



**PLANNING STATEMENT INCLUDING DESIGN AND ACCESS STATEMENT & DRAWINGS
CHARLIE BUTLER PUBLIC HOUSE, 40 MORTLAKE HIGH STREET, MORTLAKE, LONDON SW14 8HR**

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03. FLOOD RISK ASSESSMENT : HERRINGTON CONSULTING LTD

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1.0 INTRODUCTION

The Charlie Butler Public House was previously owned by Youngs' Breweries, who for a number of years were unable to maintain the public house as a financially viable operation. The site has recently been purchased by Languard Homes 2020 LLP with view to creating a residential development on the site.

The proposal is for :

- a change of use from 'A4- Drinking Establishments' to 'C3- Residential'
- demolition of the existing building
- construction of a 4-storey residential development over a semi-basement car park.

The development will consist of 9 residential units, of which there are 3 nos. 1-bed units and 6 nos. 2-bed units, with semi-basement car and cycle parking.

The constraints on the site, imposed either by the Local Authority or the Environment Agency, have reduced the potential to develop the site both in terms of heights and levels. The level of the ground floor has been set at a level above the flood risk datum, as determined by the Environment Agency, and advantage has been taken of the requirement to elevate the ground floor by creating a lower ground floor car park which contains car and cycle parking.

At the same time, heights of the building have been restricted by the Local Authority in order to mitigate privacy and visual intrusion issues, particularly to the rear of the site, where the building has been significantly reduced to respect the residences behind. The frontage of the building has been restricted to 4 storeys in line with the buildings on either side of the development property.

2.0 PLANNING ASSESSMENT

The site is currently occupied by a Public House which is no longer viable as an operating business. This presents an opportunity within the Borough to make more efficient use of the site in accordance with National Planning Policies, PPS1 & PPS3.

The application proposal would result in a sensible and beneficial use of existing land to contribute towards the provision of additional residential space in an accessible and sustainable location whilst, at the same time, contributing to the vitality and enhanced retail viability of the nearby town centre.

