

## PROPOSED DEVELOPMENT AT 29 CHARLES STREET, BARNES



## DESIGN AND ACCESS STATEMENT

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July 2012

# PROPOSED DEVELOPMENT AT 29 CHARLES STREET, BARNES



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# PROPOSED DEVELOPMENT AT 29 CHARLES STREET, BARNES

## Site Description

29 Charles Street is currently in mixed use, with 27 lock up garages and a vehicle repair garage of approximately 118 sq m.

The site is set back from the street and is bounded by a footpath, Thorne Passage, to the South. Backing on to the passage are the rear gardens of 21 to 27f Charles Street. To the North East of the site are the rear gardens of Elm Bank Gardens and the North West corner is bounded by further lock ups and garaging. The West end of the site adjoins the end of garden of 31 The Terrace and at the East end the site adjoins the curtilage of St Michael an All Angel's Church, a Grade II listed building.

The site area is 0.1082 hA and pedestrian and vehicle access is from Charles Street



*general views within the site*





# PROPOSED DEVELOPMENT AT 29 CHARLES STREET, BARNES

## Supporting Documents

Reports and supporting documents have been prepared in the development of the scheme and form part of the application, as listed in the Indigo Planning cover letter.



# PROPOSED DEVELOPMENT AT 29 CHARLES STREET, BARNES

## Proposed Use

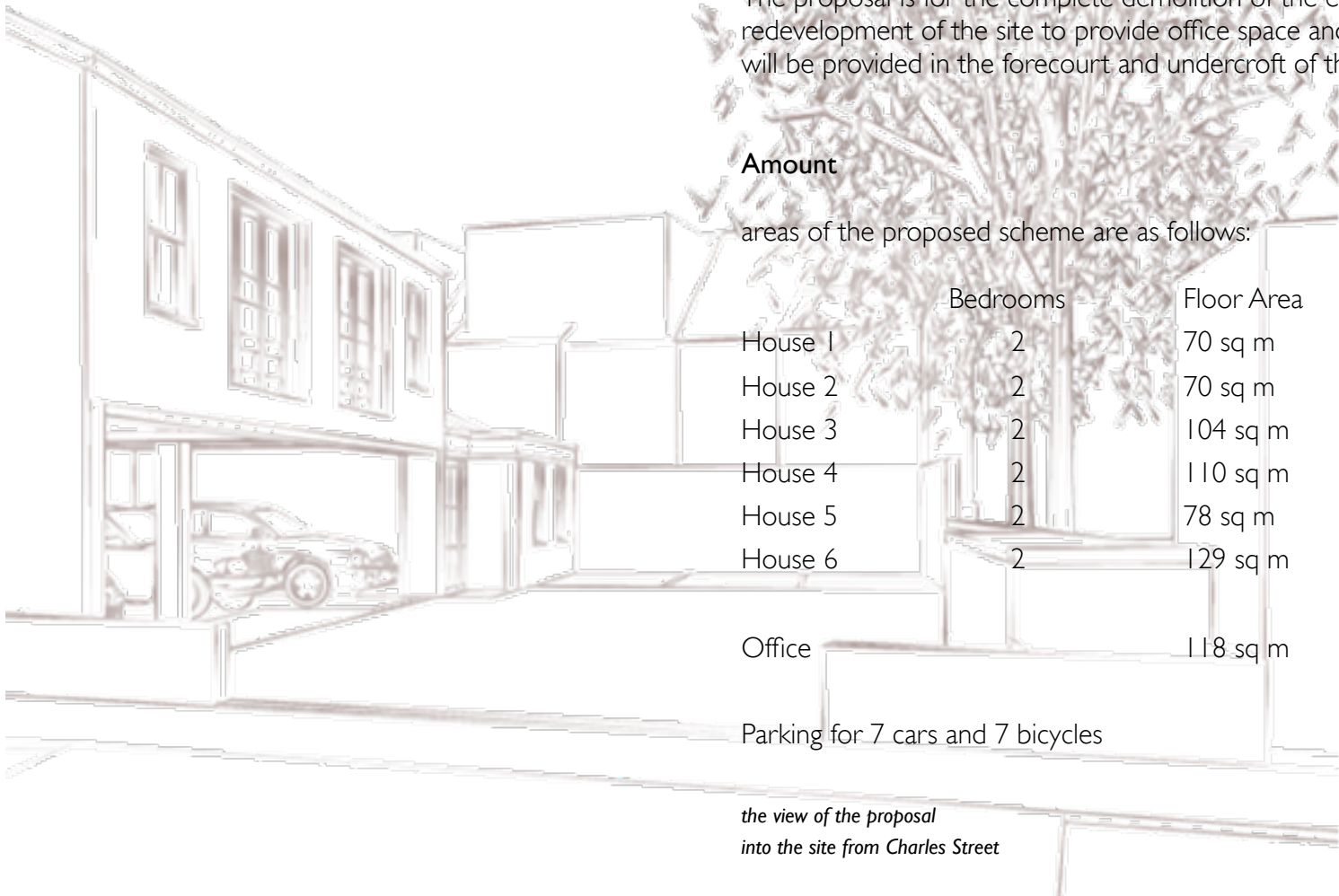
The proposal is for the complete demolition of the existing structures on site and redevelopment of the site to provide office space and 6 houses. Parking for the development will be provided in the forecourt and undercroft of the office area.

