



67-69 BARNES HIGH STREET

DESIGN + ACCESS STATEMENT

MARCH 2018



BARNES HIGH STREET, BARNES, LONDON, SW13 9LB

VERSION 2.0

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



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



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

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 74 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 37 SQM)
- UNIT 6: SECOND FLOOR FLAT (GIA 37 SQM)
- UNIT 7: SECOND FLOOR FLAT (GIA 37 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

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.

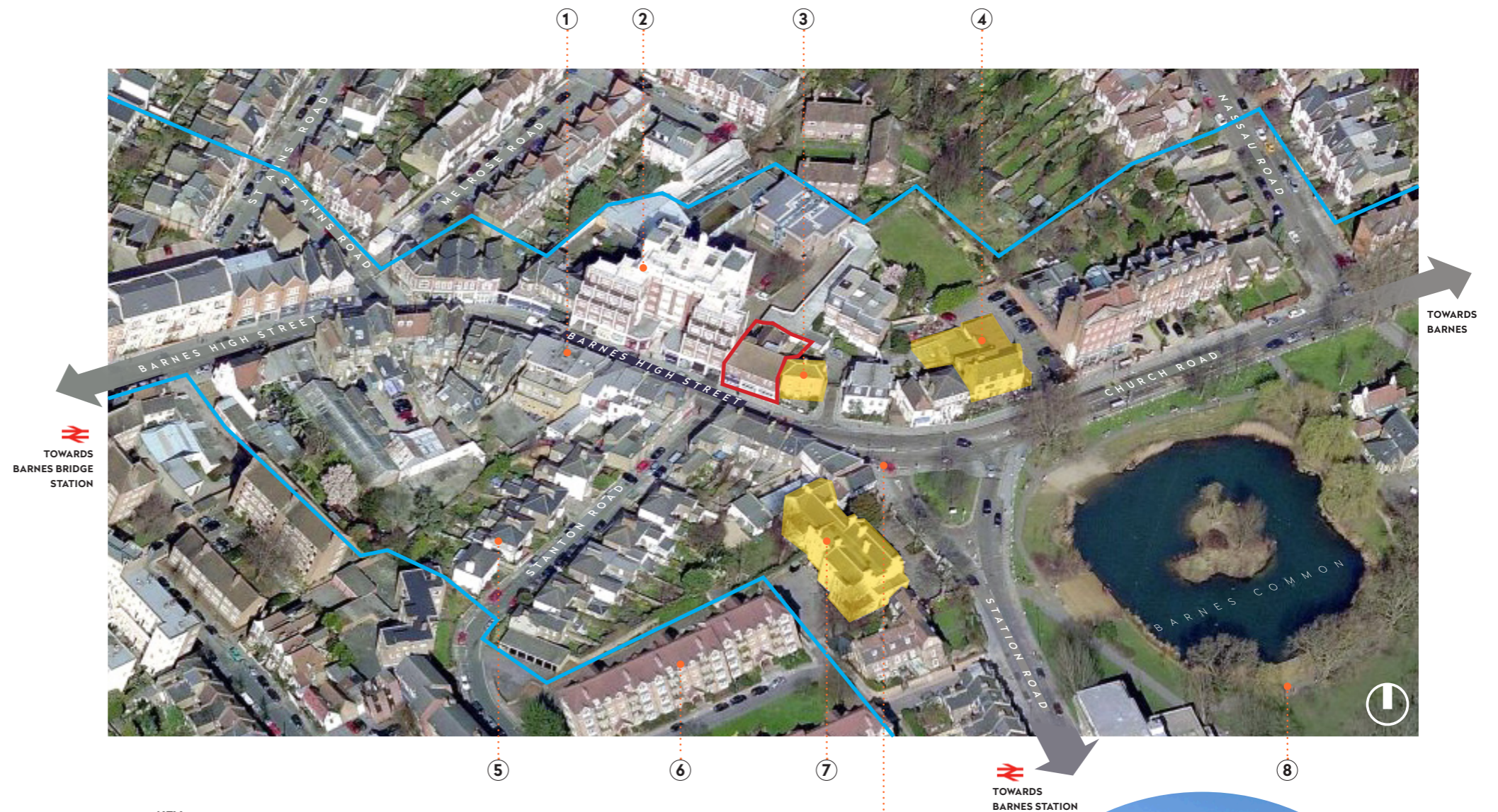
The site occupies a prominent position along the High Street, near the junction with Station Road and Church Road, and directly adjacent to a Grade II listed building at no. 70 Barnes High Street (Rose House). The surrounding area is predominantly made up of 2-3 storey properties that are largely residential. 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



