

SURFACE WATER DRAINAGE ASSESSMENT

Proportionate surface water statement pursuant to London Plan Policy SI 13 — Ground Floor Flat A, 95 Broadwater Road, London N17 6EP

Site Address	Ground Floor Flat A, 95 Broadwater Road, London N17 6EP
Proposal	Erection of a single storey side and rear wraparound extension, installation of two rooflights and internal reconfiguration to enlarge the existing ground floor flat from a 1-bed 2-person unit to a 2-bed 3-person unit (Use Class C3(a)).
Applicant	Mr S Patel
Agent	Design Studio E17 – Architecture & Interior Designs, 140 Normanshire Drive, London E4 9HD
Local Planning Authority	London Borough of Haringey
Job Reference	26-1047
Supporting Drawings	26-1047-PL01
Date	August 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 full planning application at Ground Floor Flat A, 95 Broadwater Road, London N17 6EP. It addresses London Plan (2021) Policies SI 12 (flood risk management) and SI 13 (sustainable drainage) and Haringey Development Management DPD Policies DM24 (managing and reducing flood risk) and DM25 (sustainable drainage systems), on a basis proportionate to the nature and scale of the proposal.
- 1.2 The proposal comprises a single storey side and rear wraparound extension of 19.3 sqm to an existing ground floor flat, together with internal reconfiguration. The site extends to 201.3 sqm and is substantially below the 1 hectare threshold at which a site-specific Flood Risk Assessment is required for land within Flood Zone 1.

2.0 Flood Risk Context

- 2.1 The site lies wholly within Flood Zone 1 (less than 1 in 1,000 annual probability of river or sea flooding), the zone of lowest risk, in which all forms of development are appropriate under the NPPF sequential approach.
- 2.2 The Environment Agency's long-term flood risk dataset for the property (checked 31 August 2026) records: surface water flood risk — very low, both at present and under the 2040–2060 climate change scenario; rivers and sea flood risk — very low, including under future scenarios; the site lies outside any groundwater flood alert area; and flooding from reservoirs is unlikely.
- 2.3 Notwithstanding the very low recorded risk, the borough-wide sensitivity of the Tottenham area to surface water flooding (associated with the culverted Moselle Brook catchment) is acknowledged, and the proposal accordingly adopts a betterment-led approach to surface water management.

3.0 Existing Drainage Arrangements

- 3.1 The existing roofs discharge via rainwater pipes and gullies to the existing drainage system serving the property, which connects to the public sewer network in Broadwater Road. The rear garden of 125.4 sqm is substantially permeable, providing natural infiltration across the majority of the plot.

4.0 Proposed Surface Water Management

- 4.1 The proposal increases the built footprint by only 19.3 sqm (less than 10% of the site area), with a further external courtyard of approximately 2.9 sqm (1.8m x 1.6m) retained as open area. A permeable rear garden of 100.8 sqm — approximately half of the total site area — is retained, so the site remains predominantly permeable after development.
- 4.2 In accordance with the London Plan drainage hierarchy (Policy SI 13), surface water will be managed as close to source as practicable: rainwater from the new flat and lean-to roofs will be collected via new rainwater pipes, with a water butt provided for rainwater harvesting and garden re-use before overflow discharges to the existing drainage system at no greater rate than at present; any new external hard surfacing within the retained garden will be permeable or drain to the adjoining soft landscape; and no basement or below-ground habitable accommodation is proposed and no land-raising takes place.
- 4.3 Roof falls and the parapet upstand direct all runoff to the controlled outlets, with no concentrated discharge towards adjoining properties. The finished floor level of the extension matches the existing dwelling, and the courtyard drains to an existing/new gully within the demise.

5.0 Conclusion

- 5.1 The development is small in scale, lies in Flood Zone 1 with a very low risk of flooding from all sources, retains a predominantly permeable site, and incorporates proportionate source-control measures — rainwater harvesting and permeable external surfaces — delivering a modest betterment over the existing situation. Surface water runoff will not increase as a result of the development, and no increase in flood risk arises on or off site. The proposal accords with London Plan Policies SI 12 and SI 13 and Haringey Policies DM24 and DM25.

Prepared by:

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