London Town Cabins

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MINOR SuDS STATEMENT

Proposal: Erection of a 5.0m x 4.0m garden outbuilding
Site Address: Flat 1, 35 Southwood Avenue, London N6 5SA, UK

Site context

This statement has been prepared to support the full planning application for the erection of a garden room within the rear garden of Flat 1, 35 Southwood Avenue, London N6 5SA, UK.

The site falls within an area designated by the London Borough of Haringey as a Critical Drainage Area, and this statement has therefore been prepared to accompany the Council's SuDS pro forma and to explain the drainage approach for the proposed development.

The application site is located at Flat 1, 35 Southwood Avenue, London N6 5SA, UK, within the Haringey Council. The site is a residential property with an enclosed rear garden. The total site area is approximately 301m2. The surrounding area is mainly residential properties with open and permeable land.

The application site comprises a ground-floor flat of approximately 81m2 internal area with a private rear garden of approximately 166 m2. The rear garden is predominantly lawn, with a small existing patio adjacent to the dwelling. The garden is therefore permeable in its existing condition, and rainfall falling on the site currently infiltrates naturally into the ground.

According to the Environment Agency, the property is located within flood zone 1. This indicates that the property has a low probability of flooding.



Image. 1 Flood Map

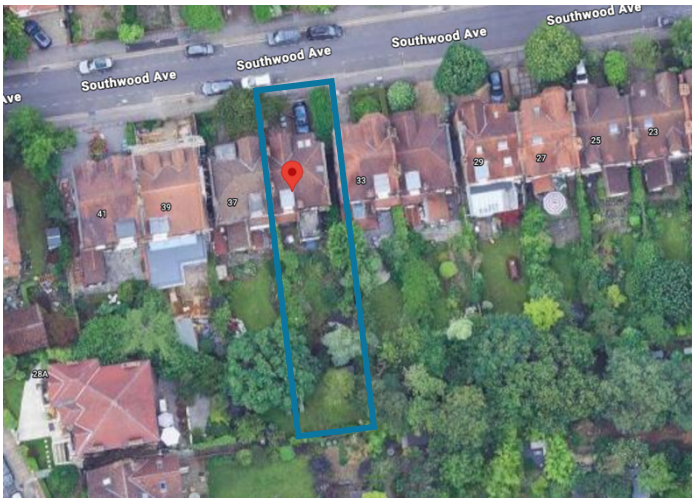


Image. 2 Site location and aerial view of the surrounding area

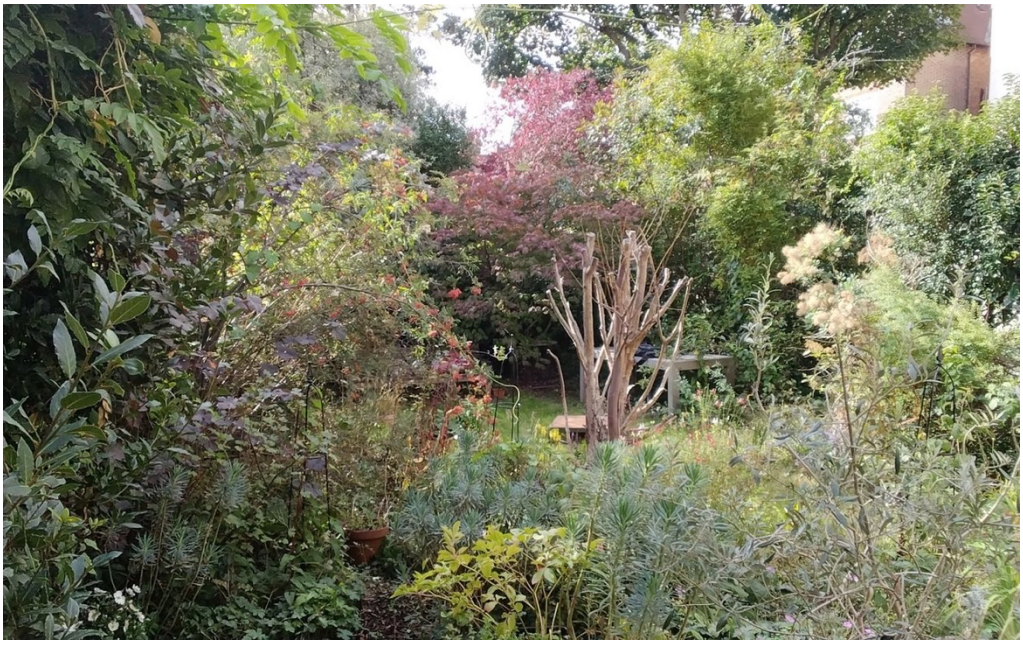


Image 3. Flat 1, 35 Southwood Avenue, London N6 5SA, Rear Garden

Proposed Development

The proposed development is a single detached small garden room measuring 5.0 m × 4.0 m, giving a total footprint of 20 m². This represents approximately 12% of the rear garden area and approximately 8% of the total site area.

