



# Design Access and Heritage Statement

57 Ham Street, Ham, Richmond TW10 7HR

Demolition of existing dwelling and erection of a two-storey replacement dwellinghouse with basement accommodation and integral garage.

## 1.0 Introduction

- 1.1 This report should be read in conjunction with the other material submitted in support of the planning application:
- The planning application forms with the existing and proposed plans and elevations.
  - The DPA arboricultural reports
  - The AA Environmental habitat survey
  - The LBRuT Affordable housing commuted sum calculation sheet (annexe A Affordable Housing SPD)

## 2.0 Site characteristics, heritage analysis and relevant planning history

2.1 The 0.24ha application site is located on the west side of Ham Street with this road frontage characterised by a 1.8m high close boarded fence backed by mature trees and shrubs from where vehicular access is taken at the north east corner of the plot. The uniformly rectangular plot also fronts onto Back Lane on the opposing side and this boundary provides a 2m high brick wall along its length. Both road frontages are densely screened with mature trees and hedging ensuring that the existing house itself remains virtually secluded from the public realm. The existing s/s flat roof dwelling is positioned on its northern boundary beyond which is a similar flat roof property some 15m away. To the south, some 45m away, is Stokes House classified as a Building of Townscape Merit (BTM). The terraces of 4 properties opposite on Ham Street are also BTMs. The application property is within the Ham House Conservation Area (CA23). It is not listed, nor is it classified as a BTM. There are no article 4(2) directions, specific TPO's or any other relevant planning designations covering the site.

2.2 The existing house, having been built in the late 1950s (or thereabouts), is in rundown state of repair and provides a particularly poor environmental performance.





### **3.0 Policy framework and design guidance**

- 3.1 The Development Management Development Plan (2011) built on the Core Strategy (2009) policies and includes detailed policies for the management of development. In addition, the latest NPPF provides a presumption in favour of sustainable development and, alongside local plan policies, it too seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as taking account of the character of different areas.
- 3.2 Relevant policy considerations include Core Strategy policies CP1 – sustainable development, CP2 – reducing carbon emissions, CP5 – sustainable travel, CP7 – protecting local character to ensure that development maintains and improves the local environment connecting positively to its surrounding with regard to good design principles including layout, form, scale and materials.
- 3.3 Policy DM HO4 – Housing mix and standards requires new housing development to comply with external and internal space standards.
- 3.4 Policy DM HO6 regards the delivery of affordable housing where on sites less than 10 units a financial contribution to the Affordable Housing Fund commensurate with the scale of development will be required.
- 3.5 Policy TP8 considers the off-street parking layout.
- 3.6 Policy DM HD 1 – conservation areas. This requires development to be of a high standard of design and will seek to ensure that schemes are compatible with the scale and character of existing development. Further, it states that proposals should be inclusive, respectful of the local character including the nature of a particular road and connect with and contribute positively to its surroundings based on a thorough understanding of the site and its context. In assessing design quality this policy requires proposals to have regard to:
- Compatibility with local character, including relationship to the existing townscape and frontages including issues of scale, height, massing, proportions and form.
  - Sustainable development and adaptability, subject to aesthetic considerations.
  - Layout and access.



- Spaces between buildings and relationship to the public realm.
- Detailing and materials.

- 3.7 Policy DM HD 3 – Buildings of Townscape Merit (noted in respect of the adjacent property at Stokes House). This policy seeks to ensure and encourage preservation and enhancement of BTMs. The policy requires the council, where possible, to protect their character and setting. Alterations and extensions should be based on an accurate understanding of the structure, and respect the architectural character, and detailing of the original building. The structure, features, and materials of the building that contribute to its architectural and historic needs and should be retained or restored with appropriate traditional materials and techniques.
- 3.8 Policy DM DC 1 – design quality, seeks to ensure that new development is of a high architectural and urban design quality based on sustainable design principles, and that respects local character. This policy is intended to encourage site-specific design responses for alterations and extensions and not to restrict design freedom. The Council does not wish to encourage a particular architectural style or approach but expects each scheme, such as this, to be justified as a result of a sound understanding of the site and its context. Clearly, schemes that are not of a high design quality, and will not result in the improvement of the area will not be acceptable, nor will schemes that depart from the coherent and predominant character of a road or neighbourhood.
- 3.9 Policy DM DC 4 – This policy considers the benefit trees provide in terms of general landscape quality and screening. As such tree protection within context of the landscape quality and character of the area will be a consideration.
- 3.10 Policy DM DC 5 – This policy regards neighbourliness, sunlighting and daylighting and seeks to ensure that new development does not have a detrimental impact on surrounding properties in terms of privacy, pollution, visual intrusion, noise and disturbance. The policy covers all development and includes extensions and alterations. The aim is to protect existing occupiers as far as possible from the unreasonable impacts of new development. Adverse impact on neighbouring properties, including on the most well used parts of adjacent gardens, can include actual and perceived loss of light, overlooking, loss of privacy and overpowering or obtrusive development.



