

Planning Statement

Including

Heritage Statement

On behalf of :

71 Richmond Road Ltd

Site at:

**The Old Anchor, 71 Richmond Road,
Twickenham TW1 3AW**



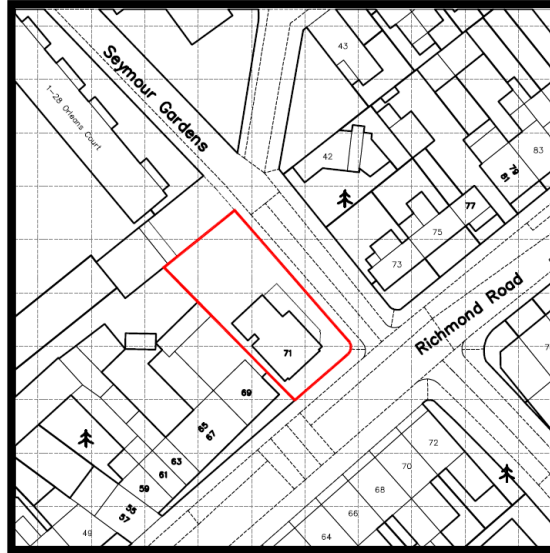
June 2014

1 Introduction

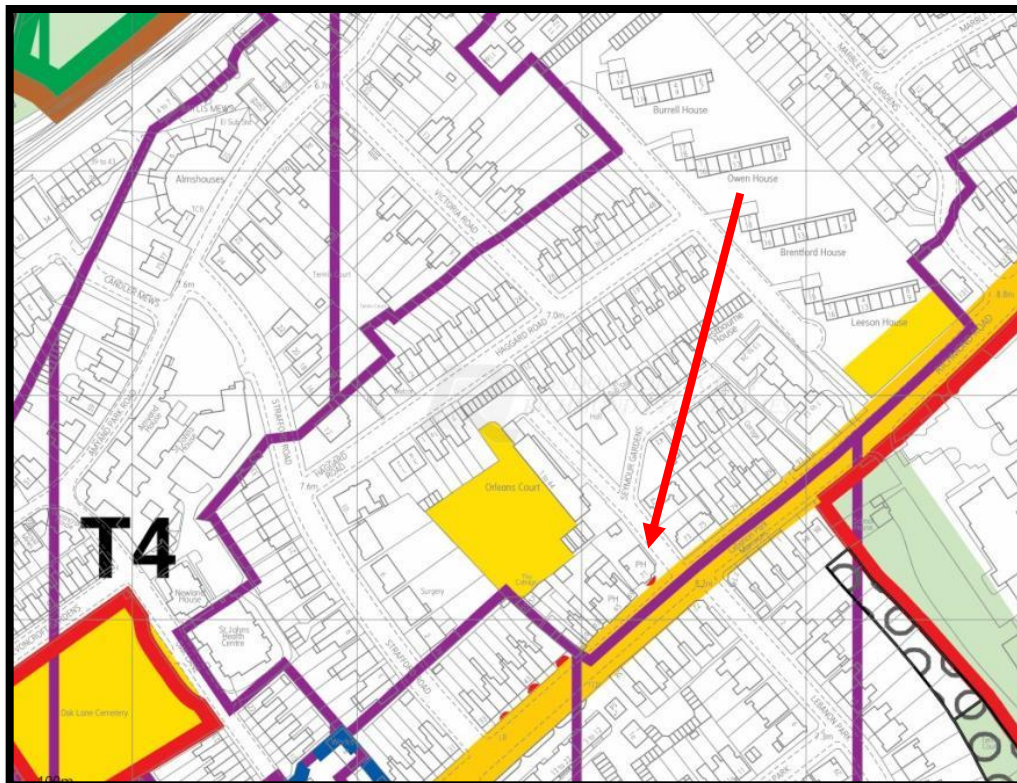
- 1.1 This statement has been prepared in support of the planning application relating to the existing public house at 71 Richmond Road in Twickenham.
- 1.2 This is a re-submission application following the refusal in 1023 of application 14/0336/FUL which proposed an extension to the existing public house on the ground floor and first floor to provide a total of 5 maisonettes above the ground floor pub.
- 1.3 Following the 2013 refusal, this application seeks to overcome the reasons for refusal by reducing and altering the design of the proposed first floor extension, reducing the number of flats proposed from 5 to 4 and increasing the increasing the size of the units and re-arranging the proposed balconies to provide greater privacy.
- 1.4 This planning statement seeks to identify the relevant national and local planning policies and to demonstrate that the proposed development, as amended to meet previous concerns, is in accordance with these policies.
- 1.5 Paragraphs 6.15 and 6.16 of the statement are concerned with the impact that the proposal would have on the adjacent Conservation Area and comprise the Heritage Statement.

