

64 Derby Road, London, SW14 7DP

Additional Information to Support Planning Application

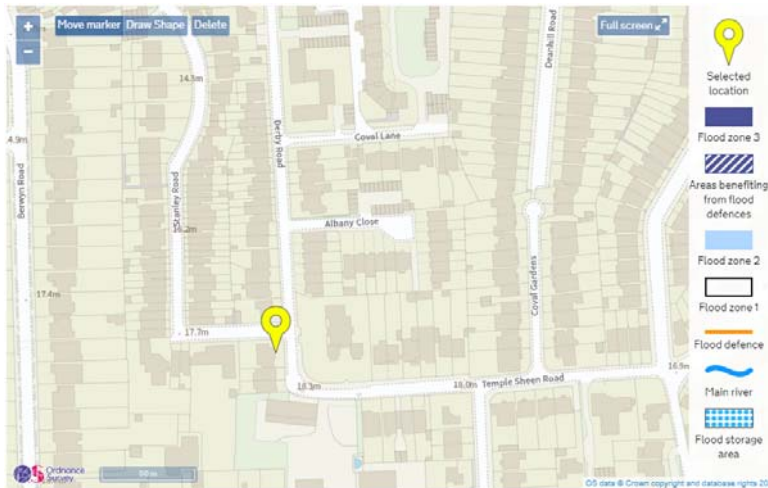
NATIONAL WATER STANDARDS STATEMENT

The proposal will look to incorporate measures to avoid water wastage where possible, accepting the higher national technical standard for water consumption of 110 litres per person per day (including an allowance of 5 litres or less per person per day for external water consumption): aligned with the national technical standard set out in Part G of the Building Regulations 2013.

This requirement can be met through the delivery of mixture of alternative measures / devices to limit water consumption, such as:

- ~ The provision of tap inserts to limit water supply
- ~ Shower heads limiting flow rates
- ~ Shower-save reducers
- ~ Dual flush WC cisterns

FLOOD RISK ASSESSMENT



<https://flood-map-for-planning.service.gov.uk/> Accessed 20.07.2021

GOV.UK
Check your long term flood risk

BETA This is a new service – your [feedback](#) will help us to improve it.

Flood risk summary for the area around:

64, DERBY ROAD, LONDON, SW14 7DP

Rivers and the sea
Very low risk

▼ **What this information means**

This flood risk summary is not property specific.

Very low risk means that each year this area has a chance of flooding of less than 0.1%.

This service takes into account any flood defences.

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

[View a map of the risk of flooding from rivers and the sea](#)

Surface water
Very low risk

▼ [What this information means](#)

This flood risk summary reports the highest risk from surface water within a 20m radius of this property.

Very low risk means that each year this area has a chance of flooding of less than 0.1%.

This information is suitable for identifying:

- which parts of counties or towns are at risk, or have the most risk
- the approximate extent and depth of flooding

It's unlikely to be reliable for a local area and very unlikely to be reliable for identifying individual properties at risk.

Surface water flooding, sometimes known as flash flooding:

- happens when heavy rain cannot drain away
- is difficult to predict as it depends on rainfall volume and location
- can happen up hills and away from rivers and other bodies of water
- is more widespread in areas with harder surfaces like concrete

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is **Richmond upon Thames council**.

[View a map of the risk of flooding from surface water](#)

The property is not sited within a flood zone and is at 'very low risk' of surface water flooding within 20m radius of the property.

The applicant seeks to mitigate negative impact, with the intent to;

- ✓ Change impermeable areas to permeable ones, with optimal gradient to drain as quickly and efficiently as possible towards an adequate disposal point and/or install a soakaway to collect water and allow it to disperse and drain away naturally.
- ✓ The lawn is to be forked during the winter months and
- ✓ To incorporate rain garden plantation into the landscaping, this would stymie most garden drainage problems.

Defences - if advised, a small amount of flood defence systems such as barriers could be kept on site in the case of flooding and the home owner(s) will install the Flood Assist App as a precautionary measure.