- 3.11 Policy DM OS 5 ensures that due consideration is given to biodiversity.
- 3.12 Policy DM SD 1 and SD 2 considers sustainable construction methods and renewable energies respectively
- 3.13 The Council's Design Quality and its Small and Medium Development Sites Supplementary Planning Documents (both 2006) steers development to take account of the 12 distinct character areas within the Borough and provides guidance on local distinctiveness.
- 3.14 The Council's Supplementary Planning Guidance 'Design Guidelines for House Extensions and External Alterations (Sept 2002) states:
- Retain original – the guiding principle should be to try and retain everything that is original and accept the style and qualities of the cottage or house for what they are.
  - Retain original brickwork – bricks are the predominant materials used in the Borough and should never be painted or rendered unless absolutely necessary.
- 3.15 Conservation Area appraisal statements and character studies also provide background guidance. The property is within the Ham House Conservation Area. The identified problems and pressures on the conservation area itself include a loss of traditional architectural features and materials due to unsympathetic alterations. The statement also identifies opportunities for enhancement including the preservation, enhancement and reinstatement of architecture quality and unity.

#### **4.0 Proposal**

- 4.1 Planning permission is sought for the demolition of the existing house and erection of a 2/s detached flat roof designed HUF house with dimensions of 14.8m wide x 12.4m deep (max 14.8m depth with projections) at 2/s 5.94m high with a 5.8m wide x 10m deep s/s 3m high side projection. The house will also incorporate a full subterranean basement level of accommodation. It will be positioned to cover the existing footprint and will project closer to the Back Lane and Stokes House boundaries. The new house will provide a white stained timber



frame main building with white rendered walls, pebble covered flat roof areas and argon gas filled triple glazed windows.

## 5.0 Planning considerations

- 5.1 The material planning considerations in the determination of this application will be:
- The principle of the development and the loss of the existing building.
  - Whether the proposal to replace the existing dwelling is acceptable in terms of scale, form and quality of design and impact on the visual appearance, setting and character of the conservation area.
  - Whether the design and layout of the proposed development is acceptable ensuring due consideration is given to protecting neighbour residential amenities so that the design does not contribute to either a loss of light or privacy and will not be overshadowing in terms of its scale and appearance.
  - Whether appropriate consideration has been given to the potential for protected species and the trees on the site.
  - Retention of existing landscape features, boundary hedging and trees.
  - Sustainable development.
  - Affordable housing fund contributions

### **The principle of the development**

- 5.2 Policy DM HO1 seeks to retain existing housing and states that development should only occur where it has been demonstrated that the house is incapable of improvement or conversion to a satisfactory standard to provide an equivalent scheme. If redevelopment is accepted new buildings should improve the long-term sustainability of the site, not have an adverse impact on the character of the area and provide a reasonable standard of accommodation. The surrounding area is characterised by mix of housing styles and types and the house to be replaced provides an existing single-storey flat roofed building. The existing house, having been built in the late 1950s (or thereabouts), is in and extremely rundown state of repair and provides a particularly poor environmental performance. Given that the existing dwelling demonstrates no particular architectural interest there should be no objection to its demolition subject, as is usual in a conservation area, to an appropriate replacement building being approved.

- 5.3 Policy DM H04 requires that development should provide family sized

accommodation with adequate internal and external space in order to retain the character of an established residential area. The six-bed house being proposed should be considered acceptable in context of the site given its location outside the main town centres and also the nature and character of surrounding area.