## Amount

areas of the proposed scheme are as follows:

	Bedrooms	Floor Area	Amenity
House 1	2	70 sq m	46 sq m
House 2	2	70 sq m	40 sq m
House 3	2	104 sq m	40 sq m
House 4	2	110 sq m	42 sq m
House 5	2	78 sq m	41 sq m
House 6	2	129 sq m	57 sq m
Office		118 sq m	
Parking for 7 cars and 7 bicycles			

*the view of the proposal  
into the site from Charles Street*



# PROPOSED DEVELOPMENT AT 29 CHARLES STREET, BARNES

## The Site and its Context

A full Heritage Impact Assessment has been carried out by CgMs Consulting and forms part of this application. St Michael and All Angels church, adjacent to the site, is a grade II listed building and as such is a Heritage Asset that may be affected by the proposed development. There is a pedestrian access through the church grounds close to the boundary with the application site. Local conservation areas are Barnes Green CA and Thorn passage CA.

The setting of the Listed Church is currently compromised by the site, with its rather run down appearance and unattractive boundary treatments. Work recently carried out to provide a cloistered forecourt to the Church has slightly reduced this impact but has also removed some of the open nature of the setting. Trees within the curtilage of the church are an important local landmark and should be protected.



*view across site to Church*

*view along Thorne Passage*

*aerial view*



Whilst the part of Thorne Passage adjacent to the application site is outside the Conservation Area, it could be argued that its current condition, suffering as it does from both the unsightly combination of concrete and timber fence panel walls and paving of varying quality, and the garages themselves, detracts from the Conservation Area. The boundary to the South of the passage is made up variously of old brick walling and more predominantly tall garden fences with trellis panels above. This gives the passage a rather run down and oppressive quality.