2 Application Site

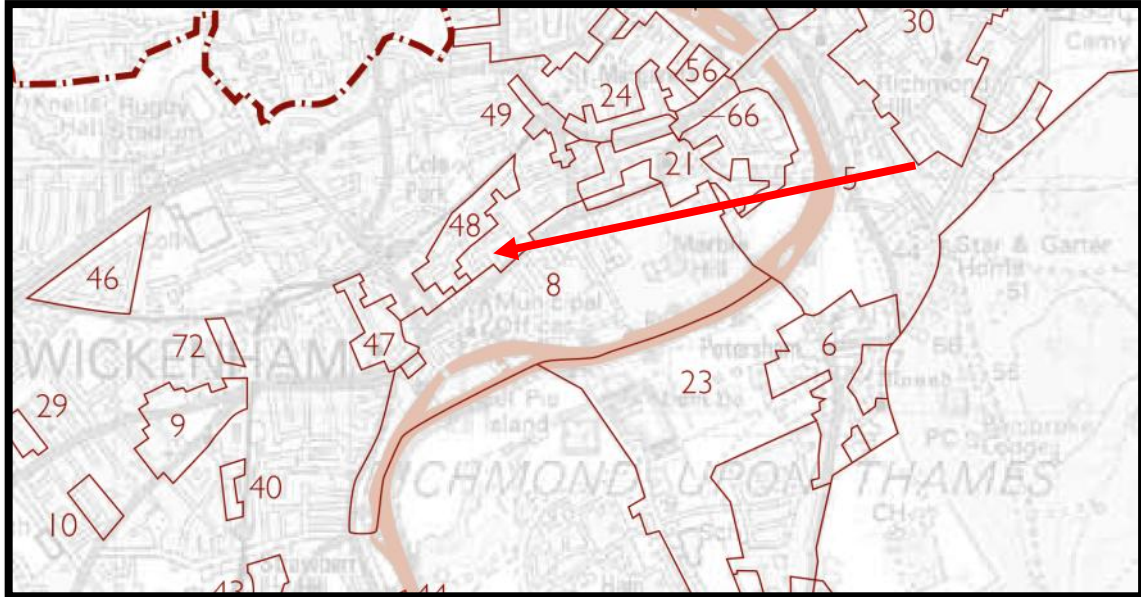
2.1 The application site is a public house on the corner of Richmond Road and Seymour Gardens in Twickenham.



ABOVE: OS Map extract showing the site edged in red.



Extract of the Core Strategy Proposals map (site is marked with an arrow) showing the site to be outside of but adjacent to the Twickenham Riverside Conservation Area



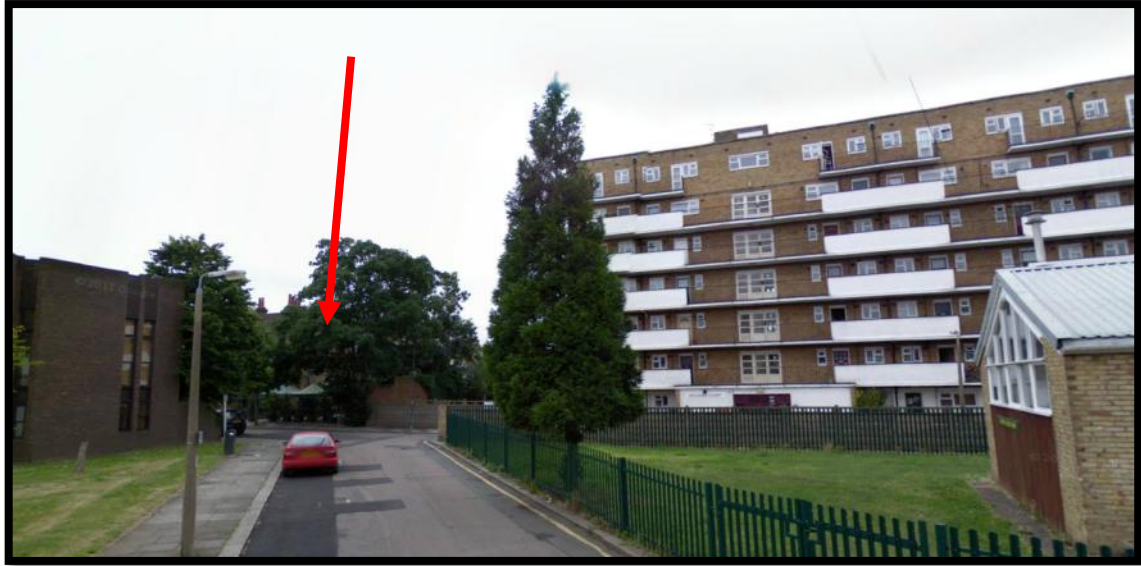
Extract from conservation areas map with site location arrowed

- 2.02 The pub is in a mock Tudor style, two storey building with red brick ground floor elevations and faux-timber framing and render to the upper floor and gables. The roof of the main building has a fairly steep pitch and is covered in red tiles.
- 2.03 The site is located on the Richmond Road which is a major thoroughfare in Twickenham and which has a wide variety of building types and styles. These are generally commercial on the ground floor with a mix of commercial and residential uses above.



Street view of Richmond Road looking west. The application site is on the right of the picture.

- 2.04 To the rear of the site is the seven storey block of residential flats at Orleans Court which dominates the rear garden of the pub and the wider locality.