### **Design**

- 5.4 The NPPF advises that the government attaches great weight to the design of the built environment stating that development should be visually attractive as a result of good architecture. Good design is a key aspect of sustainable development, is indivisible good planning and it should contribute positively to make places better for people. Core strategy policy CP 7 supports this aim and further requires that new development should recognise distinctive local character and should contribute to creating places of a high architectural design quality that are well-used and valued. In addition policy DM DC1 requires that new development should also be of a high architectural design quality based on sustainable design principles.
- 5.5 The design principles of the proposal ensure that the new house will be compatible in terms of the townscape character replacing an existing flat roof dwelling with a more modern housed with similar design principles. The existing sylvan setting and dense screening on both opposing road boundaries will retain its relatively secluded setting. The proposed layout utilises the existing access and will retain suitable separation distances between its adjacent neighbours to the north and south.
- 5.6 Located in Ham House Conservation Area the modern design and appearance as proposed will preserve and enhance the character of the area and its setting reflecting the modern form of a flat roof design as remains at the neighbouring property at no 59.
- 5.7 In terms of scale the proposed house will remain under 6m tall at 2/s level with the north side carport area remaining s/s in height at 3m it will not appear overly large and will not overshadow either of the adjacent neighbouring properties where a 15m separation will remain to no 59 and a separation of approx. 40m to Stokes House to the south retaining the spacious rhythm and form of development characteristic along this side of the road.
- 5.8 The basement area is fully subterranean and as such will not have any visual impact on the area in terms of its scale. The accompanying DPA tree report and impact assessment demonstrates that the existing roadside tree and hedge screens will be effectively retained giving further opportunities to provide additional landscape planting and appropriately augmenting the roadside boundary screens on both sides.
- 5.9 The overall design and layout as presented should be considered acceptable in terms

of size, design, scale and form and will not have a detrimental impact on the character, appearance or the setting of the adjacent BTM or the wider conservation area in accordance with the relevant planning policies as detailed above.

#### **Quality of residential accommodation**

- 5.10 The proposed layout provides a high standard of accommodation and should be acceptable in allowing adequate natural lighting and ventilation and in full compliance Lifetime Homes Standards. The garden amenity area proposed will also exceed the minimum 70 square meters required for house of this size.

#### **Residential amenity**

- 5.11 The proposed layout retains adequate and appropriate separation distances to adjacent neighbours. As detailed above the main 2/s element of the house will remain under 6m tall. The north side carport area will remain s/s in height at 3m. The new house will not appear overly large and will not overshadow either of the adjacent neighbouring properties where a 15m separation will remain to no 59 and a separation of approx. 40m to Stokes House to the south retaining the spacious rhythm and form of development characteristic along this side of the road. With such high separation distances there will be no further impact on or loss of amenity for either side neighbour in terms of either a loss of light, privacy or outlook.

#### **Trees and habitat**

- 5.12 As also detailed above the accompanying DPA tree report and impact assessment demonstrates that the existing roadside tree and hedge screens will be effectively retained giving further opportunities to provide additional landscape planting with appropriate augmented planting along the roadside boundary screens on both sides. The report also details the protection and retention measures in greater detail. Moreover the scheme has been sensitively designed and laid out to ensure that there will be only limited loss of trees and this in turn allows the site to retain its general sylvan character from both road frontages.

- 5.13 With regards ecology the AA Environmental habitat assessment together with the biodiversity checklist identifies the appropriate measures and mitigation that will need to be taken prior to demolition ensuring that there are no ecological restrictions or detrimental impact that could be caused by the development. The report also demonstrate that there would be no significant loss of wildlife habitat and little impact on the character and appearance of the area in accordance with the relevant CP4 strategy and DM OS5 and DM DC4 policies.

- 5.14 In addition both reports ensure that appropriate measures will taken during demolition and construction to protect the ecology, landscaping and trees on site that will retain boundary screening and the general landscape character of the site.

### **Sustainability**

- 5.15 The design and modern construction techniques also offer a plethora of benefits relating to both sustainability and resource efficiency by replacing a building that adds little to its sustainability or the enhancement of the environment, which in turn will accord with NPPF guidance. The materials used are those associated with a modern form of the development and will include areas of glazing allowing a reflective quality ensuring that the already secluded new building itself recedes into its environment.
- 5.16 The new building will provide a high quality form of development that will incorporate a number of energy-efficient features in order to achieve a sustainable form of development. The house will be able to generate a high proportion of its energy requirements from renewable sources with the use of an air source heat pump. Together with other advanced technologies it will provide significant benefits to energy efficiency, heat retention including triple glazed windows and principles of solar gain and cross ventilation.
- 5.17 HUF Haus also ensures that the building conforms with Lifetime Homes requirements to provide for high rated development in terms of sustainability with an efficient use of renewable energy sources. It will also incorporate extremely efficient, modern and sustainable technologies with a highly insulated timber framed building cutting energy consumption, minimizing CO<sup>2</sup> emissions and helping to protect the environment through sustainable off-site construction methods. These goals are also reflected in guidance given in both the NPPF and the council's Supplementary Planning Documents. The design also incorporates the use of cutting-edge LED lighting, which is considerably more efficient than the use of traditional lighting methods. As such the whole development has been designed and will be constructed with resource efficiency in mind where energy use is minimized and opportunity to harness renewable energy is optimized.
- 5.18 Of further benefit is the very fast on-site construction process. One of the greatest advantages to a HUF Haus build project includes a very short on-site construction period including demolition of the existing house, time to excavate the ground to set the foundations for the basement, followed by typically less than two weeks to erect and roof the building to be fully watertight. The only disruption of large delivery vehicles and a crane is normally limited to no more than 2 weeks. The total build time will be around 15 weeks for a house of this size, which includes the fit-out process.
- 5.19 In respect of the impact on parking and on transport, the replacement of a single dwelling with the same form of development would not be considered to have a material impact on the road network or on traffic within the area. Off street garage