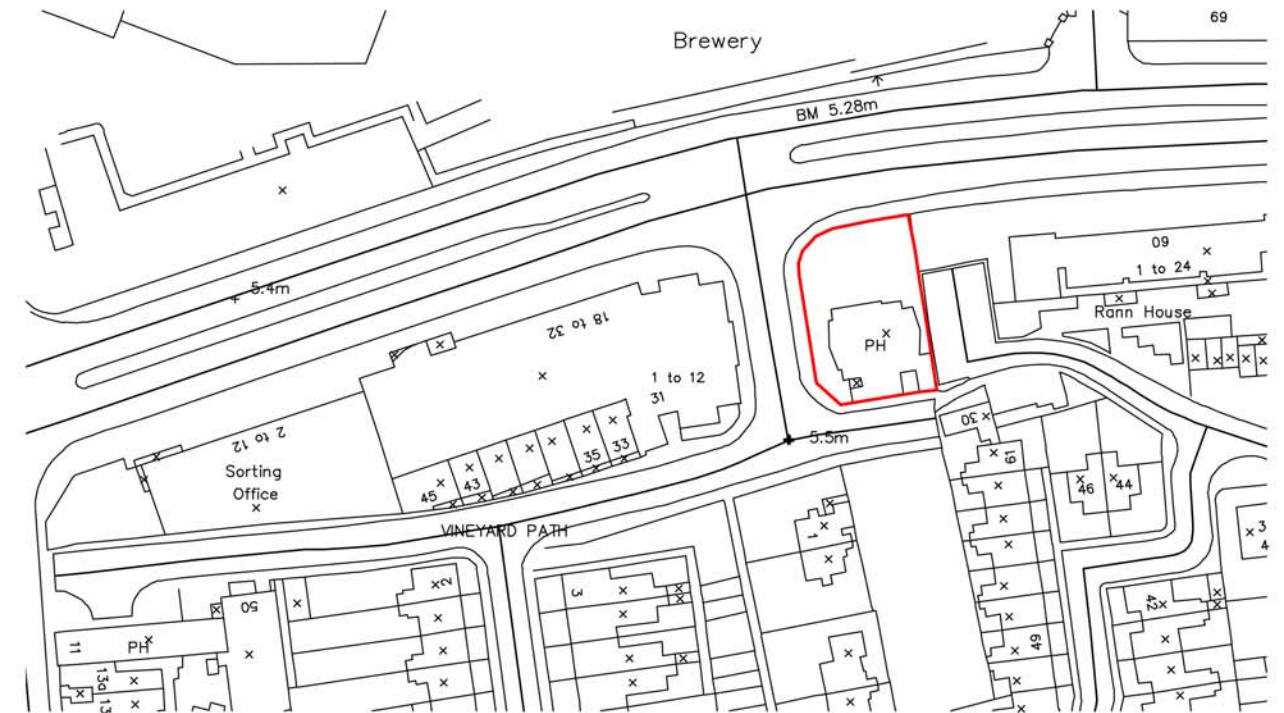


Figure 1 : OS map showing site, scale 1:1250



Figure 2 : Birds-eye view of site and surrounding area



Fig 3 : Boundary wall to Stag Brewery Site



Fig 4 : Rann House from Mortlake High St



Fig 5 : Vineyard Heights to West of site



Fig 6 :Vineyard Heights from Mortlake High St

3.0 CHANGE OF USE

The proposal is for a Change of Use for the site from the existing 'Drinking Establishment' to 'Residential'.

History :

In around the 1950's the site was re-developed as the Charlie Butler public house, owned by Youngs' Breweries. It is not clear from planning history what existed on the site prior to this.

In recent years social and market conditions have changed, and the use of the building as a Public House has become superfluous to local requirements. Due to its lack of economic viability as a Public House the previous owners, Youngs' Breweries, recently sold the property which has now been purchased by Languard Homes LLP 2020 with a view to residential redevelopment.

Existing Use Class :

The site is presently designated as 'Drinking Establishment' (Class A4), but recent social and economic trends have greatly affected the viability of this site as a Public House. To exacerbate the problem, there is a current overprovision of public houses in the vicinity, as can be seen in the local map which has been marked up to show other public houses and bars in the area (see figure 7).

An overabundance of public houses in the area serves to weaken the potential customer base for each one of these businesses, as is evidenced by the diminishing success of the Charlie Butler.

A report has been prepared by K. R. Planning, on behalf of the new owners of the site, Languard Homes, in support of their contention that the site can no longer sustain the present use class in today's market conditions. See Appendix 1.