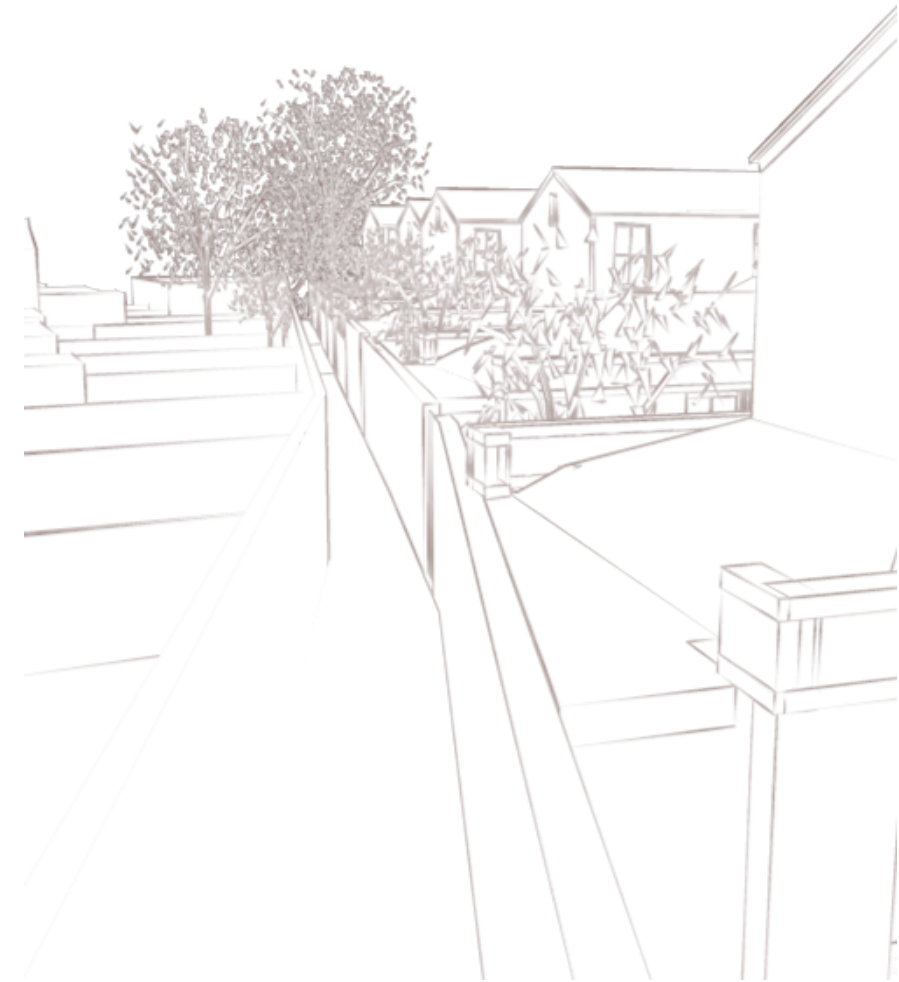
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The Western boundary to the application site is adjacent to the Barnes Green Conservation Area and No.31 The Terrace which is a grade II listed building. Whilst neither of these is likely to be affected by the proposal the condition of Thorne Passage and the existing site use and appearance has a negative impact on the Conservation Area.

When designing the layout of the proposal it was felt important to provide a more open setting for the Church than is currently found, along with the view into the application site of a facade and open mews space, rather than the enclosed site and lock ups as exists. This consideration has led to the design as it stands, with a paved courtyard area and only a low wall and tree planting on the boundary with the Churchyard.

The proposed walling along Thorne Passage will be more consistent with the brick walling still to be found further along the path. The fact that the houses will front on to the path will mean that more care and 'ownership' will be provided, with residents having an interest in keeping the passage maintained and in good order.

The open ironwork gates and railings will give some relief to the current 'tunnel' effect of the path. Lighting provided by the development will further enhance the quality and safety of the path.



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## Scale

The proposal has been designed to respect both the privacy of adjoining properties and the setting of the listed Church and adjacent Conservation areas. With the design kept to single storey where neighbours' amenity might be affected by the proposal, the limited first floor accommodation has been designed in response to townscape, daylight/sunlight, overlooking and separation distances. The scale of the proposal is very much secondary to that of the three storey houses along Charles street and the houses in Elm Bank Gardens, many of which are effectively three storey through having converted lofts and mansard roofs.

*overview of the proposal*





# PROPOSED DEVELOPMENT AT 29 CHARLES STREET, BARNES

## Layout

The proposed layout at the entrance of the site means that the office element is set perpendicular to Thorne passage, in line with the Western end of the existing garaging fronting Charles Street. There are only low walls proposed between the courtyard and Thorne Passage and at the boundary with the Church. This open aspect will enhance the setting of the Listed Church and conservation area, as noted above, and represents a major improvement when compared with the existing lock ups and boundary treatment. It will also allow more openness to Thorne passage.



