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## **DESIGN AND ACCESS STATEMENT**

**61A Barnes High Street  
London, SW13 9LF**

**July 2015**

## **DESIGN AND ACCESS STATEMENT**

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## 1.0 Introduction

### 1.1 Proposal

The following design and access statement has been prepared in support of a planning application made for Camden Hill Limited who is the current owner of the property. The application relates to the proposed erection of a single storey extension at the rear and side of the existing residence.

### 1.2 Background

Located at number 61A Barnes high street, access to the site is directly off Barnes High Street and is situated within the Barnes Green Conservation Area. According to Barnes Green Conservation Area Statement, *“Barnes High Street is relatively undistinguished architecturally, with a mixture of traditional and modern type buildings; its character stems from the variety of uses”*.<sup>1</sup>



Site Plan

<sup>1</sup> Conservation Area Statement, <[http://www.richmond.gov.uk/conarea1\\_a3\\_rgb.pdf](http://www.richmond.gov.uk/conarea1_a3_rgb.pdf)>, Last accessed 06/07/2015.

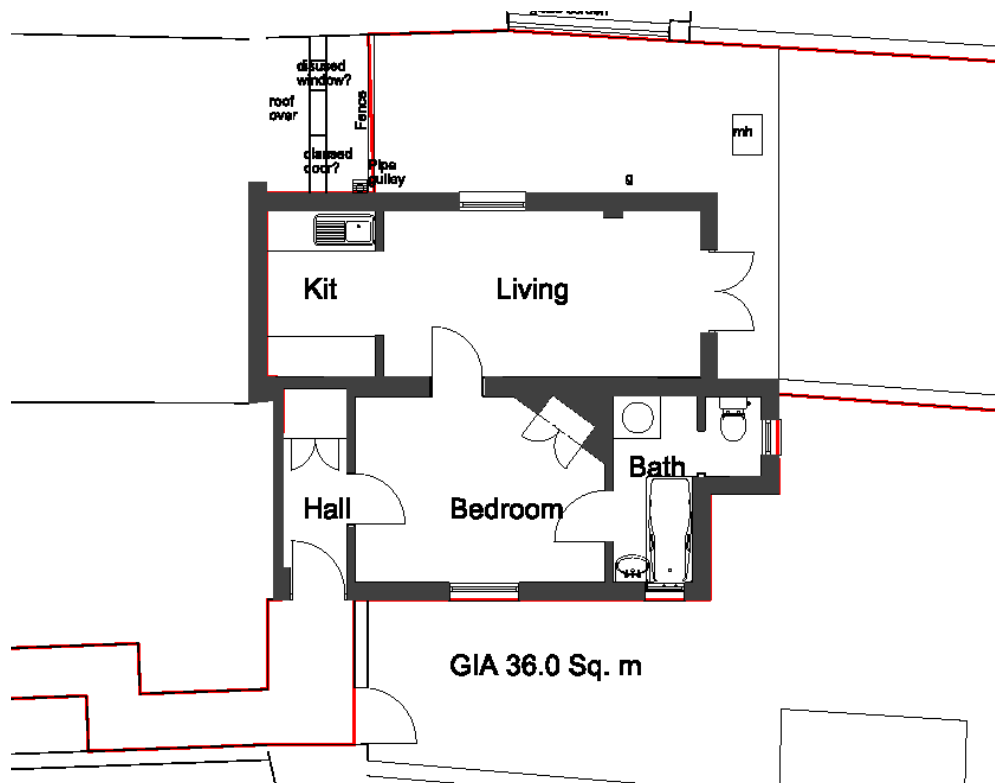
## 2.0 Site Analysis

### 2.1 Site Context and Overview

The existing residence is currently a small 36m<sup>2</sup> one bedroom, ground floor flat that is accessed through a narrow corridor. The layout of the flat itself is uncomfortable, poorly lit and with very little storage. The access to the living room, kitchen and bathroom is through the bedroom, which is located directly off the hallway, thus reducing the privacy within the flat.

