

SURFACE WATER (DRAINAGE) ASSESSMENT STATEMENT

Sustainable Drainage (SuDS) — London Plan (2021) Policy SI 13

Site Address	153 Dowsett Road, Tottenham, London N17 9DN
Applicant	Bruce Grove Ltd
Proposal	Construction of a double storey rear extension.
Application Type	Householder Planning Permission
Author	Shahid Ali BSc (Hons) PGDip (Arch), Design Studio E17
Flood Zone	Flood Zone 1 (low probability of fluvial/tidal flooding)
Drawing Ref.	26-1035-HH01
Date	2 nd July 2026

1.0 Introduction and Purpose

1.1 This Surface Water (Drainage) Assessment Statement has been prepared by Design Studio E17 in support of a householder planning application at 153 Dowsett Road, Tottenham, London N17 9DN. It sets out the surface water drainage strategy for the proposed development and demonstrates compliance with the sustainable drainage requirements of the development plan.

1.2 The Statement is proportionate to the scale of the proposal — a double storey householder rear extension — and addresses the management of surface water run-off in accordance with the drainage hierarchy set out in Policy SI 13 of the London Plan (2021). It should be read alongside the submitted drawing 26-1035-HH01 and the accompanying Planning and Design & Access Statement.

2.0 Site Description and Existing Drainage

2.1 The application site comprises a two-storey mid-terrace dwelling house with a converted loft, on a long, narrow plot typical of the terrace, with an existing two-storey rear outrigger and a private rear garden providing soft, permeable surface. The proposal extends the outrigger rearward at ground and first floor level; the increase in built footprint arises at ground level only, with the first floor sitting directly above.

2.2 The existing dwelling is understood to drain in the conventional manner for properties of this age and type: roof water and surface water are collected via rainwater pipes and gullies and discharged to the existing public sewer network serving Dowsett Road. The proposal retains and utilises the existing drainage connection.

3.0 Flood Risk Context

3.1 Reference to the Environment Agency Flood Map for Planning indicates that the site lies within Flood Zone 1, the area of lowest probability of river and sea flooding. The proposal does not introduce a more vulnerable use; the property remains a single dwellinghouse. A formal Flood Risk Assessment is not triggered for a householder application of this scale in Flood Zone 1.

3.2 It is nevertheless acknowledged that parts of the London Borough of Haringey are susceptible to surface water (pluvial) flooding arising from intense rainfall and the high proportion of impermeable

urban surfaces, and that the borough has designated Critical Drainage Areas. The drainage strategy set out below has therefore been designed to manage surface water at source and to avoid any increase in run-off from the site, consistent with the Council's objectives for surface water flood risk management as Lead Local Flood Authority.

4.0 Policy and Technical Context

4.1 The following national, regional and local policy and guidance is relevant to surface water drainage:

- NPPF, Chapter 14 — directing that development should give priority to the use of sustainable drainage systems and should not increase flood risk elsewhere;
- London Plan (2021) Policy SI 12 (Flood risk management) and Policy SI 13 (Sustainable drainage), which require development to aim to achieve greenfield run-off rates, to manage surface water as close to its source as possible, and to follow the drainage hierarchy;
- Haringey Development Management DPD (2017) Policies DM24 (Managing and Reducing Flood Risk), DM25 (Sustainable Drainage Systems) and DM26 (Critical Drainage Areas), which require development to incorporate sustainable drainage and to reduce surface water run-off, having regard to the borough's Strategic Flood Risk Assessment and Surface Water Management Plan;
- Building Regulations Approved Document H, which sets the hierarchy for the disposal of rainwater (to a soakaway or other infiltration system where practicable, then to a watercourse, and only then to a sewer);
- The Non-Statutory Technical Standards for Sustainable Drainage Systems (Defra), informing the design of any attenuation and flow-control measures.

5.0 Application of the Drainage Hierarchy (Policy SI 13)

5.1 The London Plan drainage hierarchy has been applied to the proposal as follows, working from the most to the least preferable means of managing surface water:

Hierarchy tier (most to least preferable)	Application to the proposal
1. Rainwater use as a resource	Proposed. A rainwater butt (or butts) will be connected to a rainwater downpipe serving the new roof for garden irrigation, capturing run-off at source.
2. Infiltration to ground at/near source	Proposed, subject to ground conditions. A soakaway serving the new roof area is proposed within the rear garden where percolation testing (BRE Digest 365) and groundwater levels confirm infiltration is feasible.
3. Attenuation in green infrastructure	The rear garden is retained as soft, permeable landscaping. Where infiltration is constrained, sub-surface attenuation (e.g. a geocellular crate) with a flow-control device will be provided.
4. Discharge to a watercourse	Not applicable — no watercourse adjoins or is reasonably available to the site.
5. Controlled discharge to surface water sewer	Available as required, downstream of source control and attenuation, at a restricted rate.
6. Controlled discharge to combined sewer	Final fallback only. Any residual discharge to the existing combined connection will be limited to no more than the existing rate, delivering betterment over the current arrangement.

6.0 Surface Water Management Proposals

6.1 No material increase in run-off. The extension increases the impermeable footprint of the site at ground level only, by a modest rearward projection of the existing outrigger; the first floor sits directly above the new ground floor and generates no additional roof catchment beyond it. A large area of permeable garden is retained. The drainage measures below ensure that the rate and volume of surface water run-off leaving the site will not exceed the existing situation, and will be reduced where ground conditions permit infiltration.

6.2 Source control. Run-off from the new roof (interlocking concrete tiles to match the existing, drained via eaves gutters and rainwater pipes) will be directed first to rainwater harvesting (water butt) for re-use, with overflow to a soakaway or attenuation feature rather than directly to the sewer.

6.3 Infiltration / attenuation. A garden soakaway is the preferred outfall, sized in accordance with BRE Digest 365 and subject to confirmatory percolation testing and a check on groundwater levels at detailed design stage. Where infiltration is shown to be impracticable, a sub-surface attenuation tank with a flow-control (hydrobrake or orifice) will store run-off and release it at a restricted rate.

6.4 Permeable landscaping. The rear garden is retained predominantly as soft landscaping. Any new external hard surfacing within the curtilage will be laid in permeable materials, or will drain to adjacent permeable ground, so that it does not discharge to the highway or public sewer, consistent with the controls on paving of front gardens.

6.5 Water quality and maintenance. The proposed measures serve roof and domestic curtilage areas only and present a low pollution risk. Maintenance (clearing of gutters, downpipes, water butt and soakaway/silt trap) will be undertaken by the householder as part of routine property upkeep.

7.0 Conclusion

7.1 The site lies within Flood Zone 1 and the development is a proportionate, double storey householder rear extension whose additional impermeable footprint arises at ground level only. Surface water will be managed in accordance with the London Plan Policy SI 13 drainage hierarchy, prioritising rainwater re-use and infiltration at source, with attenuation and restricted discharge as required.

7.2 Through the retention of a permeable rear garden and the incorporation of source control and infiltration/attenuation measures, the proposal will not increase surface water run-off from the site and will deliver betterment over the existing drainage arrangement. The scheme therefore accords with the NPPF, London Plan Policies SI 12 and SI 13, Haringey Development Management DPD Policies DM24, DM25 and DM26, and Building Regulations Approved Document H. Detailed drainage design and any percolation testing will be confirmed at Building Regulations stage.

Prepared by:

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For and on behalf of Design Studio E17

2nd July 2026