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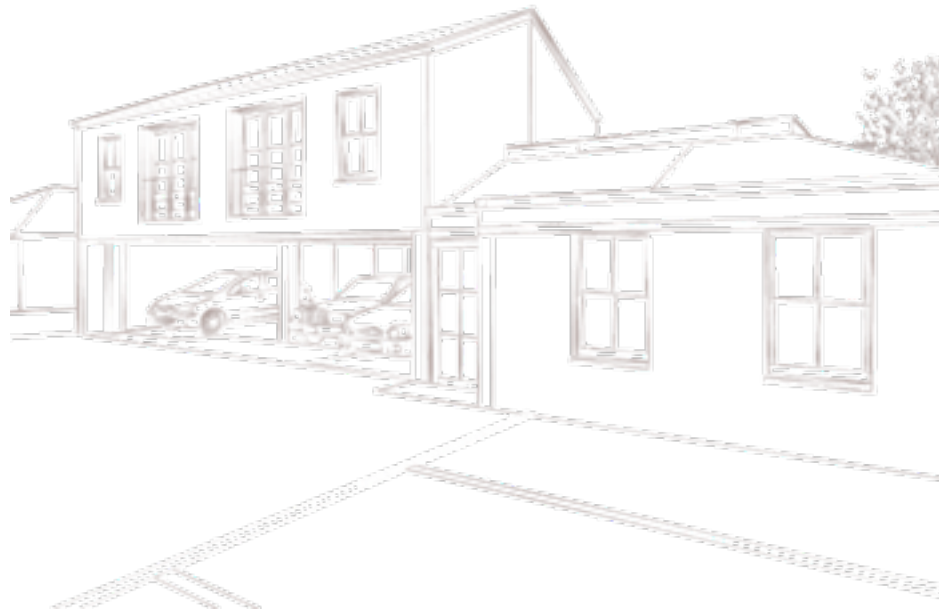
It is proposed to re surface Thorne passage as part of the development. As described above, existing ragged fence and concrete walling along the site boundary with the passage will be replaced with a stock brick wall. and the wrought iron gates and railings will allow a feeling of greater openness to the path. The height of the wall relative to the passage varies from 2 to 2,25 m whereas the fences to the South are up to 3 m high. These changes along with the fact that the new houses will open on to Thorne Passage will improve townscape and security.



*long section through the site*

Houses are arranged with courtyard gardens very much forming an extension to the living space, with large folding doors allowing a seamless transition between the indoors and amenity space, very much in line with contemporary requirements of family living. First floor accommodation is carefully arranged to provide generous space with high natural lighting levels at the same time as avoiding overlooking. The predominantly ground floor accommodation level to the garden, including many of the bedrooms, allows high standards of disabled access. Accessible WCs are provided within each house. Cycles may be stored within the courtyard gardens and dedicated areas have been shown for this on the plans.

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The 118 sq m of office space is open plan and arranged over ground and first floors. It replaces the existing sub standard commercial accommodation on site. A secure cycle store is shown for use by the office and this provision could be augmented on site in response to demand. One parking space is provided for use by the office.

Refuse storage is provided for the office within the bin store. The houses have integrated bin stores and collections will be made from the main entrance courtyard bin collection area

All the walls of the proposal, including boundary walls, are to be in traditional stock brick, with pitched roofs in slate. Windows will be painted timber framed.