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

TOWARDS
BARNES STATION



1.2

EXISTING BUILDING

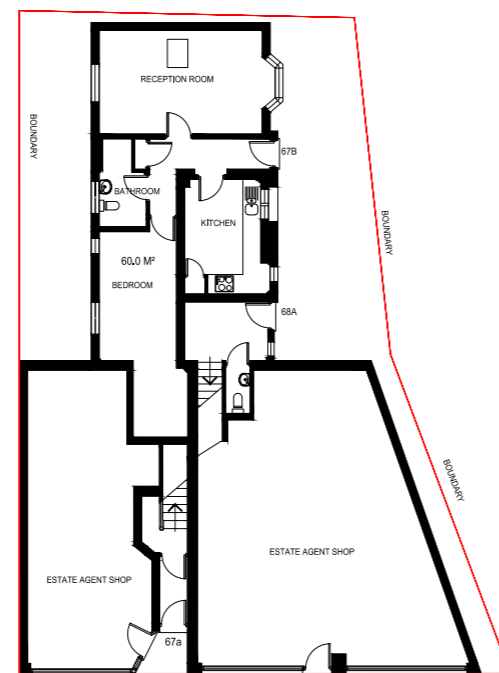
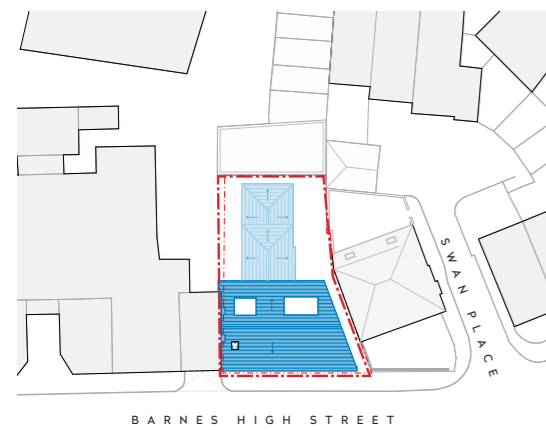
The existing buildings on site form a 3 storey red brick structure with a slate tiled roof. There is a shop frontage with associated signage at ground floor/street level along Barnes High Street. There is also an existing chimney stack which has been identified as being of architectural interest, which rises up to the height of the neighbouring 5 storey building



