Proposed Drainage Layout drawing (Ref: 1733/SK/001) provided in Appendix A of the Flume report.

Conclusion

The information provided within the Flume Consulting Engineers report fully addresses the

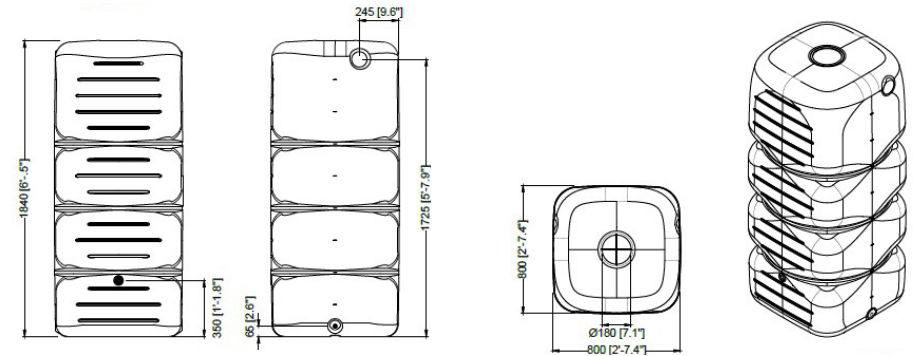
requirements of Condition 05.

By integrating high-capacity water butts into the site layout, the development ensures a reduction in surface water runoff and a lower demand for potable water, in strict accordance with Haringey Local Plan Policies SP5, DM21, DM24, and DM25.

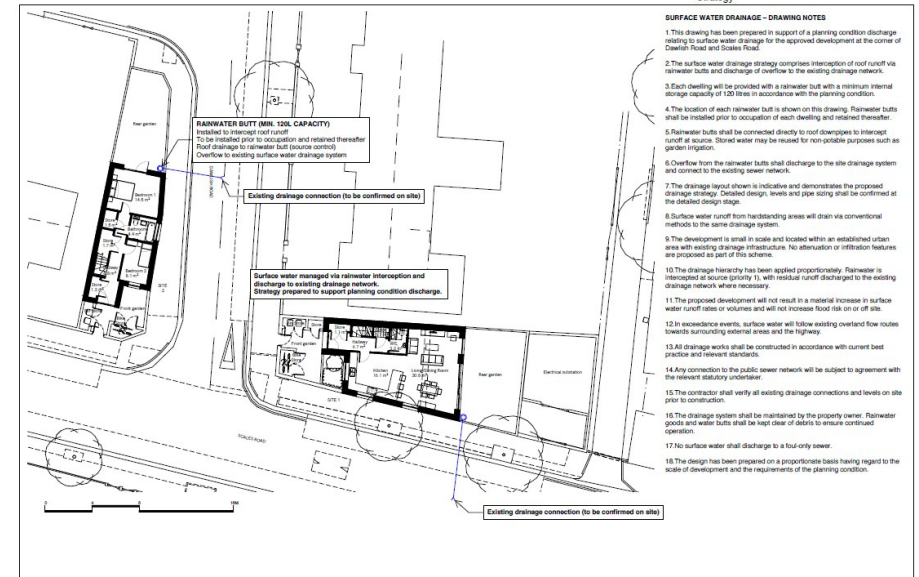
These facilities will be installed prior to the first occupation of the dwellings and retained for the lifetime of the development.

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

Condition 05 – Evidence



Water Butt Specification - Cubus Garden tank 1000L



Water Butt Location - Site Plan