*office from the NE corner*

*existing concrete surface*

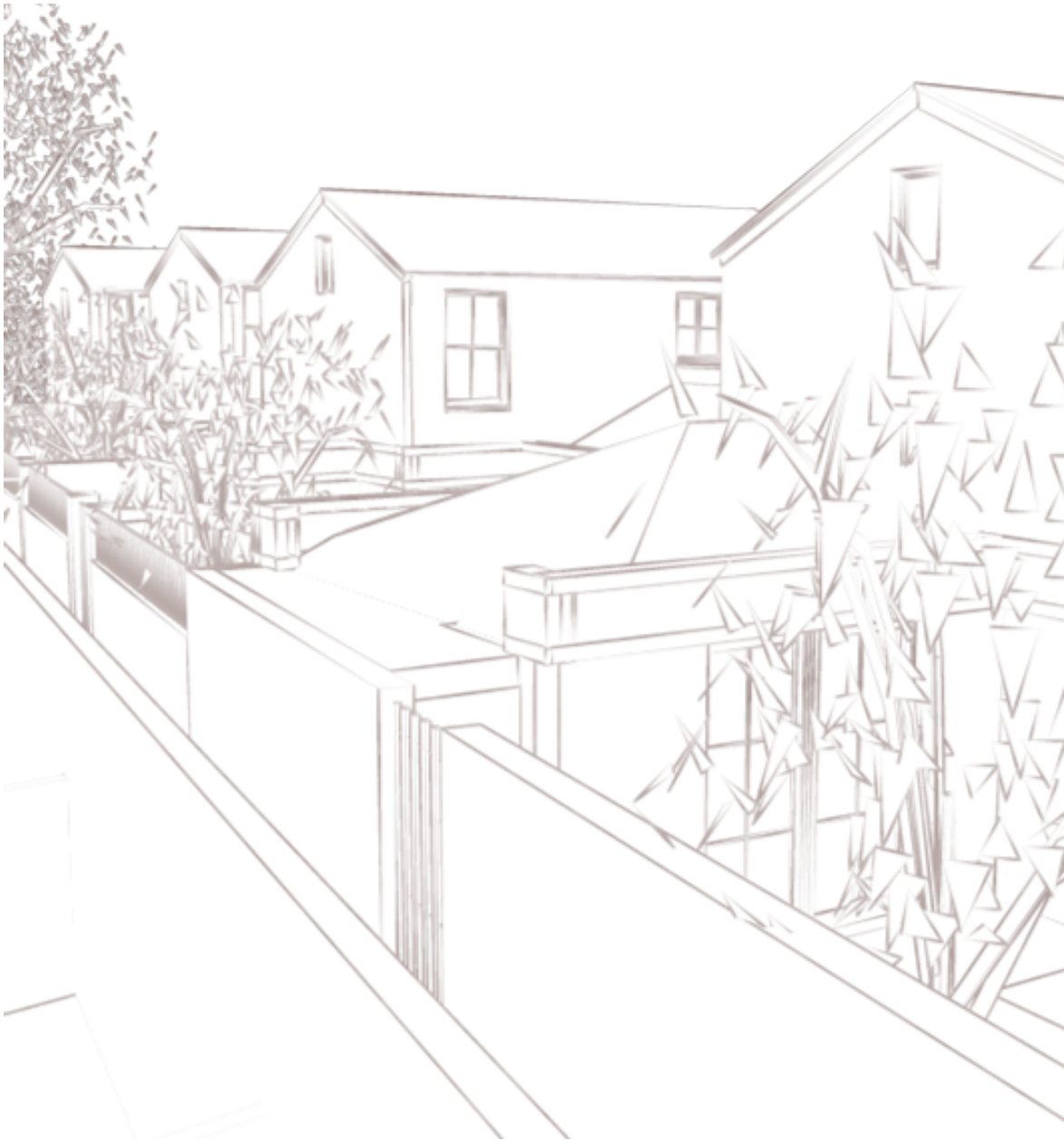
### Landscaping

The site is currently covered by an impermeable combination of buildings, concrete and tarmac. Where hard landscaping is shown, permeable paving is proposed, and gardens will also include areas of soft landscaping, generally as indicated on the plans and including tree planting. There are no existing trees on the site but trees on adjoining properties, in particular those in the Churchyard, have been taken carefully into consideration. The design ensures that their roots will be fully protected where they cross onto the site and the addition of permeable ground coverings will enhance their long term future.





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### **Appearance**

The inward looking nature of the scheme, along with its enclosing wall, will allow the buildings to fit in well into their surroundings. The introduction of tree planting and other soft landscaping will improve the aspect at both ground level and also when the site is viewed from the upper floors of adjoining properties. The proposed materials are all of high quality and form a restrained and carefully considered palette.