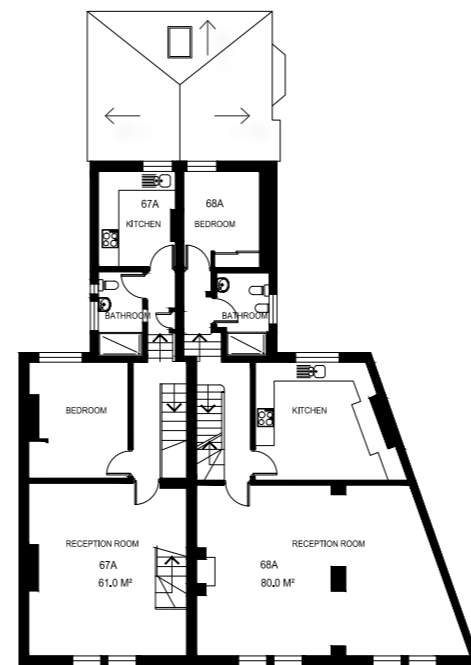
EXISTING SOUTH ELEVATION

EXISTING EAST ELEVATION

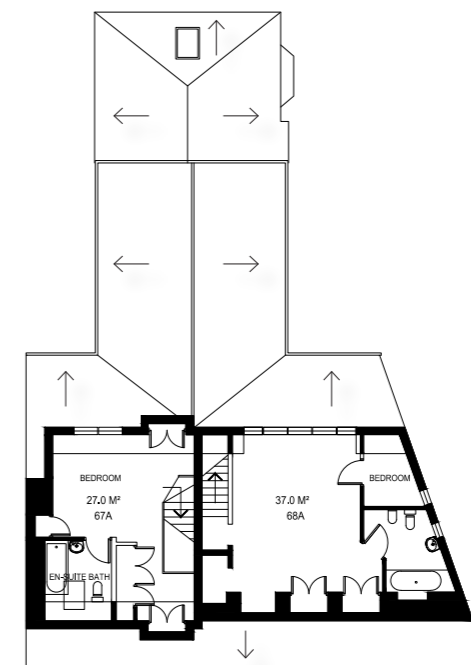
KEY PLAN



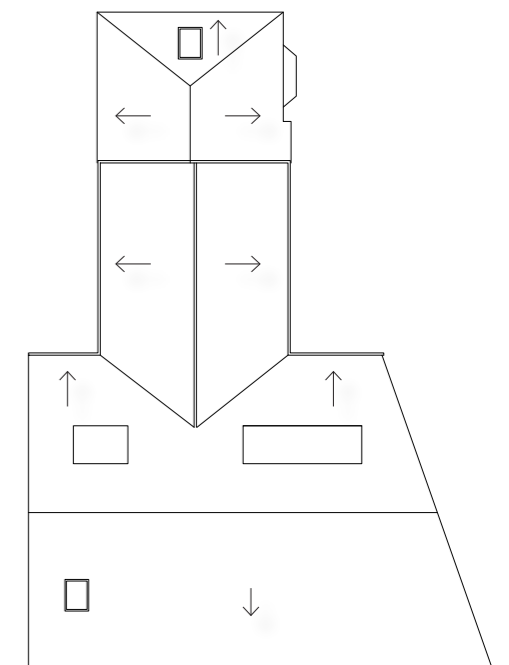
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



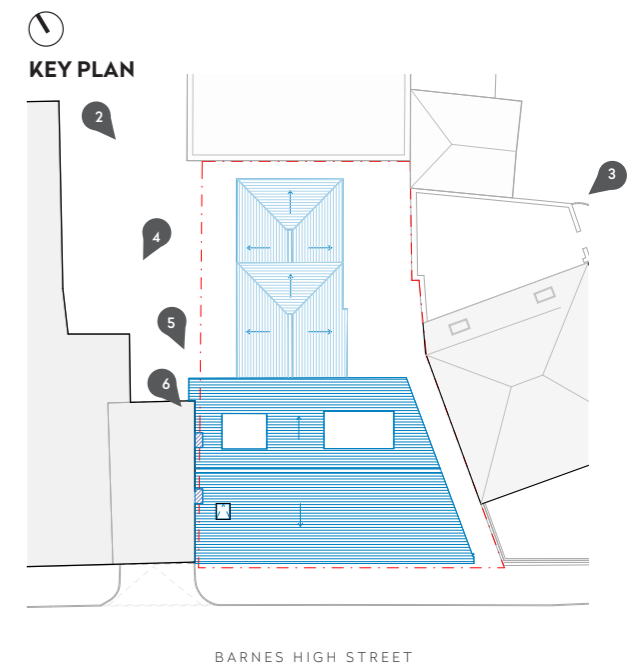
EXISTING ROOF PLAN



1.3

SITE PHOTOGRAPHS

1. View looking north along Barnes High Street showing the existing building at 67-69 Barnes High Street, and the neighbouring Grade II listed building No. 70 (Rose House)
2. View looking south at the rear of the site, showing the rear of the existing building, the single storey garages in the foreground and the rear of Seaforth Lodge.
3. View looking west towards to rear of the existing buildings, showing the eastern boundary wall in the foreground and the east elevation of Seaforth Lodge in the background.
4. View looking south towards the rear of the neighbouring Seaforth Lodge.
5. View looking south towards vehicular access at the rear of the neighbouring Seaforth Lodge. The view also shows the rear windows of the existing buildings on site.
6. View looking south towards the rear of the neighbouring Seaforth Lodge and the existing buildings. This view shows the close proximity of the existing windows to habitable rooms in the existing building to the neighbouring property.



1.4

LOCAL HISTORY + CONSERVATION

The development site sits within the Barnes Green Conservation Area which includes the Laurel Road area, Church Road, Barnes High Street, and the length of the Riverside including The Terrace.

The conservation area was firstly extended to include Cleveland Road and its row of Lion Houses, similar in design to those east of the Green. Between them and Station Road are houses in a variety of Victorian styles from four storey mansion blocks to two storey semi-detached villas.

