



Grosvenor Garage, Fitzgerald Avenue  
SW14 8SZ

## National Water Standards Statement

March 2023

Project	Grosvenor Garage
ABC Reference	ABC/0196/05
Local Authority	London Borough of Richmond upon Thames
Client	Hestia Homes
Issue	Final
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### 1. Introduction

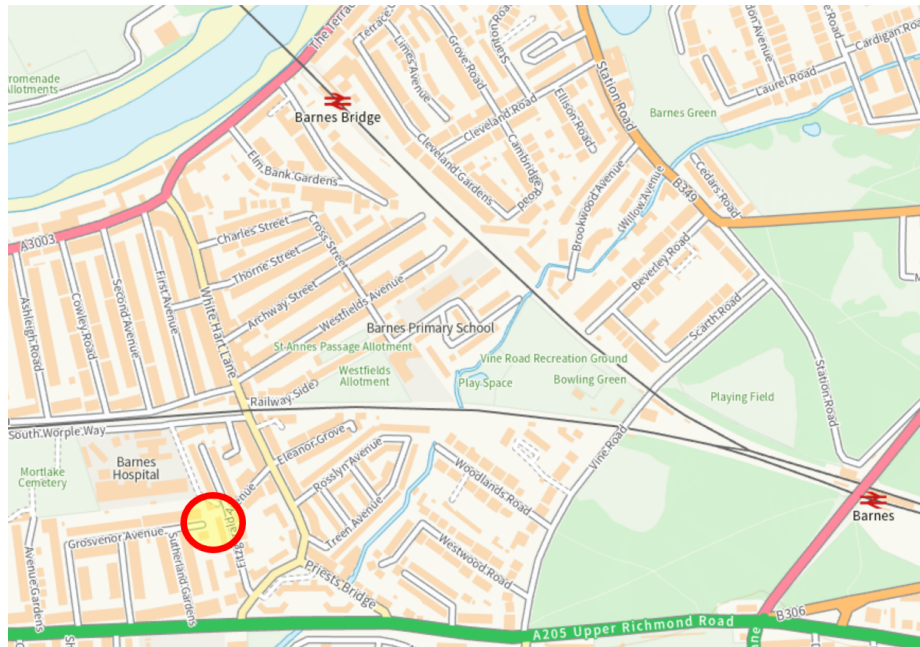
1.1 This National Water Standards Statement has been prepared by Andrew Black Consulting on behalf of Hestia Homes Limited in respect of a detailed application for development of the former Grosvenor Garage site on Fitzgerald Avenue, SW14 8SZ.

1.2 The proposal seeks full planning permission for the following development:

*Redevelopment of existing garage to provide five apartments, three houses and a commercial unit with associated access, parking and landscaping.*

## 2. Site and Surroundings

2.1 The application site is located in Barnes, Richmond upon Thames to the west of Fitzgerald Avenue.



*Figure 1 – Site Location*

2.2 The site is within walking distance to Barnes and Barnes Bridge Railway Stations. It is also within easy access to existing services and facilities on Upper Richmond Road and White Hart Lane.

2.3 The application site is a former MOT garage and workshop which occupies a small portion of the site. The remainder of the site consists of lockups and private garages.

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Figure 2 – Existing Site Plan

2.4 The existing buildings on the site are vacant and in a poor state of repair. They are significantly at odds with the residential uses surrounding the site and the general character of the area.

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*Figure 3 – Existing Buildings*

2.5 The existing houses to the south of the site on Fitzgerald Avenue are Buildings of Townscape Merit.



*Figure 4 – Existing Buildings of Townscape Merit on Fitzgerald Avenue*

### 3. Proposed Development

3.1 The application proposes redevelopment of the existing site to provide five apartments, three houses and a commercial unit, with associated access, landscaping and car parking.



*Figure 6 – Proposed Site Plan*

3.2 The proposed schedule of accommodation is set out below:

Unit No / Type	Unit Size
Apartment 1 – One bedroom (2 person)	50 sqm
Apartment 2 – One bedroom (2 person)	51 sqm
Apartment 3 – Two bedroom (4 person)	102 sqm
Apartment 4 – One bedroom (2 person)	50 sqm
Apartment 5 – Two bedroom (4 person)	78 sqm
House 1 – Three bedroom (5 person)	150 sqm
House 2 – Four bedroom (8 person)	177 sqm
House 3 – Four bedroom (8 person)	177 sqm
<b>Total Residential</b>	<b>835 sqm</b>
Commercial Unit	107 sqm





## 4. Water Standards Requirements

4.1 Policy LP22 of the adopted Richmond Local Plan sets out the following in relation to Sustainable Design and Construction:

*Development that results in a new residential dwelling, including conversions, change of use, and extensions that result in a new dwelling unit, will be required to incorporate water conservation measures to achieve maximum water consumption of 110 litres per person per day for homes (including an allowance of 5 litres or less per person per day for external water consumption)*

4.2 London is classified as 'seriously' water stressed, meaning that more water is taken from the environment than the environment can sustain in the long term. London's water supply and demand is finely balanced and climate change as well as population growth will increase the risk of drought and impacts on the environment. Predicted higher temperatures due to climate change and a growing population mean that the borough's estimated water supply availability (in a dry year) is shown to be in significant deficit. Therefore, high standards of water efficiency will be required in new developments in order to address the fact that drinking water is becoming an increasingly limited resource in this borough. New developments, in their design, landscaping, construction and operation, should incorporate measures to avoid water wastage.

4.3 The Council has adopted the 'optional' 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) in line with the national technical standard set out in Part G of the Building Regulations 2013. All new residential developments including conversions, reversions, change of use and extensions that create one or more new dwellings must meet this target.

4.4 A minimum of 2 credits on water consumption will be required for all other types of developments in order to achieve BREEAM "excellent". Where a BREEAM assessment is not technically feasible, applicants should incorporate best practice water saving and recycling measures as outlined in the Sustainable Construction Checklist SPD.

4.5 A number of water saving measures and equipment may be incorporated into developments to comply with the maximum water consumption levels set out in Part A, criterion 2 above:

- There should be full use of water saving devices, water efficient fixtures and fittings.
- Rainwater and grey water recycling (water butts or more complex collection and treatment systems) can significantly reduce water consumption, particular potable water. Grey water recycling will need to be energy efficient.
- Landscaping and gardens should be designed to lower water demand.
- Sustainable Drainage Systems (SuDS), including rainwater harvesting and storage from roofs and other surfaces can significantly reduce demand for water.



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### **5. Conclusions**

- 5.1 This applicant can confirm that the development will comply with the national technical standard of consumption of 110 litres per person per day.
- 5.2 This is a matter which can be secured by suitably worded condition added to any planning permission for the application.