Above: Orleans Court with application site location arrowed

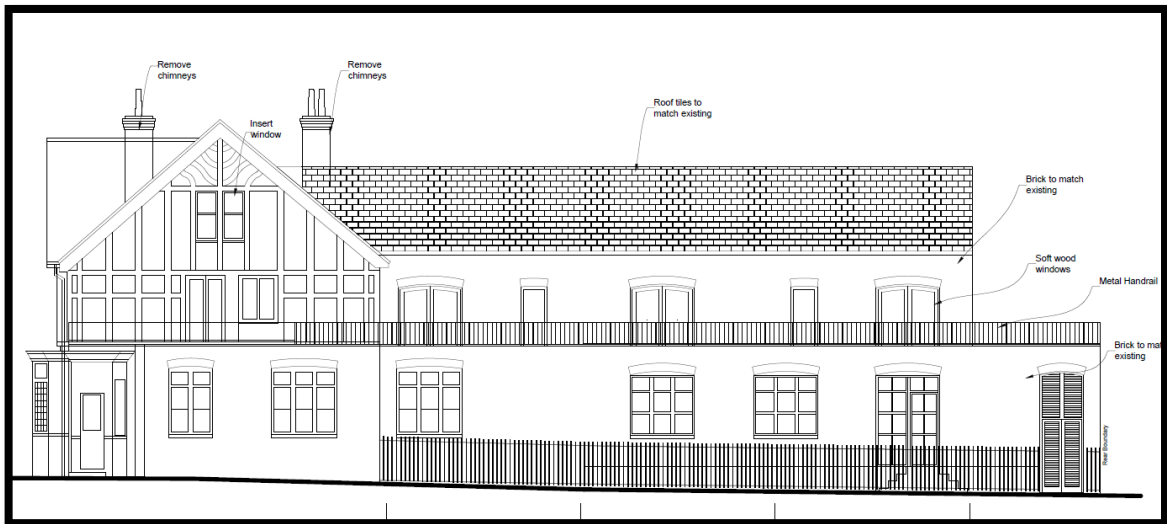
3 Development Proposals

- 3.01 It is proposed to extend the public house to provide a larger customer area in place of the existing underused pub garden. This extension to the public house was granted planning permission in 2013 under reference 13/1394/FUL. The principle of extending the pub and the design approach was considered acceptable in the decision to grant planning permission.
- 3.02 The proposed extension that is the subject of this application would be on two storeys beneath a pitched roof and will match the existing building and the consented single storey extension in terms of materials and design approach. The materials for the walls and windows of the extension would match exactly those of the parent building. Similarly the detailing of the windows and curved window heads are to match exactly those on the adjacent elevation.

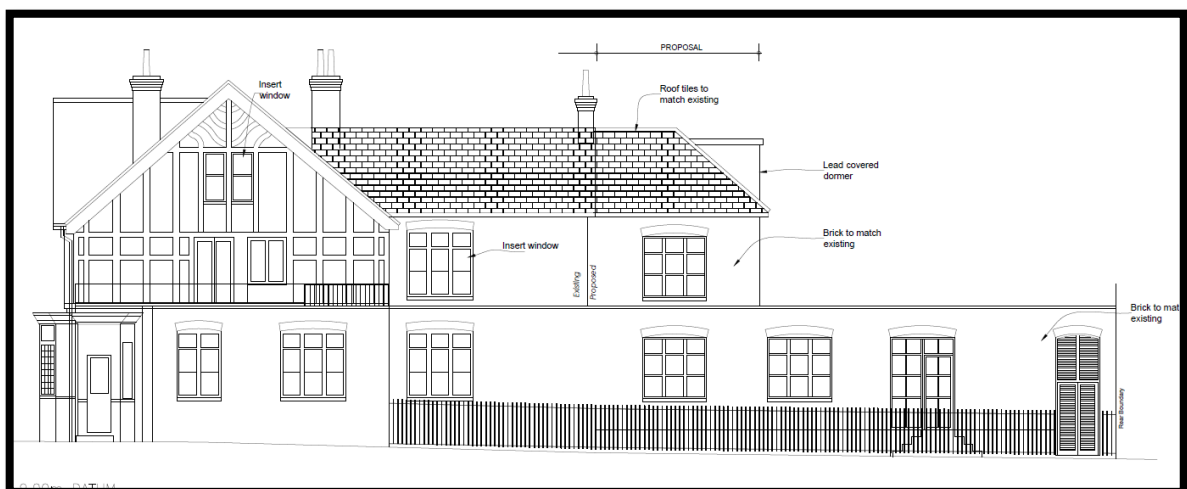
Planning and Heritage Statement
The Old Anchor 71 Richmond Road in Twickenham