Barnes Green Conservation Area was further expanded to include the north eastern end of Stanton Road, characterised by small Victorian cottage type properties of simple appearance, and largely unaltered. It has strong architectural and physical cohesiveness. The buildings are mostly unaltered and together form an easily identifiable group of great character, social and historical interest.

The conservation area was last extended to include two groups of houses on Grange Road and Kitson Road. These include a number of three-storey Edwardian semi-detached houses, and a unique group of interwar Arts and Crafts style houses incorporating St. Mary's Lodge.

Local Character

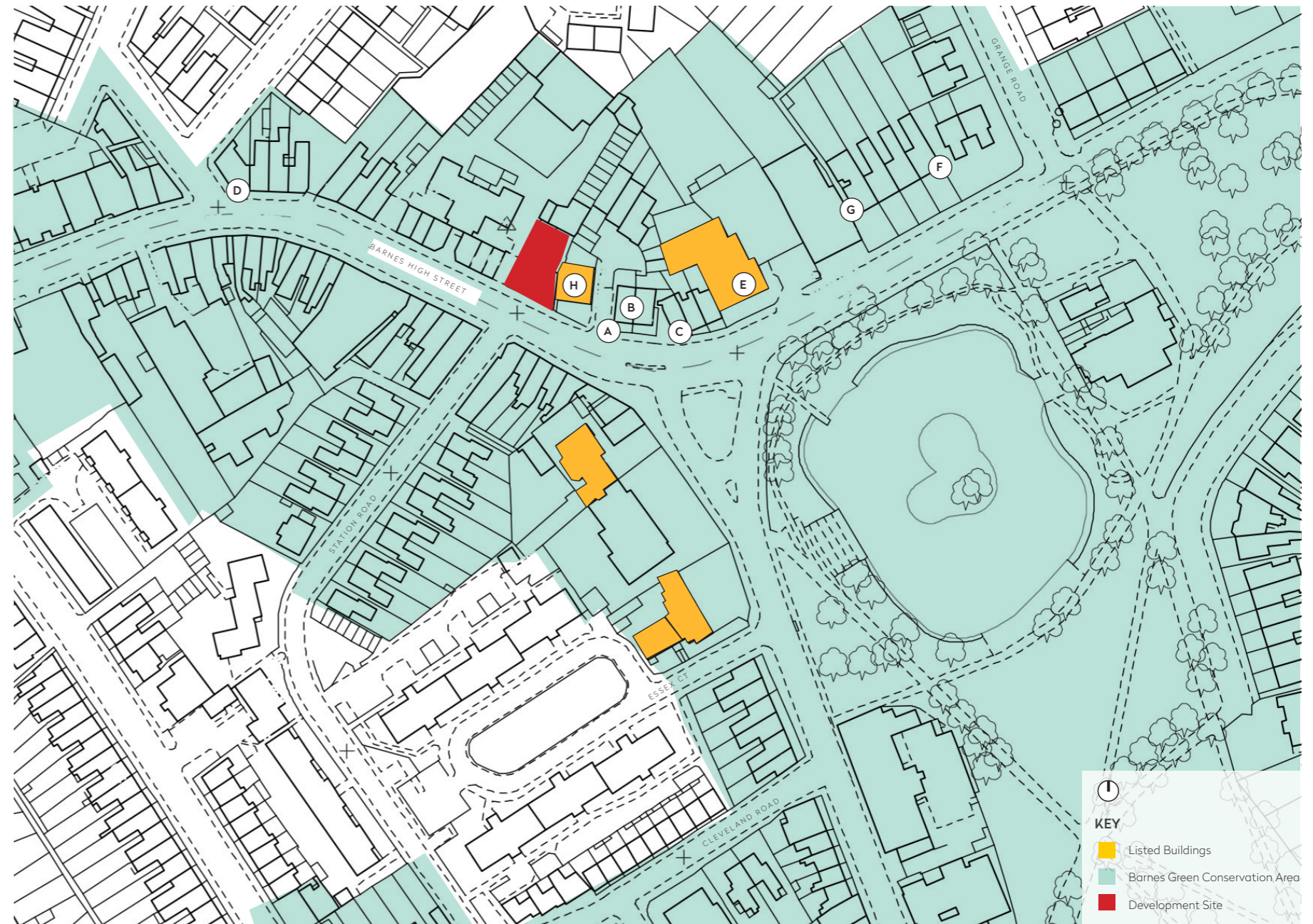
Architecturally Barnes is an area of diversity. There are a number of 18th and 19th century buildings of exceptional quality with a variety of architectural detailing evident. Although Barnes High Street sits in the conservation area, it is relatively undistinguished architecturally, with a mixture of traditional and modern building types.