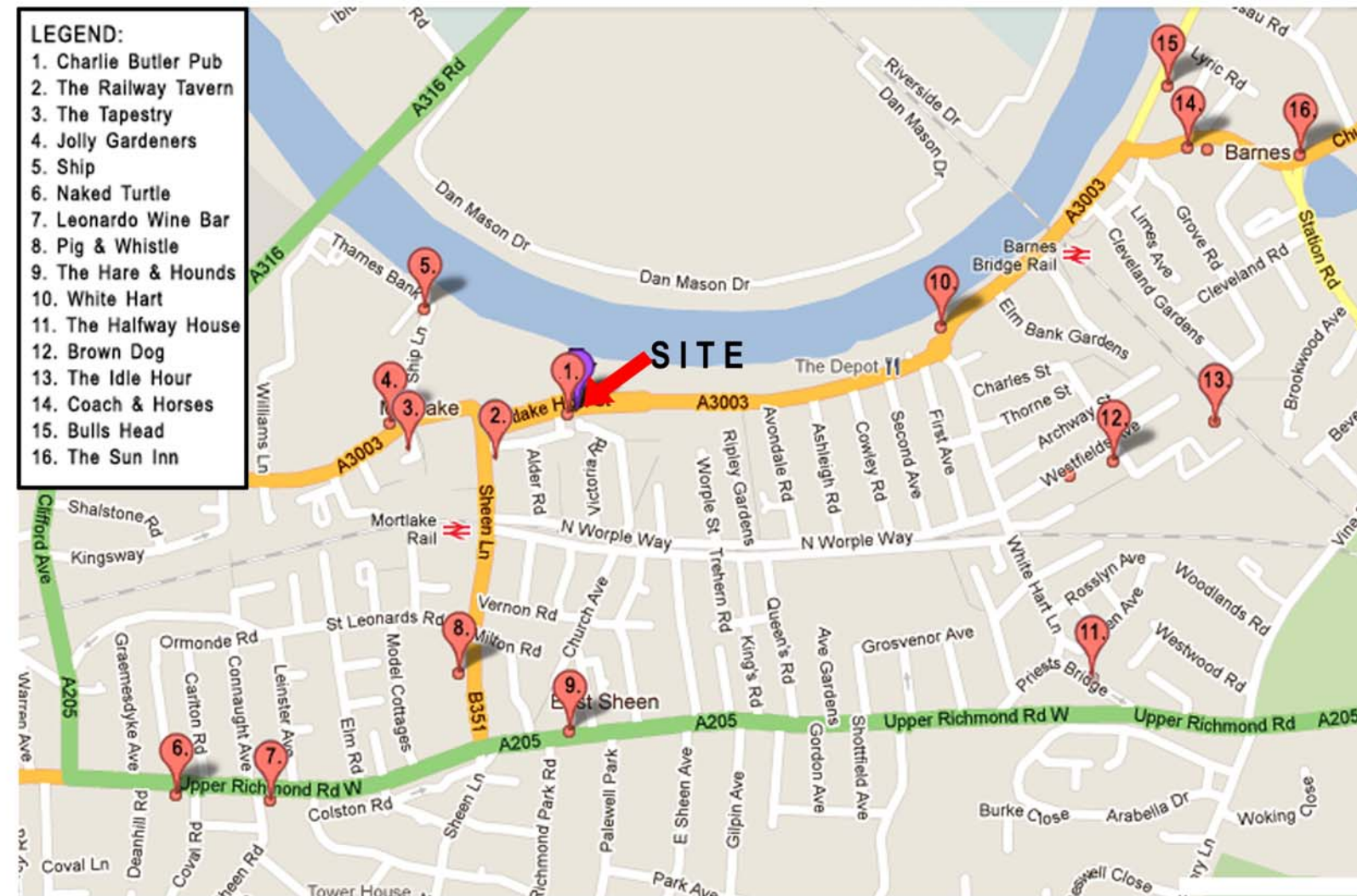


Figure 7 : Map showing proximity of alternative pubs/bars in close proximity to site.

Proposed Use Class :

There is currently a shortage of residential accommodation in the Borough. The proposals for a residential development would therefore appear to be a sensible use of this currently under-exploited site.

The re-development of 'Vineyard Heights', a 9-10 storey mixed-use complex on the adjacent site, and the existing local authority housing on the adjoining Rann House site, both serve to establish the suitability of residential use in this location.

The change of use from 'Drinking Establishment' to 'Residential' is consistent with the aims of the UDP to "identify new housing opportunities, such aschanges of use from offices and other uses;in providing a valuable source of units well-suited to the growing number of small households".

The benefits to the Borough would be the provision of a valuable increase in its housing stock and at the same time the elimination of an ailing business which presently serves to diminish the vitality in the local area.

The proposals for a change of use from Public House to residential, therefore, are in line with the principles of 'Sustainable Development' outlined in national planning policy PPS1 which states that "Planning Authorities should recognise that all local economies are subject to change; planning authorities should be sensitive to these changes and the implications for development and growth"

4.0 DESIGN & ACCESS STATEMENT

4.01 The Site & Wider Area:

The site is situated on Mortlake High Street, a busy public highway which is a continuation of the Lower Richmond Road, and which leads to Barnes and the areas beyond. This section of the main road consists of 2 lanes in each direction, and therefore has a significant width and scale. On the opposite side of the road is the Stag Brewery site which includes a series of tall industrial-style buildings along the banks of the River Thames and is surrounded by high walling opposite the site. The Brewery site is partially vacant and the subject of a planning strategy study including the 'Stag Brewery, Mortlake SW14 Planning Brief' Supplementary Planning Document by LBRUT.

On the West flank of the site is a re-developed 1970's building, Vineyard Heights, now forming a mixed-use development from 4, rising to 10, storeys which includes a high rise block of flats. On the East flank is a 4 storey local authority housing development consisting of Rann House, Craven House, and John Dee House plus its car parking at grade. To the rear of the site are residential properties, the houses being generally 2 storeys, although these dwellings are not located directly behind the site which backs onto a strip of private rear gardens.