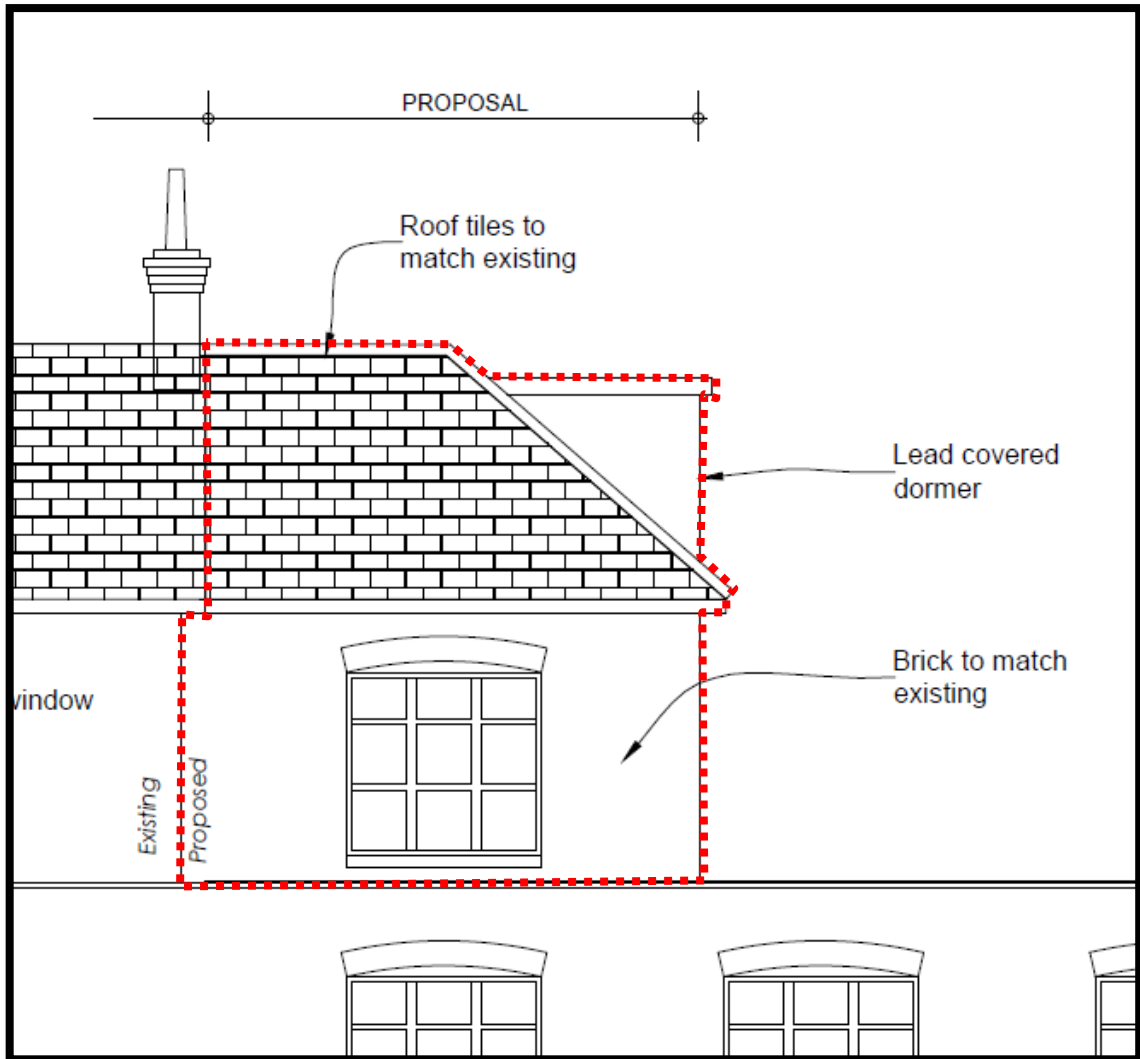
Above: Existing east elevation



Above: Previously refused proposed elevation east elevation
(14/0336/FUL)



Above: Proposed east elevation



Detailed extract from proposed elevation showing extent of first floor extension edged in red.

3.02 It is also proposed to create a separate entrance to the flats above the public house by erecting a small extension to the ground floor on the west side of the building, set back from the front elevation.



Above: Front elevation as existing



Above: Front elevation as proposed

4 Planning Issues

Planning Policy

4.01 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

4.02 The development plan comprises the London Borough of Richmond Upon Thames Development Management Plan and Core Strategy; and the National Planning Policy Framework

National Planning Policy Framework

4.05 The Framework sets out the presumption in favour of sustainable development that runs “as a golden thread” through the town planning system (see Paragraph 14 of the Framework). Paragraph 14 of the Framework continues by stating that where a development is in accordance with a development plan, it should be approved without delay. And where a development plan is silent or its relevant policies are out-of-date, planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

4.06 The Framework defines sustainable development as development providing economic, social and environmental roles (see paragraph 7). Economic development is specifically encouraged under Framework paragraphs 17, 18 and 19.

4.07 Paragraph 187 of the Framework states that local planning authorities should look for solutions rather than problems, and that decision takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. As from 01 December 2012, there is a duty on all local planning authorities to provide a statement on planning application decision notices as to how they have worked with the applicant in a positive and proactive way in line with paragraph 187 of the Framework.

London Borough of Richmond Upon Thames Development Management Plan and Core Strategy

4.08 The following local policies are considered to be most relevant to the determination of the planning application.

Core Strategy Policies

- CP1 Which requires development to maximise the effective use of resources, to be appropriate development for its location, to make the most efficient use of land and to reduce environmental impact.
- CP7 Which requires new development to recognise the local character of the area.
- CP19 Which seeks to support a strong and diverse local economy through *inter alia* retaining land in employment use for business and requiring mixed use developments to retain the existing level of employment floorspace.