The neighbouring property No. 70 (Rose House) is Grade II Listed. The three storey property features a hipped slate roof with eaves, roughcast walls, square headed sash windows with moulded frames with the upper storeys retaining glazing bars.

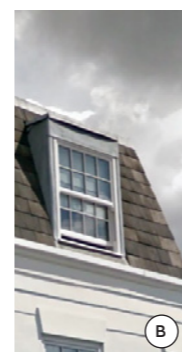
Opportunities for Enhancement

The proposal seeks to improve and enhance the current condition, using the following list of opportunities suggested in the conservation area character document as a basis:

- Improvement and protection of river and landscape setting
- Preservation, enhancement and reinstatement of architectural quality and unity
- Enhance front boundary treatments and discourage increase in hard surfacing
- Coordination of colour and design
- Retain and improve the quality of shop fronts and advertisement



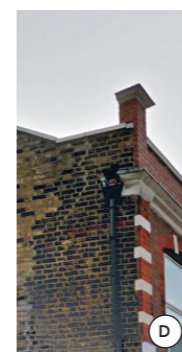
Detailing around openings created by a number of planes



Dormer windows allow usable floor area in 'roof scape'



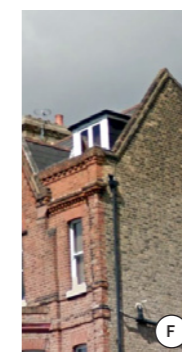
Unique brick detailing / features evident on corners



Often the main elevation is celebrated with flank walls left with a different aesthetic



Irregular roof profile to neighbouring listed building



Irregular roof profile, change in brick type and dormer window evident in the neighbouring context



Irregular roof profile helps to emphasise traditionally detailed chimney stack



Grade II listed three storey building featuring hipped slate roof and square headed sash windows.

2.0

PLANNING STATEMENT

In the preparation of this planning application, a desk-based planning history search was undertaken of the Council's online statutory records for properties at no. 67, 67A, 67B, 68 and 69 Barnes High Street. The most relevant application and pre-application listed is as follows:

15/2131 /FUL : Addition of another floor to the main front core of the building to form a three storey unit with additional accommodation to the upper floors.

Reason for refusal :

The alteration from a gabled roof to a shallow pitched hipped roof and the overall scale, mass, and inappropriate and out of character design of the proposed extension would be detrimental to the character, appearance and setting of the host building, the adjacent Grade II Listed Building at no. 70 Barnes High Street, the wider street scene and Conservation Area. The proposal would therefore be contrary to the aims and objectives of the National Planning Policy Framework and the development plan, including policy CP7 of the Core Strategy (adopted 2009) and policies OMD1, DMHD2 and DMHD1 of the Development Management Plan (adopted 2011).

This Application's Response :

It is clear that the application above did not adequately respond to and enhance the conservation area setting, style, materiality and appearance. To ensure that this application avoids this issue, early advice from the local planning authority's conservation, design and case officers in the form of a formal pre-application meeting. A series of further conversations have been held with these parties to ensure that the proposal is sensitively designed and appropriate in this location.

2.1

PLANNING HISTORY

Property Details	Application Number	Proposal Summary	Decision	Decision Date
67 Barnes High Street	13/T0450/TCA	T1 - Cherry Tree - cut down to ground level (dead)	Approved	21/08/13
	08/T0659/TCA	T1 - T2 - Cherry - Fell T3 - Bird Cherry - Reduce crown by 30%, lift crown to 2m and crown clean T4 - Wild Cherry - Lift Crown by 2m, reduce by 15%, deadwood removal	Approved	25/11/08
	08/0154/ADV	Retention of 1no. part illuminated fascia sign and 1no. non illuminated projecting sign.	Approved	06/03/08
	87/1858	Change of use from travel agents to estate agents office.	Approved	25/01/88
67a High Street Barnes	88/2330	Change of use of 2 front rooms from residential to office use.	Refused	08/11/88
68-69 Barnes High Street, Barnes, London, SW13 9LD	15/2131/FUL	Addition of another floor to the main front core of the building to form a three storey unit with additional accommodation to the upper floors.	Refused	10/07/15
	82/0847	Use of shop as an estate agency.	Approval	17/08/82
	78/1233	Erection of a roof extension at the rear of the premises.	Refused	24/01/79
	77/1114	Construction of a dormer window on the rear roof slopes.	Approval	21/12/77
	77/0953	Alterations to shop fronts.	Approval	20/12/77
68a High Street, Barnes	92/0689/FUL	Addition Of Two Small Windows To Second Floor Flank Wall.	Approval	13/05/92

