



architecture initiative

67-69 BARNES HIGH STREET

DESIGN + ACCESS STATEMENT

SEPTEMBER 2017



BARNES HIGH STREET, BARNES, LONDON, SW13 9LB

VERSION 1.0

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Ver.	Issue Status	Date	Author	Checked	Approved
1.0	PLANNING	15/09/17	JH	CS	RP

1.0

INTRODUCTION

This Design and Access Statement has been prepared by Architecture Initiative on behalf of Pretoria Road Property Ltd. It accompanies a planning application for the partial demolition, refurbishment and extension of existing properties at 67-69 Barnes High Street.

Currently the existing buildings on site include two A2 units (estate agents) on ground floor level to the front and three C3 units (Dwellings) at ground floor level to the rear and at first floor and second floor levels.

The proposed development comprises of the following:

- Partial demolition of existing buildings
- Refurbishment of the two commercial units (A2 use class) on ground floor
- Partial new build extension to the rear of the site and second floor to provide the following:
 - 1 x two bedroom / four person flat
- UNIT 1: FIRST FLOOR FLAT (GIA 75 SQM)
 - 1 x two bedroom / three person flat
- UNIT 3: FIRST FLOOR FLAT (GIA 62 SQM)
 - 2 x one bedroom / two person flats
- UNIT 2: FIRST FLOOR FLAT (GIA 52 SQM)
- UNIT 4: FIRST FLOOR FLAT (GIA 51 SQM)
 - 3 x one bedroom / one person studios
- UNIT 5: SECOND FLOOR FLAT (GIA 42 SQM)
- UNIT 6: SECOND FLOOR FLAT (GIA 39 SQM)
- UNIT 7: SECOND FLOOR FLAT (GIA 39 SQM)
- All flats compliant with the London Housing Design Guide internal space standards.
- External landscaping works

This document should be read in conjunction with the application form and other documents /drawings submitted as part of the full planning application.

It has been prepared in line with the requirements set out in *The Town and Country Planning (Development Management Procedure) (England) 2010* document. It also addresses all aspects covered in the CABE document *Design and access statements: How to write, read and use them (2006)*, providing detail and explanation of *Use, Amount, Layout, Scale, Landscaping and Appearance*.

This document details the proposal, from brief and background through to the development of the final layout and design and is one of a number of documents submitted as part of the full planning application. The supporting documents include:

- Existing, Demolition and Proposed Drawings
- Energy Strategy Report
- BREEM Domestic Refurbishment Pre-Assessment Report
- Daylight Sunlight Study Report
- Flood Risk Assessment
- Transport Statement
- Viability Assessment
- CIL Questions Form



Photograph of existing building looking south west along Barnes High Street.



CGI visualisation of proposed scheme looking south west along Barnes High Street.

1.1

EXISTING SITE CONTEXT

Site and Surrounding Area

The site is located on Barnes High Street in Barnes Green Conservation Area, in the London Borough of Richmond Upon Thames.