No additional hardstanding, paving, decking or other impermeable surfacing is proposed as part of this application. The proposed development would not have any impact on the surface drainage.

Drainage Design

A key feature of the garden room's construction is that the building is elevated above the existing ground surface rather than being built on a solid concrete slab. An open, breathable void of approximately 30 cm (300 mm) is maintained between the underside of the garden room floor structure and the existing ground surface beneath.

This void is open and unobstructed on all sides, allowing the free movement of air beneath the structure. It also allows rainwater to reach the ground beneath the building and infiltrate naturally into the soil, exactly as it does at present. The ground beneath the garden room is not sealed,

paved or rendered impermeable in any way. The existing permeable garden surface is retained beneath the structure.

The soil/lawn beneath will be left undisturbed and uncompacted. No concrete slab, beam-and-block floor, or membrane will be placed on or in the ground beneath the structure.

Because the garden room is raised above an open void and the ground beneath it remains fully permeable, the development does not create any new impermeable area. The Total Proposed Impermeable Area entered in the SuDS pro forma is accordingly 0 m². The permeable lawn and planted areas of the garden (approximately 166 m²) are retained, and the small existing patio is unaltered by the proposal.

Attenuation

Attenuation is required where a development increases surface water runoff that would otherwise discharge to a sewer or watercourse. In this case, the development generates no additional runoff: rainfall continues to infiltrate into the ground across the whole of the site, including beneath the proposed structure, as it does in the existing situation.

	1. Project and Site Details				
1	Project/Site Name	Garden Room in Rear Garden			
2	Site Address	flat 1, 35 Southwood Avenue, London N6 5SA, UK			
3	LPA Reference				
4	Type of Development	New Build			
5	Total Site Area (m^2)	301			
6	Total Proposed Impermable Area (m^2)	0			
7	Is the site subject to flooding from rivers?	Very Low Risk			
8	Is the site subject to surface water flood risk?	Very Low Risk			
9	Is the site within 8m of a watercourse or culvert?	No			
10	Site infiltration potential	Partial Infiltration			
	2. Additional Information				
	3. Design Details				
13	No. of SuDS Features	0	Target Attenuation (m^3)	Minimum Attenution Needed (m^3)	Please provide reasoning if target attenuation is not provided
14	Total attenuation provided (m^3)	0.00	0.00	0.00	

Figure 1. Minor SuDS proforma planning

The proposed development does not introduce any new impermeable surface to the site. It does not increase the rate or volume of surface water runoff. It does not alter the drainage pathways or the overall hydrological behaviour of the site in any material respect.

The proposed development would not generate any additional wastewater flow by the occupants of the building, and therefore, it would not have any significant impact on the existing sewer drainage network systems. The surface water runoff generated at the site would mainly be due to rainfall.

The proposed garden room is the smallest category of householder development possible, and therefore, there will be a minor impact on overland flow.

The rear side of the property is almost flat, and surface water runoff will not be altered by the development.

The general observation suggests that the proposed minor development would not have any significant impact on the existing drainage network systems. The proposed development would not generate any additional wastewater flow from the occupants of the building into the existing drainage network systems. Therefore, there would not be any significant impact on the existing sewer drainage network systems.

The existing permeable areas of the site he planted borders, tree root zones and soil areas along the boundaries, are unaffected by the development and will continue to function as before.

From a drainage perspective, screw pile foundations have a fundamentally different effect on the ground compared to conventional concrete slab or strip foundations:

- No excavation of the ground surface is required. The soil profile beneath the structure is left intact and undisturbed.
- No concrete, mortar, membrane or other impermeable material is placed on or in the ground.
- The pile shaft diameter is minimal (typically 76–114 mm), displacing a negligible volume of soil.
- The ground surface beneath the structure remains open, exposed, and capable of receiving and infiltrating rainfall.

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Conclusion

The proposed garden room is a small outbuilding of 20 m² whose construction method, with an elevated floor structure over an open, breathable void of approximately 300 mm, deliberately preserves the permeability of the ground beneath it. The development adds no impermeable area to the site, generates no additional surface water runoff, makes no connection to the sewer network, and retains the garden's existing natural infiltration in full.

The site's location within a Critical Drainage Area, the proposal is assessed as being at very low risk of flooding and will have a neutral effect on surface water drainage.

Key notes:

- The use of ground screw pile foundations preserves the natural infiltration capacity of the soil beneath the structure. No impermeable material is introduced at ground level.
- The 30 cm breathable void ensures the ground surface beneath the garden room remains accessible to rainfall and retains its drainage function.
- The existing permeable areas along the boundaries are wholly unaffected and are retained in their entirety.
- No additional SuDS attenuation features are needed or proposed, as the construction method itself delivers the drainage improvement.