Development Management Policies

- DM DC1 Which requires development to be of a high architectural and urban design quality and must respect local character including the nature of a particular road.
- DM DC4 Which seeks to protect and enhance trees within the borough and to require landscaping and planting schemes for new development
- DM DC5 Which seeks to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance.
- DM DC6 Which encourages well designed and positioned balconies or terraces on upper floor residential units.
- DC HD1 Which requires proposals within or affecting a conservation area to preserve or enhance the character or appearance of the area.
- DM SD1 Which requires all residential development to meet or exceed code for sustainable homes level 3 and to achieve a 40% improvement in carbon dioxide emissions over the 2010 building regulations.
- DM TC4
And
DM TC5 Which seek to ensure there is adequate provision of shops and public houses in walking distance around the borough and encourage uses which support the evening economy

DMHO1 Which seeks to resist the loss of existing housing.

DM TP1, TP2 AND TP8

These are all concerned with transport and parking and require development to be reasonable in terms of its impact on highways and parking

5.00 Planning considerations

5.01 The main issue to consider in determining the planning application are the scheme's visual impact on the street scene and the adjacent conservation area, impact on surrounding neighbours, the sustainability benefits of the proposal, the standard of accommodation to be provided and the traffic and parking impacts of the development.

5.02 Response to previous reasons for refusal of application 13/1394/FUL

5.03 The previous application at the site was refused for the following reasons:

Reason 1 – Design

5.04 The Council considered that the previous scheme would be overly dominant and visually obtrusive and that this would result in a development which was harmful to the host building the adjoining (adjacent) Building of Townscape Merit and the Conservation Area.

5.05 The proposed first floor extension has been significantly reduced in its size, scale and therefore bulk. The resulting extension is now approximately 4.5m in depth along the flank in comparison to the previous scheme which was around 12m in depth. The roof has been redesigned to be hipped rather than gabled to further reduce the bulk and rearward projection of the roof storey.

5.06 The chimneys are now shown as being retained which will help to retain the character of the parent building and to result in an extension that is both subservient to the main building yet has a clear visual relationship in terms of appearance materials and detailing.

5.07 The side facing French doors, balconies and balcony railings which overlooked Seymour Gardens have been removed from the scheme and this will help to ensure a more harmonious appearance to the building when viewed from Seymour Gardens and the corner with Richmond Road.

5.08 The reduction in the depth of the rear projection at first floor and roof level will mean that the flank wall of the extension is far less visible from Richmond Road and the Conservation Area beyond to the south of Richmond Road. This reduction in visual impact when viewed from the conservation areas, in addition to the improved detailing and appearance of the proposed extension

from the retention of the chimney, removal of balconies from the east elevation and the redesign of first floor windows will result in a development that would not cause undue harm to the character and appearance of the conservation area or the adjacent BTM.

5.09 Reason 2 Unneighbourly

- 5.10 The second reason for refusal of the previous application was related to concerns over impact on residential amenity of surrounding properties. From the Officer's report the basis of this concern is the distance between the proposed east facing windows at first floor and the house opposite at 42 Seymour Gardens.