4.02 Amount of Building:

The proposed development consists of 9 nos. residential apartments on 4 floors. It is proposed to provide a mix of 3 no. 1 bed units and 6 no. 2 bed units with a lower ground floor car park to service the apartments. Each dwelling has been provided with its own private amenity space.

Policy CP14 of the Development Management Plan, adopted November 2011, requires that a minimum of 25% of market housing should be one-bedroom units. The proposed development in fact provides 33% 1-bed units.

4.03 Layout

The building line for the proposed development has been determined by the building lines of the adjoining properties at Rann House and Vineyard Heights, thereby providing a sense of continuity to the frontage on Mortlake High Street.

The pedestrian entrance to the development will be off Mortlake High Street, with access via ramp and steps. The layout has been established on the basis of creating a central service core to provide access to all apartments. The service core will consist of an 8-person lift suitable for disabled access, and an adjacent staircase suitable for access and means of escape.

The proposed development is divided into 4 segments around the central service core.

- On the South east corner there is no development (apart from ramp into the basement), so as to obviate visual intrusion to the ground floor windows of 30 Vineyard Path.
- On the South West corner, the development height is ground plus 2 storeys. At this height there is no visual intrusion to no.30 Wright's Walk
- On the North West corner, the development is ground plus 3 storeys which lies within the 25deg angle projected from the first floor windows of Vineyard Heights.
- On this elevation the ground floor of Vineyard Heights consists of enclosed car parking.
- On the North East corner, the development has been maintained at ground plus 3 storeys to reflect the height of the adjoining property at Rann House.

It should be highlighted that there is no building, but only open garden, directly behind the proposed development to the South of the site. Therefore any privacy or visual intrusion issues will relate to houses at an oblique angle from the development.

Service and Vehicular Access :

Vehicular access is off Vineyard Path, in the position of the existing garage to the Charlie Butler pub, where a vehicular ramp has been formed from the existing roadway down to a lower ground floor car park.

Access for refuse & recycling has been provided adjacent to the vehicular ramp and will be at grade.



Fig 8: Stag Brewery wall & public highway (to North of site)



Fig 9: Car parking to Rann House (to East of site)