parking has been provided within the development and as such the proposal should be considered acceptable and in accordance with the council's relevant parking standards.

- 5.20 The proposed architecture is acknowledged as being distinctive and eye-catching however such high quality design also forms the principles of favourable consideration in the latest NPPF guidance. Further, all development should seek to achieve a high quality of design that improves the character and quality of an area. It is considered that the modern design concept will also provide a visual enhancement to the area as a whole.

#### **Affordable housing**

- 5.21 It is acknowledged that the council will seek a financial contribution to the Affordable Housing Fund commensurate with the scale of development. The approach in calculating this is based on principles set out in policy DM H06 and the Council's Affordable Housing SPD and the commuted sum calculation sheet (annexe A Affordable Housing SPD) is attached to this application.

### **6.0 Access**

- 6.1 The parking arrangements for the new property will incorporate adequate off-street garage parking in-line with Council standards.
- 6.2 With regards to access requirements it is intended that the development will exceed the minimum rating of 3 for CfSH and will be in accordance with building regulations requirements and also in compliance with the latest part M building regulations.
- 6.3 Access to the dwelling is appropriate and suitable both for vehicular and pedestrian entry and it is considered that the development forms an appropriate response to the access requirements of its environment.

### **7.0 Summary**

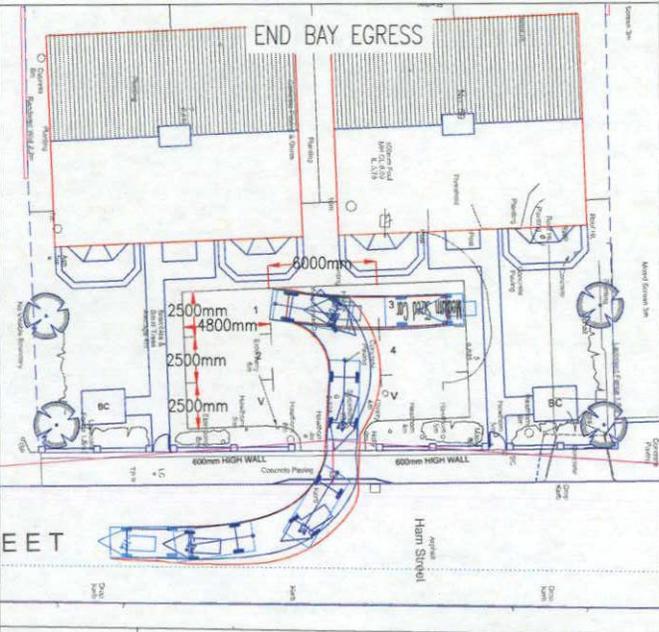
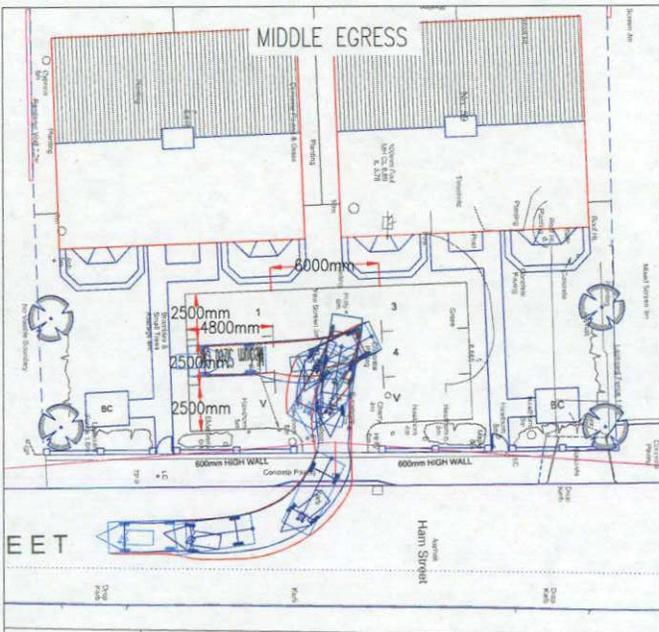
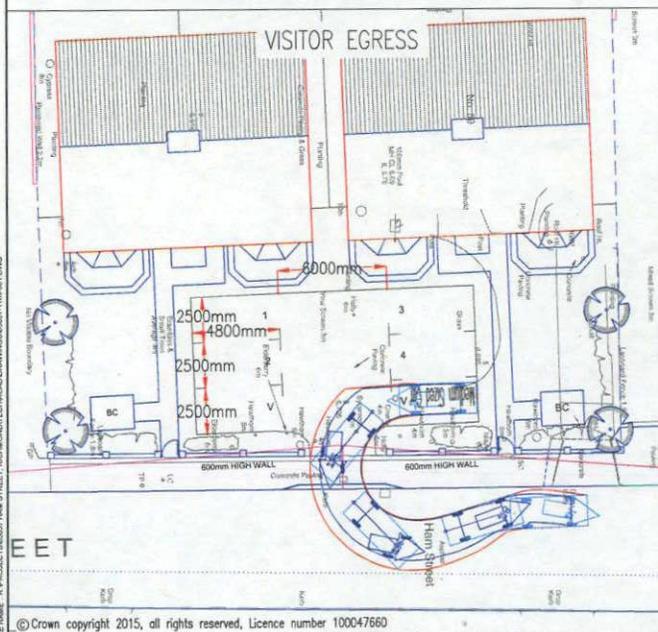
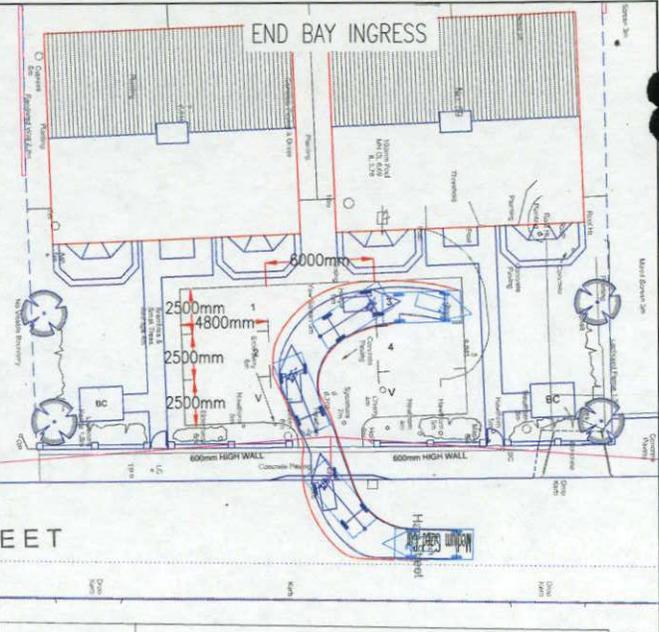
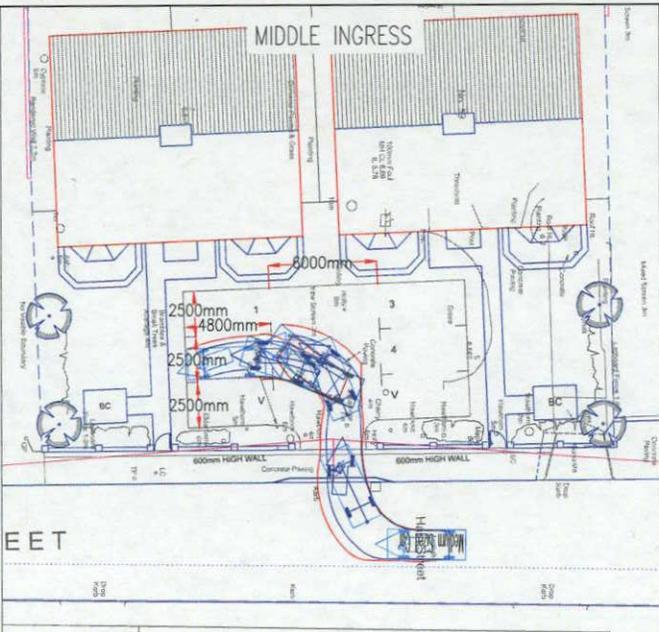
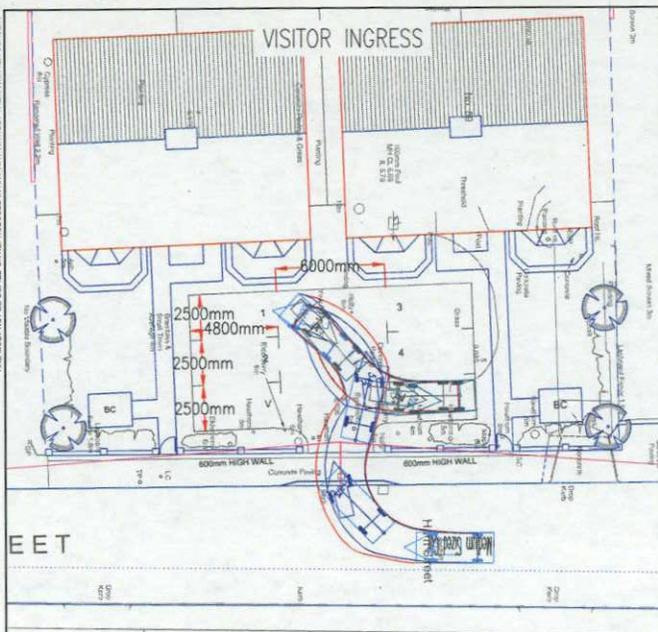
- 7.1 This application demonstrates a clear and logical process for the development with particular attention paid to the design and siting of the new house and the other planning considerations directly in relation to the relevant policy requirements and to the NPPF as identified above.
- 7.2 The carefully designed layout will retain the roadside frontage boundary screening on both sides and will ensure that the relative secluded and sylvan nature of the site will