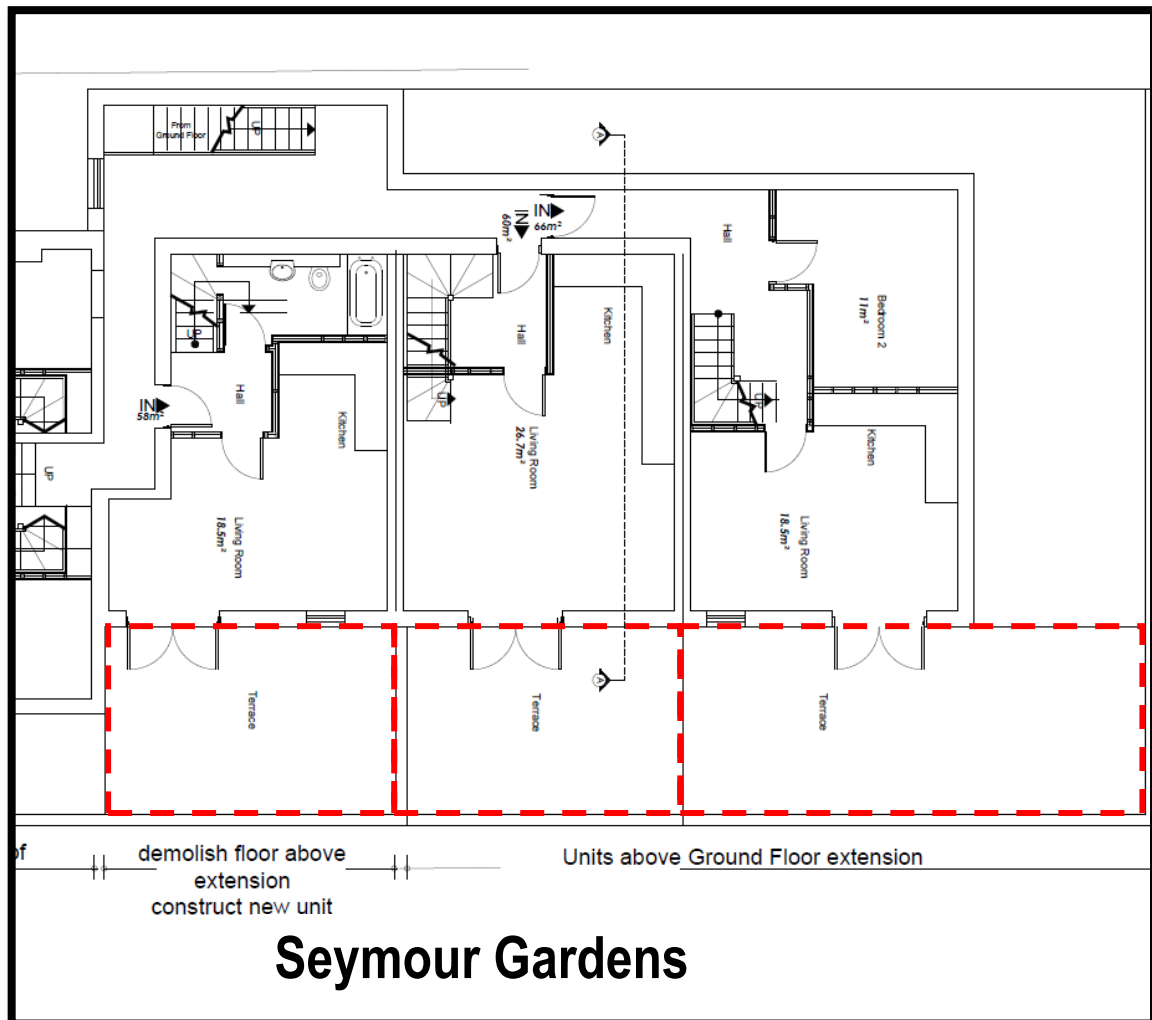


42 Seymour Gardens – Opposite the application site

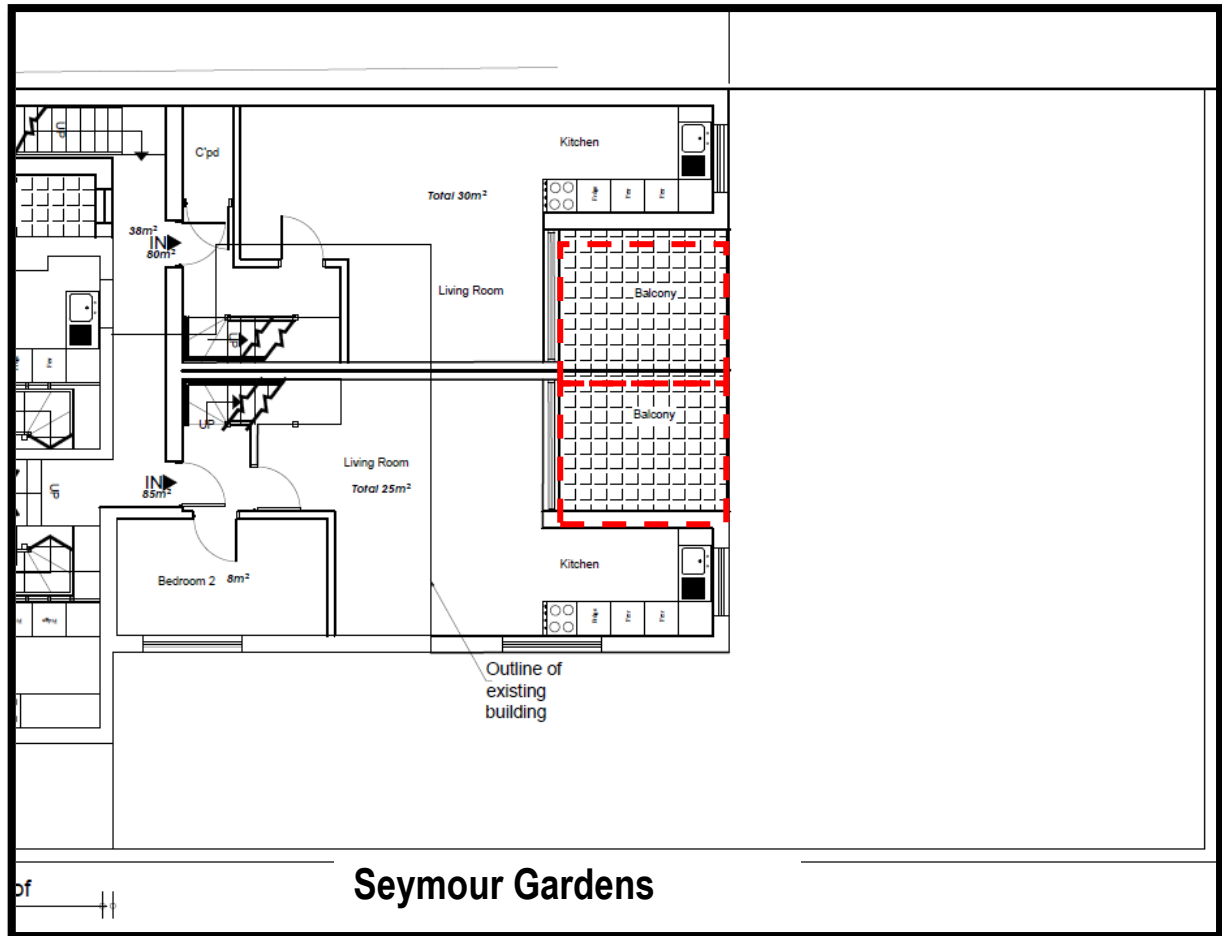
- 5.11 From the photograph above and plans submitted it is clear that there are no windows on the flank wall of 42 Seymour Gardens which lies closest to the application site. The closest windows of 42 Seymour Gardens which face directly towards the application site are approximately 10-12m back from the edge of the pavement and almost 30m from the closest windows in the proposed development. This would appear to comfortably meet the recommended distances in the adopted SPG.

