

WE ARE SYMMETRYS

PLANNING CONDITIONS DISCHARGE TECH NOTE

139 CRANLEY GARDENS
N10 3AG

21066-SYM-XX-XX-RP-C-0003





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REVISION HISTORY

Revision	Description	Date	By	Checked
P1	First Issue	MAY 2026	CN	CE
P2	Amended following LPA review	AUG 26	CN	CE



1.0 Introduction

Revision P2 Update

This report has been updated to reflect the comments raised by Haringey Flood and Water Management Team:

"Having reviewed the applicant's Hydraulic Calculations dated 13th May 2026 and the Drainage Maintenance Plan (Ref. 21066-SYM-XX-XX-RP-C-0002 Rev P1, May 2026), we require the applicant to submit the full InfoDrainage modelling files and calculations for all the events for the 1 in 100-year rainfall event plus 40% climate change allowance.

The information submitted to date only demonstrates results for a 15-minute summer storm duration for the 1 in 1, 1 in 30 and 1 in 100-year events. This is insufficient to verify that the proposed drainage system will adequately manage surface water runoff for the critical storm duration and the required climate change scenario.

Accordingly, the submitted information does not satisfy the requirements of Condition 11 (Surface Water Drainage Scheme) and Condition 12 (Drainage Management and Maintenance Plan) attached to planning permission HGY/2025/0358."

Therefore, whilst there is no material change to the design or this report, the amended Hydraulic Calculations have been supplied to include all storm durations from 15 to 10,080 minutes.

Any sections that do not have a revision call out box can be assumed to remain unchanged.

- 1.1 This Technical Note has been prepared in support of the discharge of planning conditions associated with planning permission reference HGY/2025/0358 for the proposed basement and under-garden extension works at 139 Cranley Gardens, Hornsey, London, N10 3AG. The purpose of this note is to provide a clear summary of the information submitted as part of the condition discharge application and direct the Local Planning Authority to the relevant supporting documents.
- 1.2 The following sections identify the submitted information and demonstrate how each item addresses the relevant planning condition requirements.

2.0 Condition 11 – Surface Water Drainage Scheme

- 2.1 Condition 11 requires submission of a detailed surface water drainage scheme demonstrating mitigation of localised flooding within the drainage system and identification of exceedance flow routing.
- 2.2 Drawing Ref: 21066-SYM-XX-XX-DR-C-0100 – Below Ground Drainage General Arrangement Drawing
- 2.3 The updated drainage arrangement drawing provides the proposed below-ground surface water drainage layout and associated design measures incorporated within the drainage network.

2.4 Hydraulic Calculations

- 2.4.1 The hydraulic calculations demonstrate drainage system performance for the required design events, including the 1 in 100-year plus 40% climate change event. The calculations confirm the proposed mitigation measures introduced within the network to address the localised flooding.
- 2.4.2 Attenuation within the permeable paving has been increased to 13.34m³.
- 2.4.3 These measures demonstrate compliance with Condition 11(a).

2.5 Exceedance Flow Plan

- 2.5.1 Drawing Ref: 21066-SYM-XX-XX-DR-C-0200
- 2.5.2 The exceedance drawing identifies overland flow routes generated during drainage system exceedance events and demonstrates that exceedance flows mimic existing routes.



2.5.3 This drawing addresses Condition 11(b).

3.0 Condition 12 – Drainage Maintenance Requirements

3.1 Condition 12 requires provision of a detailed management and maintenance strategy for the proposed drainage system.

3.1.1 Report Ref: 21066-SYM-XX-XX-RP-C-0002 – Drainage Maintenance Requirements

3.2 The submitted maintenance document provides details regarding ownership, management responsibilities and long-term maintenance requirements for the proposed drainage infrastructure.

3.3 This document addresses Condition 12.

4.0 Condition 13 – Thames Water Agreement and Temporary Measures

4.1 Condition 13 requires confirmation that the necessary agreements with Thames Water have been secured.

4.2 Documentation confirming Thames Water approval of the proposed box-in arrangement has been included within this submission.

4.3 For clarity, this approval is supplementary to the previously agreed drainage diversion strategy and does not supersede the previously approved diversion proposals.

4.4 Condition 13 also requests details of temporary arrangements for discharge into the manhole during construction.

4.5 For the purposes of this submission, it is anticipated that temporary foul drainage arrangements during construction will comprise pumping from the point of disconnection to the downstream manhole, maintaining continuity of service whilst the permanent works are undertaken.

4.6 The detailed methodology, including temporary pipework routing and associated control measures, will be developed and implemented by the appointed Contractor as part of their construction methodology and temporary works proposals.

5.0 Summary

Revision P2 Update

Hydraulic Calculations revised to include storm durations from 15 to 10,080 minutes., therefore provided as Revision B.

5.1 This Technical Note should be read alongside the accompanying drawings and supporting information submitted as part of this application. The submitted package demonstrates compliance with the drainage-related planning conditions and identifies the relevant supporting information submitted in support of discharge.

5.2 List of accompanying documents and drawings below.

- 21066-SYM-XX-XX-DR-C-0100 – Below Ground Drainage General Arrangement Drawing
- Hydraulic Calculations Rev B
- 21066-SYM-XX-XX-DR-C-0200 – Exceedance Flow Paths
- Thames Water Box in Details Approval
- 21066-SYM-XX-XX-RP-C-0002 – Drainage Maintenance Requirements

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