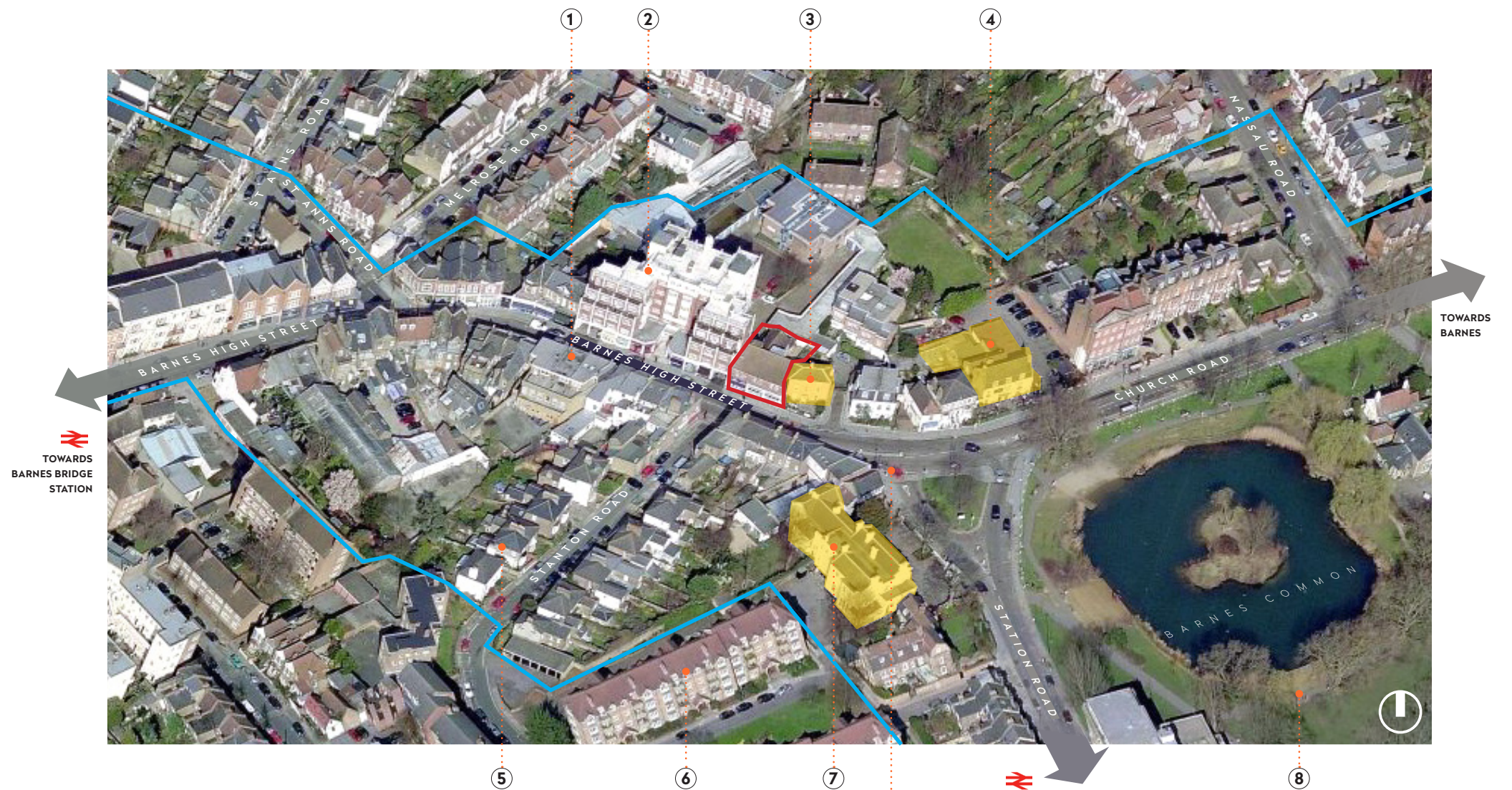
The site occupies a prominent position along the High Street, near the junction with Station Road and Church Road, and directly adjacent to a Grade II listed building at no. 70 Barnes High Street (Rose House). The surrounding area is predominantly made up of 2-3 storey properties that are largely residential. Properties along the High Street tend to have commercial units on the ground floor. There are a few larger/higher buildings including the 6 storey Seaforth House that is located on the neighbouring site to the west. The site is 0.03 ha in size and has a PTAL rating of 3 representing a good level of accessibility to public transportation.

The existing buildings on site are made up of numbers 67, 68 & 69 Barnes High Street. Both commercial units are currently occupied by estate agents and are located on the ground floor facing onto Barnes High Street. There is a one bedroom self-contained unit to the rear of the property. This is accessed via a passage to the south, between No. 69 Barnes High Street and No. 70 Barnes High Street (Rose House). On the first floor there are two 2 bedroom residential units, both with private entrances at ground floor. These units both have accommodation on the second floor within the loft.

None of the properties on site are listed and there are currently no trees on site with TPO's.

Existing Building Summary:

- Commercial Unit A : 36 sqm
- Commercial Unit B : 66 sqm
- Residential Unit 1 : 48 sqm
- Residential Unit 2 : 128 sqm
- Residential Unit 3 : 93 sqm
- Total GIA: : 371 sqm**



TOWARDS
BARNES BRIDGE
STATION

TOWARDS
BARNES

TOWARDS
BARNES STATION

KEY

- Site Development Boundary
- Barnes Green Conservation Area
- Listed Buildings

- ① Neighbouring three storey terrace properties, commercial units at ground level with residential above.
- ② Adjacent six storey art deco Seaforth Lodge. Retail units at ground floor with private residential units above.
- ③ Rose House, three storey Grade II listed building at no. 70 Barnes High Street located directly adjacent to the site.
- ④ Three storey Grade II listed building, The Sun Inn.
- ⑤ Two storey semi detached houses located within the Barnes Green Conservation Area
- ⑥ Essex Court, four storey residential development located outside the boundary of the Conservation Area
- ⑦ Two storey Grade II listed Old Essex House, located within the Barnes Green Conservation Area
- ⑧ Barnes Green connecting to Barnes Common, located within the Barnes Green Conservation Area