Fig 10: Vineyard Heights to West of site



Fig 11: Rann House West & South elevations



Fig 12: no.1 Wrights Walk



Fig 13: no. 30 Vineyard Path

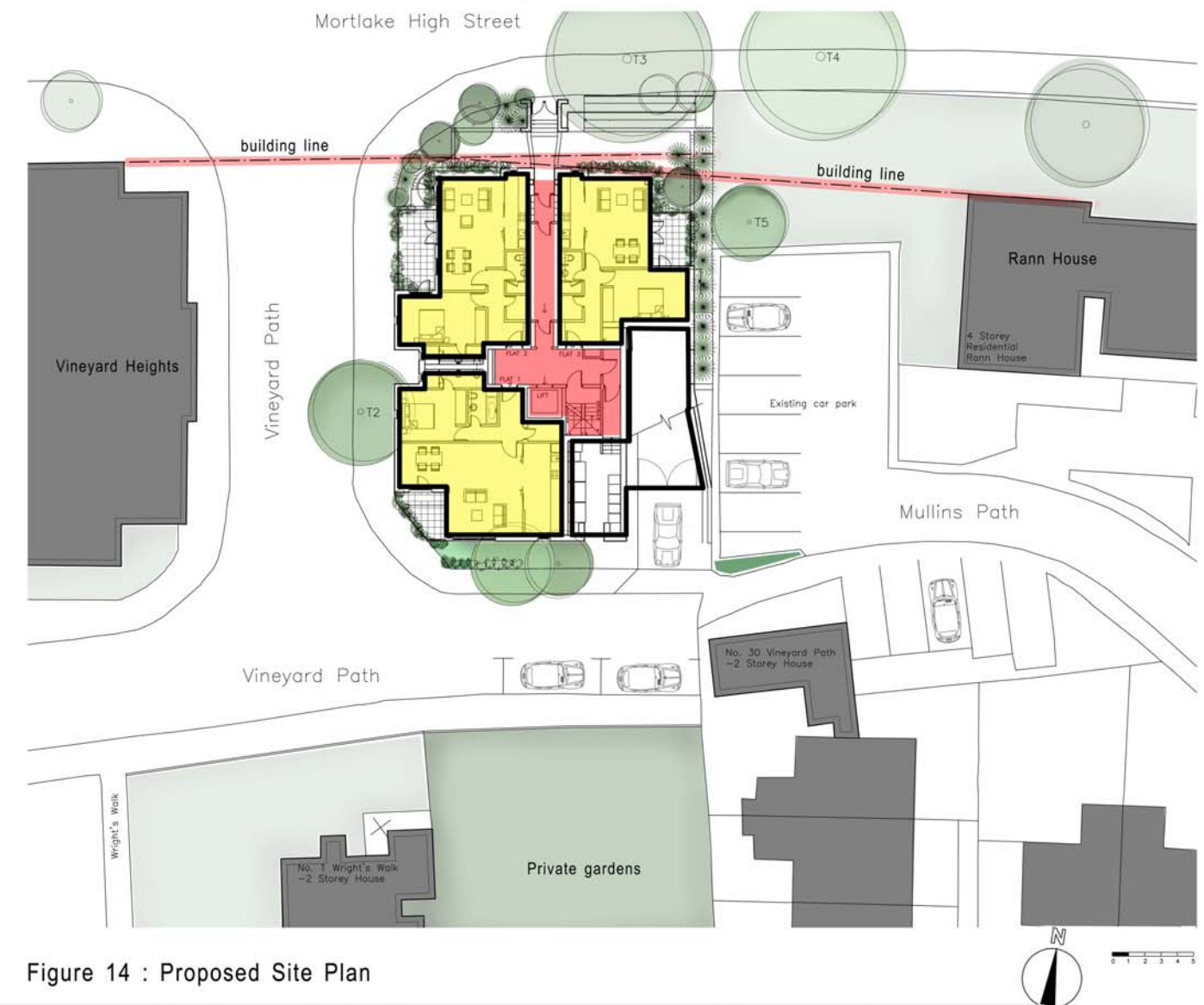


Figure 14 : Proposed Site Plan

4.0 DESIGN & ACCESS STATEMENT cont...

4.04 Scale & Mass :

Restrictions applied by the Local Authority and the Environment Agency have formed the basis of the proposed scale of the development.

Application of the Local Authority's criteria for visual intrusion and privacy has significantly limited the height of the building on the South and West elevations, and its criteria for townscape design has restricted the height of the building to 4 storeys on its frontage.

In order to mitigate flood risk, the building has been set at levels higher than suggested by the Environment Agency criteria in order to future-proof the building. This has created a raised ground floor and advantage has been taken of this decision by creating a lower ground floor car park which contains 9 car spaces together with cycle parking and tenant stores.

The scale of the proposed development is set at 4 storeys, to relate to the adjoining buildings at Rann House and the lower section of Vineyard Heights.

The scale and mass of the proposed building is consistent with the scale of existing buildings on this large main road, whilst to the rear the building is stepped down in order to reduce the scale and visual intrusion to the smaller scale residential buildings to the rear.

4.05 Landscaping:

At present the site is devoid of any landscaping. There are existing trees within the public footpath which would be unaffected by the proposed development.

The proposal is to provide perimeter landscaping to the site, and particularly to the North and South elevations. A tree screen will be formed along the East elevation to mitigate the impact of the existing adjacent car parking at Rann House.

There is provision for private terraces at all levels and on all facades. The terraces are designed to carry significant planting which will, over time, soften the exterior appearance of the building and provide greenery to this presently un-landscaped site.

4.06 Appearance:

The external elevations of the development are proposed to be in brick and glass, as seen in the elevations, with glass-enclosed terraces at all levels above the ground floor. In order to maintain a homogeneous quality in the area, the appearance takes its cue from other buildings on Mortlake High Street such as the nearby residential developments at Dukes Court and Tapestry Court (See figure 17).

The roof to the south elevation is pitched and finished with slates into which will be inserted photo-voltaic cells in an ordered pattern.

The building is set upon a brick plinth which encloses the semi basement car park, and the elevated ground floor flats therefore enjoy a degree of privacy from the public highway.