5.12 With regard to overlooking from the proposed development into the closest houses in Seymour Gardens, the scheme has been re-designed to remove the proposed first floor terraces from the east facing elevation and to relocate them in an alcove on the north facing elevation.

5.13 By re-orienting the terraces and enclosing them on 3 sides and with a roof above, the potential for overlooking to the neighbours is removed, and the terraces become more private for the occupiers of the new flats proposed. The existing first floor terrace to the parent building will remain but this is an existing terrace at the south end of the site and as would not lead to any increase in overlooking beyond that which exists at present.



First floor layout of previous refused scheme with balcony terraces highlighted in red



First floor layout of previous refused scheme with balcony terraces highlighted in red

5.14 Reason 3 Living Standards

5.15 The third reason for refusal of the previous scheme was concerned with the size of the proposed flats compared to the Council's adopted SPG on Residential Development Standards (March 2010).

5.16 In response to this reason for refusal the proposed accommodation is now as follows

Flat number	Type	Floorspace provided total	Recommended standard SPG total	Area of living/dining/kitchen	Recommended standard SPG Living/dining/kitchen	Standard Met
1	2bed Maisonette	80sqm	60 sqm	30sqm	24sqm	All Met
2	2bed Maisonette	85sqm	60sqm	30sqm	24sqm	All Met
3	1 bed maisonette	50 sqm	45sqm	26sqm	22sqm	All Met
4	1 bed maisonette	50 sqm	45sqm	26sqm	22sqm	All Met

5.17 The table above demonstrates that the revised proposal will provide a good standard of amenity for future occupiers.

5.18 Reason 4 Education

5.20 The applicant is willing to enter into a legal agreement via CIL or S106 to make a contribution towards educational infrastructure contributions which arise as a result of the proposed development. The LPA are requested to contact Lewis & Co as agent to the applicant at their earliest convenience to provide details of the required education infrastructure that would arise as a result of the proposed development and the contribution required.

5.21 Reason 5 Affordable

5.22 The applicant is willing to enter into a legal agreement via CIL or S106 to make a contribution towards affordable housing as set out in the March 2014 SPG. The LPA are requested to contact Lewis & Co as agent to the applicant at their earliest convenience to provide details of the required contribution.

5.23 Reason 6 Parking

5.24 The proposed scheme provides 6 cycle parking spaces for occupiers in covers and secure cycle store on the ground floor adjacent to the main entrance.

5.25 With regard to vehicular parking, it is not anticipated that the traffic and parking impacts of the proposed 3 additional residential units would be significant when considered against the current conditions on the local road network.

5.26 Notwithstanding the above, there is a resident's parking scheme in operation in the area for which occupiers of the flats can apply for a permit. If there are permits available this would indicate that there is capacity to park in the surrounding streets for permit holders. If there is a waiting list for permits, occupiers of the proposed flats who wish to park on street would have to pay and display in marked bays until such time as they reached the top of the queue for residents parking permits.

5.27 The applicant is prepared to enter into a legal agreement or to agree to conditions to control the reduction in width of the existing crossover and method of construction if this is considered to be necessary to enable the development to go ahead.

5.28 Reason 7 Sustainability

- 5.29 The previous application was refused in part for the reason that no information was submitted in the form of a Sustainable Construction Checklist, Energy Statement or BREEAM pre-assessment.
- 5.30 This is an error on the part of the Council as all of the required information was submitted on the 12 February 2014, however for reasons unknown this was not passed to the case officer.
- 5.31 The revised application that is the subject of this report is accompanied by the full suite of information to demonstrate that the proposals will achieve a high level of sustainability (BREEM excellent or code 3 as appropriate) and will be acceptable in all respects with regard to the Council's sustainability requirements where these are within adopted policy or DPD.

6.00 General planning considerations

- 6.01 The following sections are reproduced from the previous application documents and have been altered as appropriate in line with the revisions made to this re-submission application.

Visual Impact

- 6.02 The scheme is well designed to minimise its visual intrusion into the street scene. The materials and detailing of the building are sympathetic to those of the parent building and this will ensure a harmonious relationship when viewed from the street.
- 6.03 The proposed extension is designed to be of a scale that will be in keeping with the surrounding buildings and to present an attractive facade to Seymour Gardens.
- 6.04 The modern design of the dwelling on Seymour Gardens that sits opposite the application site demonstrates that there is a varied architecture to the site's surroundings which would not be harmed by the proposed extension. See photo below



42 Seymour Gardens – Opposite the application site

- 6.05 As mentioned above, the locality is dominated visually by the flats at Orleans Court. In the context of such a large and dominant flat roofed apartment block, the proposed extension would have a negligible impact on the visual quality of the area.
- 6.06 Consequently the proposed development can be seen to accord with the Council's adopted design policies as well as the guidance contained in the National Planning Policy Framework.

Impact on the adjacent conservation area. (Heritage Statement)

- 6.07 The site is outside of the conservation area and any views of the application site from within the conservation area would be fleeting and at an oblique angle from Richmond Road. This is demonstrated in the photograph overleaf.



View of the application site from within the Conservation Area (application site marked with an arrow).

