3&4 NEW BROADWAY

RICHMOND UPON THAMES /// LONDON

FORMALISE AND RECONCILE APPROVED APPLICATIONS

Drainage Statement
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1.1 Introduction

This document is a drainage statement for a planning application at 3 & 4 New Broadway, Hampton Road. The application formalises and reconciles the following two planning applications: 20/2395/VRC (19/3704/FUL) & 22/3328/FUL.

1.3 Existing building

The existing building is two storeys with commercial at ground floor and residential at first floor. Number 3 & 4 is in a parade of six adjoining similar buildings (1 - 6 New Broadway). The building is assumed to be of masonry construction with render finish (front) and stone cladding (rear), and has a flat roof. To the rear is an external area with a garage facing an unmade access track. Refer to Design and Access Statement for further details.

1.4 Proposals

The proposed development is to construct a new single storey rear extension at the rear to accommodate one new 2B4P dwelling, and the conversion of the existing ground floor commercial units to form two 1B1P dwellings. The first floor existing dwelling is divided into two units and there are two units in the new roof extension.

The extension footprint is part set back from the existing rear elevation, side and rear boundaries. Existing ground floor commercial units are to be converted into two 1B1P dwellings with associated alterations to the shop frontage. A new front entrance (from New Broadway) and residential communal area will provide access to the two converted dwellings and one new rear dwelling.

2.1 Existing drainage

The existing site is developed and surface water is discharged into sewers. The rear of the building has a mix of hard and soft landscaping. The nearest ordinary water course is about 300m north-west of the site.

2.2 Policy

Proposals have been considered in regard to the following London Plan: Policy 5.13 Sustainable drainage.

A Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:

1 store rainwater for later use
2 use infiltration techniques, such as porous surfaces in non-clay areas
3 attenuate rainwater in ponds or open water features for gradual release
4 attenuate rainwater by storing in tanks or sealed water features for gradual release
5 discharge rainwater direct to a watercourse
6 discharge rainwater to a surface water sewer/drain
7 discharge rainwater to the combined sewer.

3.1 Proposed drainage approach

1 store rainwater for later use

A rain butt will be provided in each of the two three new amenity spaces which will delay surface water run-off from the existing building and proposed building. This will significantly reduce peak run-off and will be a vast improvement upon the present condition.

2 use infiltration techniques, such as porous surfaces in non-clay areas

Infiltration options have been discounted due to unsuitable underlying geology (assumed London Clay)

3 attenuate rainwater in ponds or open water features for gradual release

Open water features have been deemed unsuitable due to insufficient space on the site.

4 attenuate rainwater by storing in tanks or sealed water features for gradual release

Storage tanks and biotention features have been deemed impractical for such a small site.

5 discharge rainwater direct to a watercourse

The nearest open water feature is about 350m from the site and is therefore deemed unsuitable.

6 discharge rainwater to a surface water sewer/drain

The existing method of draining into drainage services to the rear remains unaltered.

7 discharge rainwater to the combined sewer.

The existing method of draining into drainage services to the rear remains unaltered.