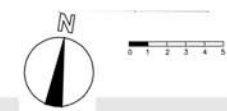
Figure 15 : Proposed West elevation - Study on visual intrusion to no. 1 Wrights Walk



Figure 16 : Proposed East elevation - Study on visual intrusion to no 30 Vineyard Path



Figure 17 : Photo elevation showing Dukes Court / Tapestry Court. Recent residential development on Mortlake High St



4.0 DESIGN & ACCESS STATEMENT cont...

4.07 Orientation & Privacy

Privacy :

The proposed development is set back from the side and rear boundaries to obviate any unacceptable overlooking or loss of privacy. In particular :

- Southern Boundary overlooking no.1 Wright's Walk : The Southern windows to the development are in excess of 20m from the gable wall of this property and there is an existing tree screen between.
- Southern Boundary overlooking no.30 Vineyard Path : There is no proposed development above ground floor to the South East corner within 10m of this property.
- Western boundary overlooking Vineyard Heights : The primary windows to the West elevation are to terraces and are screened by opaque glazing at a height of 1750mm. Secondary windows proposed are small and at high level.
- Eastern Boundary overlooking Rann House : The primary windows to the East elevation are to terraces and do not overlook any primary windows to Rann House.

Orientation :

The positioning, shape and form of the building has been assessed against the day lighting criteria set out in the 'BRE Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice.' & 'Sun on Ground Indicators (BRE Published 1992 reprinted 2005)'

The height and the position of the building has been assessed against the requirements to obviate visual intrusion. Visual intrusion lines at an angle of 25 degrees, have been set up from the ground floor properties on the South elevation (30 Vineyard Path and 1 Wrights Walk), and on the West elevation overlooking Vineyard Heights. The proposed setting of the development does not create visual intrusion - see sections.

The proposed development is designed within the recommended parameters and, due to the orientation of the site, there is no adverse impact on the surrounding buildings in terms of loss of daylight or sunlight

All flats have been designed to receive either East or West sunlight into the habitable rooms and amenity space. Part of the development would have direct South and West sunlight.

4.08 Access:

Car Parking & Vehicular Access :

The proposals include for 9 on-site parking spaces, one being disabled, for the 9 residential units. This is in accordance with the Development Management Plan Appx.4. Parking will be sited in a lower ground floor car park and access to these garages will be by ramp off the existing cul-de-sac called Vineyard Path. This existing road is 6.1m wide.

From the car park it will be possible to access each of the flats via the common lift, which is suitable for wheelchair disabled access.

Cycle parking will be provided for all the units in a secure space within the lower ground floor car park.

Emergency services :

The emergency services will be able to access the site from all 4 boundaries.

Refuse access :

Refuse access is via Vineyard Path, adjacent the proposed car park ramp.

Pedestrian Access:

The proposed level of the ground floor is raised above the external ground level in order to mitigate future risks of flooding.

The apartments are accessed from Mortlake High Street and via steps and wheelchair access ramp.