be retained. The contemporary design and appearance of the house has also been carefully considered and by incorporating a highly sustainable and high quality design with triple glazing and super-insulated white rendered walls it will enhance the character of the area and its wider setting. As such the development has been carefully considered to achieve a high quality of design that improves the character and quality of the conservation area, in the most sustainable manner possible.

- 7.3 The relatively low level building provides a maximum roof height of under 6m with the side s/s element being 3m high. As such it can be reasonably considered in context of the naturally screened site such that it will not provide a visually intrusive form development and will retain the spacious characteristics prevalent on this side of the road within the conservation area.
- 7.4 The scheme presented here demonstrates considerable benefits in the use of sustainable and energy efficient resources in the whole concept. Advantages from off-site manufacture, minimal time disruption for demolition and construction on-site, highly efficient resource usage and low energy requirements employing advanced and sustainable techniques are all in-line with the requirements and policy expectations as well as latest NPPF document. As such the high quality design developed in this application respects the relevant local and national policy guidance while also ensuring that the Council's necessary SPD design guidelines are considered.
- 7.5 The scale and positioning of the proposed development will not be detrimental to neighbouring property's residential amenities and will be respectful of the site's existing landscape features. The general design detailing and appearance of the new house in this position will be appropriate in the conservation area and has been designed to ensure that the new dwelling will not dominate the site and that adequate degrees of separation are retained between site boundaries to be in accordance with guidelines as detailed above.
- 7.6 As such the scheme developed in this application respects the relevant local and NPPF policy requirements while also ensuring that the Council's necessary design guidelines are respected.

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Medium Sized Car  
 Overall Length 4.319m  
 Overall Width 1.890m  
 Overall Body Height 1.460m  
 Min Body Ground Clearance 0.229m  
 Max Track Width 3.261m  
 Lock to Lock Time 1.200m  
 Kerb to Kerb Turning Radius 5.042m

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JOB TITLE <b>Ham Street, Richmond</b>				CLIENT <b>Gilbert Homes</b>	
DRAWING TITLE <b>Parking Court Track Plots</b>					
DESIGNED BY <b>TMS</b>	DRAWN BY <b>TMS</b>	CHECKED BY <b>AKJ</b>	PASSED BY <b>AKJ</b>	SCALES @ A2 SIZE <b>1:200</b>	ISSUE STATUS <b>PRELIMINARY</b>
DATE: 07/01/16			DATE: 07/01/16		DATE: 07/01/16
DRAWING NUMBER <b>65057-TRK-001</b>				REV. 	

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