6.08 The application proposals would not harm any views into or out of the Conservation Area and therefore are considered to maintain and preserve its the character and appearance. In recognition of the Council's previous concerns over the design of the extension, the rearward projection proposed has been decreased significantly from 12m to 4.5m and the detailing of windows and materials (including the retention of existing chimneys) has been improved to now match exactly those found on the existing building.

Sustainable Benefits

6.09 The National Planning Policy Framework sets out three dimensions to sustainable development, with such development being able to provide for an economic role, a social role and an environmental role. The application scheme meets with all of these criteria.

Economic Role

6.10 The proposed development will provide for an additional 200 sq m of floor area for the public house, while much of this additional space will be taken up by toilets, a new bar and storage areas, this increase will undoubtedly lead to an increase in turnover and trade for the business which is expected to lead to an increase in the number of staff employed by the site. This will make a small but nonetheless significant contribution to the local supply of jobs and the evening economy.

6.11 The National Planning Policy Framework provides specific and active support for proposals that result in economic development (see paragraphs 17 and 19 of the Framework)

Social Role

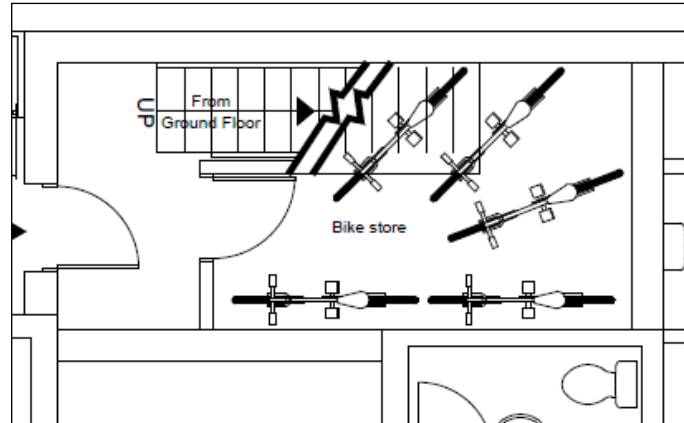
- 6.12 As confirmed in the National Planning Policy Framework (paragraph 70) local shops, pubs and restaurants are a form of community facility, and so help with the delivery of the social, recreational and cultural needs of local communities.
- 6.13 Paragraph 70 of the Framework states that planning decisions should plan positively for the provision of such facilities which provide for the social, recreational and cultural needs of a community.

Environmental Role

- 6.14 The development will have a beneficial impact on the surrounding environment by providing a well designed extension that is in keeping with the appearance of the main building and will not harm the character or appearance of the adjacent conservation area. The extension will be built to meet or exceed the latest building regulations and BREEAM requirements and will therefore be efficient in terms of heating, lighting and the use of energy and water.
- 6.15 The site is conveniently located for shops and services and public transport and should be considered as sustainable development location. In addition, the new housing will exceed the building regulations in terms of energy use and carbon emissions in accordance with the Council's policies.

Traffic and parking

- 6.16 The proposals do not provide for any off street parking for residents of the development. The site is within the CPZ (zone D) and therefore the proposed new residential dwellings would not have an adverse impact on parking. If there is capacity for additional parking permits to be issued, then the occupiers of dwellings would be free to apply for and receive residents parking permits. If there is a waiting list for Permits, the occupiers of the development would have to join the queue and would only receive a permit when one is issued by the Council. There is no right to a permit and they are only issued by the Council when the Council is satisfied that there is capacity in the local parking provision to accommodate additional residents vehicles.
- 6.17 The site is very well served by public transport and one secure cycle parking space will be provided per dwelling in the ground level lobby.



Extract from proposed plan showing bicycle storage on ground floor

Standard of residential dwellings to be provided and residential amenity

- 6.18 The proposed flats will provide a high standard of accommodation for future occupiers. Three of the four units will have private external terraces. All units will have a good outlook from the living room and the room sizes are generous and exceed the Council's adopted standards.
- 6.19 The building regulations regime will ensure that soundproofing between the units and the ground floor pub use will be sufficient to ensure that there is no noise and disturbance from adjoining users.
- 6.20 Sufficient refuse storage will be provided adjacent to the main entrance.
- 6.21 There will be no overlooking of adjacent residential properties from the proposed development as the neighbouring properties to the west are all in commercial use and there are no west facing vertical windows proposed. The main living room windows in the upper floor projection will face north and will not overlook the street and house in Seymour Gardens which lies beyond. The east facing windows to the second bedroom and kitchen of flat 2 will not unreasonably overlook the surrounding properties and will be over 30m from the closest affected window. This comfortably exceeds the Council's guidance.

7 Conclusions

- 7.01 The application as proposed would provide a sustainable development that complies with the relevant national planning policies and local planning policies. The revisions to the proposed scheme are significant and successfully overcome all of the reasons previous given for refusal.
- 7.02 As the scheme would not be harmful to the application building or the wider street scene or adjacent conservation area, and in the absence of any other identified harm from the proposals, the presumption in favour of sustainable

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The Old Anchor 71 Richmond Road in Twickenham

development as set out in the Framework dictates that the development proposals should be approved without undue delay.

- 7.03 For the reasons set out above we respectfully request that the Council grant planning permission for the scheme described in this statement

Lewis & Co Planning
June 2014