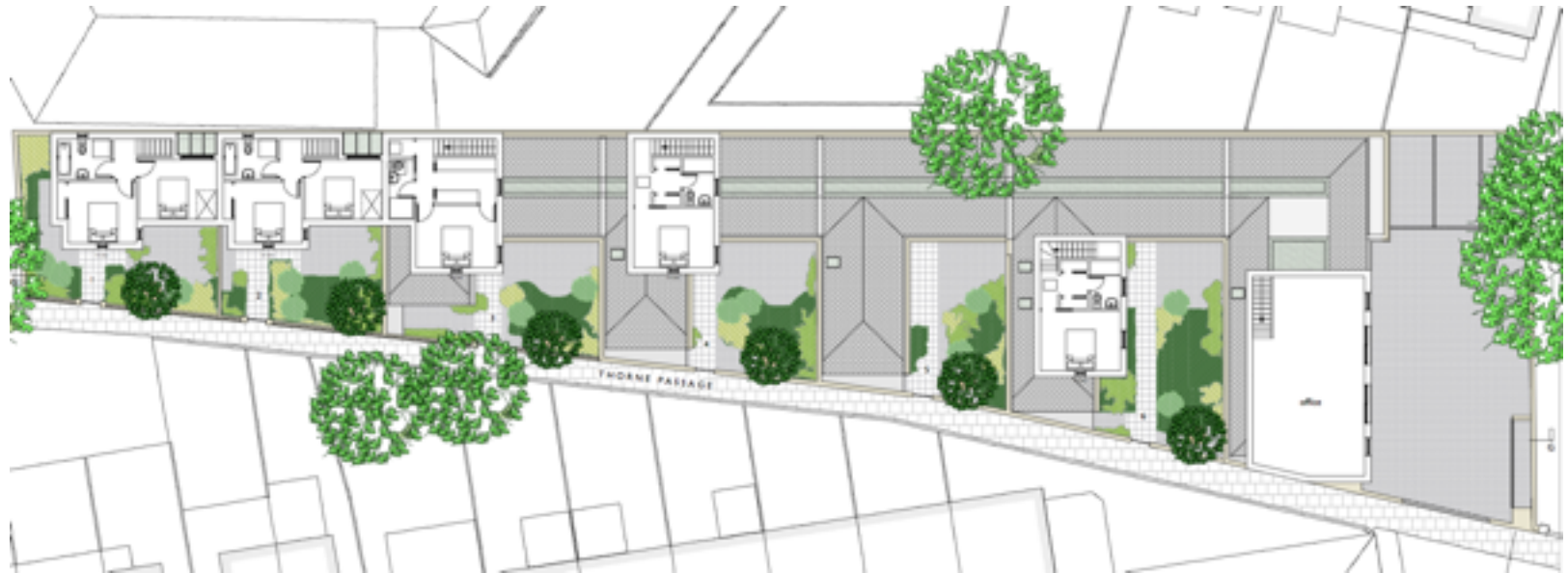
### **Access**

The site is well located close to the mainline railway station at Barnes Bridge Rail Station and main bus routes in White Hart Lane, at the end of Charles Street. Existing pubs, shops and restaurants are within easy walking distance. secure cycle storage is well catered for by the proposal, encouraging the use of sustainable transport in the area.

As well as complying fully with the access requirements of the Building Regulations, the Lifetime Homes Design Criteria are fully met. Access from the street to all of the properties is level, with level access thresholds to all external doors. All internal doors are of a minimum clear width of 800mm (825mm where at right angles to an access route). The positioning of internal doors allows a 300mm door nib to the leading edge of doors, to allow ease of use.

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The open plan layout allows good circulation space for wheelchair users and all the circulation space requirements are met, including those for hallways, kitchens, bathrooms and all habitable rooms. Houses 3 to 6 have ground floor bedrooms and accessible bathrooms, and houses 1 and 2 have provision for the future possible installation of a lift to the main bedroom on the first floor or a stair lift. The potential exists for the addition of a shower within the ground floor cloakrooms of houses 1 and 2.



Detailed design will ensure the structure is sufficient to allow the possible fitting of grab rails, hoists and so on should the need arise. All windows are deep with most being full height, with handles positioned for use by a wide range of people. Service controls will be situated within a height band of 450 - 1200mm, at least 300mm from any internal corners

Parking spaces will be provided in accordance with the policy requirements of the LPA.

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## Sustainability

At the same time as achieving a minimum of Level 3 of the Code for Sustainable Homes, more than 20% of the energy requirement of the completed development can be provided by the incorporation of Photovoltaic slate solar panels, laid as part of the pitched roofs. A sustainability appraisal forms part of this application.

