



# NATIONAL WATER STANDARDS STATEMENT

PROJECT:

**Independence House, Richmond**

PROJECT NUMBER:

**P2738**

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## 1.0 INTRODUCTION

QuinnRoss Energy was commissioned to develop a statement for the proposed development at *Independence House, 84 Lower Mortlake Rd, Richmond* that will outline how it intends to reduce consumption and improve water efficiency to complies with National Water Standards. The development comprises 21 residential units with refuse, gym, cycle store and carpark spaces.

The site is located on London, in the borough of Richmond Upon Thames. See image below:

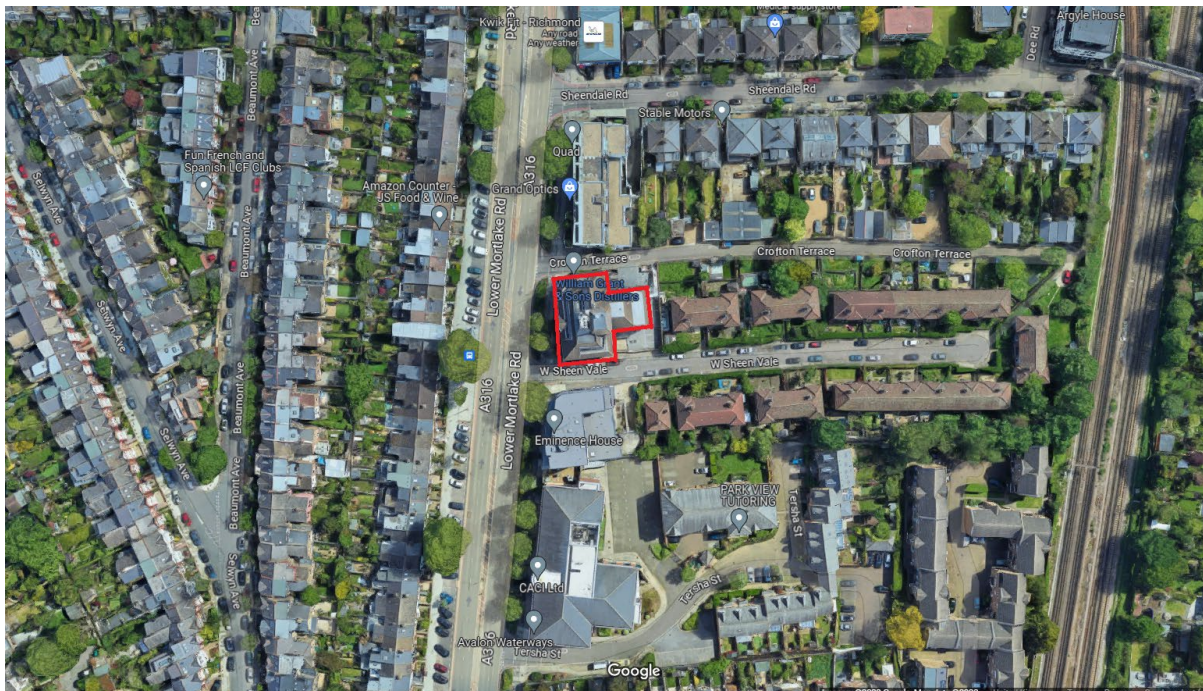


Figure 01: Google Map image of site

## 2.0 PLANNING POLICY AND LEGISLATION

This section describes the planning policies and regulations that will affect the proposed development. These are outlined below:

- London Plan 2021.
- Richmond Upon Thames Local Plan 2018

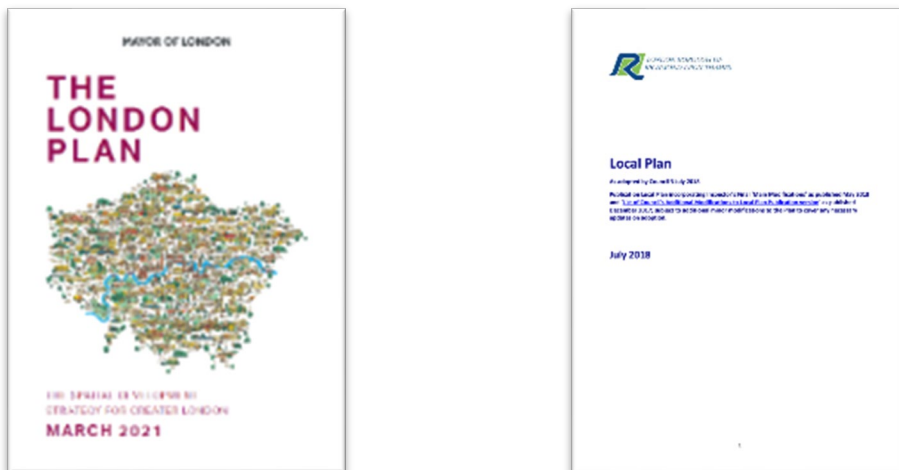


Figure 02: Document front cover images of applicable policies

### 2.01 London Plan 2021

The London Plan 2021 outlines a number of policies to underpin London's response to climate change. These policies cover adaptation, waste, aggregates, contaminated land, hazardous substances and most applicable to this development climate change mitigation.

The key policy within the London Plan relating to water consumption and efficiency as the following:

#### 2.01.01 Policy SI5 Water infrastructure

Policy SI5 above will have the most significant impact on this development as it outlines specific water consumption targets:

- Minimise the use of mains water in line with the Optional Requirement of the Building Regulations (residential development), achieving mains water consumption of **105** litres or less per head per day (excluding allowance of up to five litres for external water consumption).
- The development should incorporate measures such as smart metering, water saving and recycling measures, including retrofitting, to help to achieve lower water consumption rates and to maximise futureproofing.
- In terms of water quality, to improve water environment and support wastewater treatment infrastructure to accommodate climate change impacts.
- Ensure that adequate wastewater infrastructure capacity is provided and minimise the potential for misconnections between foul and surface water networks.

## 2.02 Richmond Upon Thames Local Plan 2018

The Richmond Upon Thames Local Plan 2018 Policy LP22 development that results in new residential dwelling, including conversion are required to incorporate water conservation measures to achieve maximum water consumption of 110 litres per person per day for homes (including an allowance of five litres or less per person per day for external water consumption).

## 3.0 CONCLUSION

The proposed development is designed in line with Table 2.2 of Part G of the Building Regulations which set out the maximum consumption values for fittings to ensure that water consumption meets the target of 105 litres per person per day (excluding allowance of up to five litres for external water consumption).

**Table 2.2 Maximum fittings consumption optional requirement level**

Water fitting	Maximum consumption
WC	4/2.6 litres dual flush
Shower	8 l/min
Bath	170 litres
Basin taps	5 l/min
Sink taps	6 l/min
Dishwasher	1.25 l/place setting
Washing machine	8.17 l/kilogram

Figure 03: Table 2.2 of Building Regulation Part G

Where the fittings approach is used, in the water efficiency calculator, the water consumption per person per day should not exceed 105 litres which comply with London Policy SI5 and Richmond Upon Thames Local Plan 2018.