Figure 18 : Proposed Section A-A : Study on Visual Intrusion to No. 1 Wrights



Figure 19 : Proposed Section B-B : Study on Visual Intrusion to No. 30

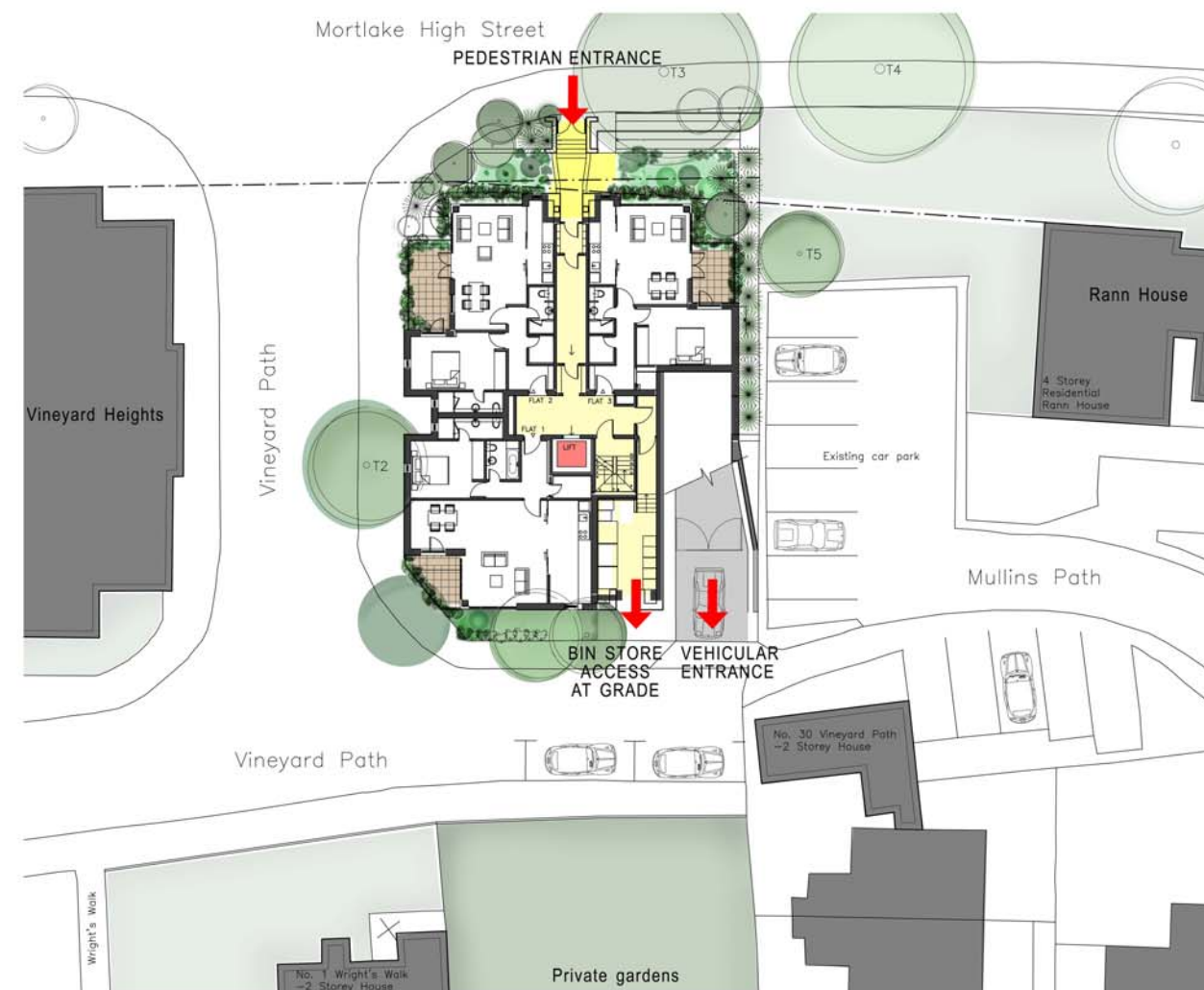


Figure 20 : Proposed Site Plan showing Access & Amenity

4.0 DESIGN & ACCESS STATEMENT cont...

4.09 Amenity

The site, once developed, will benefit from private amenity spaces in the form of terraces to each apartment. Amenity space provision is in excess of the 'Residential Development Standards SPD Section 4.

Off the site are the local public amenities such as the riverside walks and views, the Sheen Lane community centre, the local shopping centers of Mortlake and Barnes, and the transport network linking the site with important work destinations.

The site, once developed, will help to enliven this part of the High Street as well as strengthening the building line along this stretch of road, thus creating a sense of continuity in the streetscape.



Figure 21 : River views looking South towards the site



Figure 22 : View from riverbank at public amenity space at the end of Avondale Rd. (Picture by Mike Shields)



Figure 23 : Local amenity space on Barnes Common (Picture by Biknell)



Figure 24 : Perspective showing Secure by design principles for pedestrian entrance

4.10 Secure by Design

The development has been designed in accordance with Secure by Design principles. In particular:

- Main entrance doors are to be locked and access will be via key fob or via audio link to individual flats.
- A secure gated access will be provided to the basement car park.
- Lockable secure cycle stores will be provided.
- Lockable bin storage areas will be provided.
- Individual, lockable post boxes will be provided at the ground floor entrance.
- Lighting will be provided to the entrance ramped and landscaped areas as well as to the car park ramp, to ensure that there are no secluded areas which encourage crime.



Figure 25 : Perspective showing amenity terraces to West elevation