The existing property is constructed out of brickwork and tiled roof. At the rear of the flat is an unused shed which takes up valuable space. Similarly, there is an existing garden which is barely used.

Due to the position of the flat, the views out are limited. From the garden, you get views towards neighboring housing developments currently being constructed.



Existing Ground Floor Plan.

2.2 Site Photos



View towards from garden.



View showing redundant shed

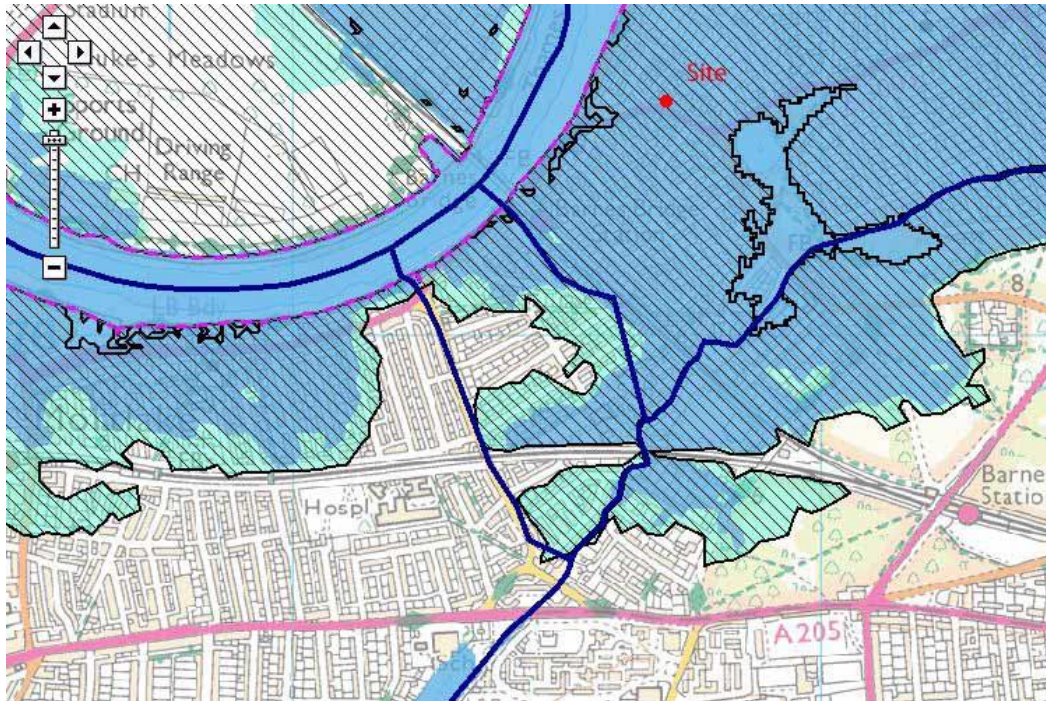


View towards garden, showing neighboring developments.



## 2.3 Flood Risk

Whilst the environment agency indicates that the areas is at a high risk of flooding there is also clear indication that this length of the Thames is protected by flood defences (see plan).



The Strategic Flood Risk Assessment for the Borough carried out by Jacobs suggests the site is in Zone 3a High Probability of flooding.

Areas subject to flooding up to (and including) the 1% (1 in 100 year) fluvial, or 0.5% (1 in 200 year) tidal, event (i.e. Zone 3a High Probability) have been identified.

'More vulnerable' development (including, for example, residential) should be avoided in these areas.

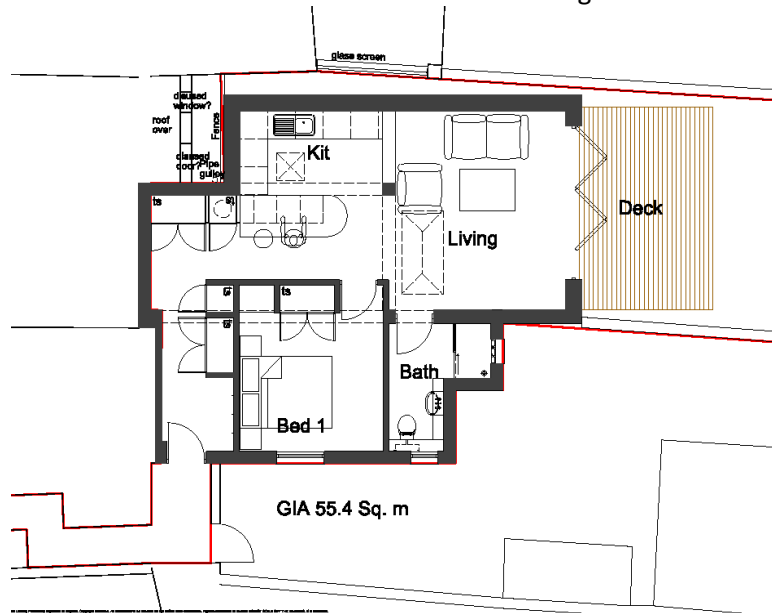
It is important to recognise that the delineation of Zone 3a encompasses those areas that are protected against flooding through the presence of flood defences (including the Thames Tidal Defences). The 'actual' risk of flooding to property is clearly reduced within these defended areas, however where the defences are engineering structures that are raised above ground level, there remains a residual risk of sudden collapse. Spatial planning and development control decisions should be taken accordingly, and to this end Zone 3a High Probability has been sub-delineated into zones of 'hazard' (reviewing the potential risk to life), considering the impact of a failure of the River Thames defences.

The report specifically precludes the use of basements and highly vulnerable developments. In this case we suggest that the residents of the flat would be no more vulnerable after the extension than before. The extension is not large enough to increase the impact of flooding elsewhere.

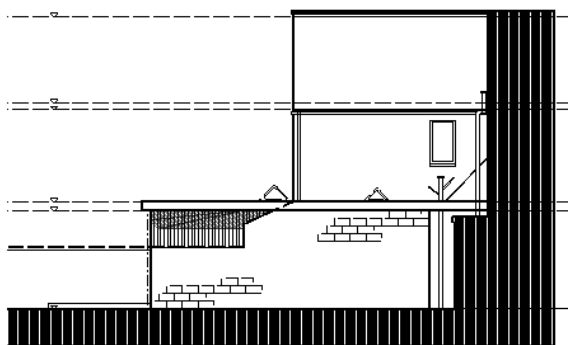
### 3.0 Proposal

#### 3.1 Layout and Scale

The internal arrangement of the proposal increases the internal floor area to 55.4m<sup>2</sup> and allows for a more useful, ordered and efficient layout of spaces with an increase in storage space and privacy. The overall height of the extension will remain the same as the existing.



Proposed Plan



Proposed Elevations

### 3.2 Design and External Appearance

The proposed extension is to be finished in a timber façade that visually separates the proposal from the existing building while also complimenting the brick work.

This design includes additional roof lights and bi-fold doors, thus increasing the lighting into the flat.

### 3.3 Inclusive Access

The proposed bi-fold doors allows for level threshold access from the flat to the external decking.

### 3.4 External Works

Due to the rear extension, a new Soil pipe is to be connected to the existing drainage pipes.

### 3.5 Sustainability

The building will have increased insulation to both the walls and roof which will reduce the heat loss of the existing property. The exterior is clad in cedar which is a renewable building material with little or no maintenance.



#### **4.0 Conclusion**

In conclusion, we believe that the proposed residential dwelling which falls within the Barnes Green Conservation Area should be considered a positive and welcome addition to the site as it allows for more habitable residence without taking away from the wider context.