2.2

PLANNING POLICY

Planning Policy

The proposals have been designed to meet the relevant national, regional and local planning policies and guidance. Key policies outlined in the formal pre-application letter are shown and listed on the following pages with explanation of how the scheme responds to ones specifically singled out in the response letter.

NATIONAL POLICY

NATIONAL PLANNING POLICY FRAMEWORK (2012)

DCLG 'Technical Housing Standards' - nationally described space standard (2015)

Requiring Good Design

In terms of promoting good design, paragraph 58 of the National Planning Policy Framework should be consulted.

- It states that the development:
- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- Respond to local character and history, and reflect the identity of local

REGIONAL POLICY

THE LONDON PLAN (2015)

Policy 3.5 Quality and design of housing developments

Strategic

- A Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment

Planning decisions and LDF preparation

- The design of all new housing developments should enhance

the quality of local places

- LDFs should incorporate requirements for accessibility and adaptability, minimum space standards, and water efficiency
- Development proposals which compromise the delivery of elements of this policy, may be permitted if they are demonstrably of exemplary design and contribute to achievement of other objectives of this Plan
- The Mayor will provide guidance on implementation of this policy that is relevant to all tenures

Response : The scheme has been designed to provide high quality internal and external environments, and enhance the quality of the Barnes High Street. Consultation with the conservation and design officers at the Local Planning Authority has been sought at the earliest of design stages to ensure this is the case.

Policy 5.2 Minimising Carbon Dioxide emissions

Planning decisions

- Development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:
 1. Be lean: use less energy
 2. Be clean: supply energy efficiently
 3. Be green: use renewable energy
- The Mayor will work with boroughs and developers to ensure that major developments meet the following targets for carbon dioxide emissions reduction in buildings.
- Major development proposals should include a detailed energy assessment to demonstrate reduced carbon dioxide emissions
- As a minimum, energy assessments should include the following details: calculation of the energy demand and carbon dioxide emissions covered by Building Regulations, proposals to reduce carbon dioxide emissions through design, proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies.
- The carbon dioxide reduction targets should be met on-site.

Response : The scheme has been designed reduce carbon emissions. An Energy Strategy and BREEAM Assessment accompany the application to demonstrate proposed improvements.

Policy 6.13 Parking

Strategic

- The Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car parking
- The Mayor supports Park and Ride schemes in outer London where it can be demonstrated they will lead to overall reductions in congestion, journey times and vehicle kilometres.

Planning decisions

- The maximum standards set out in Table 6.2 in the Parking Addendum to this chapter should be the basis for considering planning applications
- In addition, developments in all parts of London must:
 1. Ensure that 1 in 5 spaces (both active and passive) provide an electrical charging point to encourage the uptake of electric vehicles
 2. Provide parking for disabled people in line with Table 6.2
 3. Meet the minimum cycle parking standards set out in Table 6.3
 4. Provide for the needs of businesses for delivery and servicing.

LDF preparation

- The maximum standards in the Parking Addendum should be used to set standards in DPDs.
- In locations with high public transport accessibility, car-free developments should be promoted
- In town centres where there are identified issues of vitality and viability, the need to regenerate such centres may require a more flexible approach to parking
- Outer London boroughs should demonstrate that they have actively considered more generous standards for housing development in areas with low PTAL

Response : Given the quantum of units on site and proximity to the town centre, no additional private parking permits are

proposed on site. A Transport Statement accompanies the full application outlining the strategy in more detail.

LOCAL POLICY

CORE STRATEGY (2009)

CP1 Sustainable Development

- 1.A The policy seeks to maximise the effective use of resources including land, water and energy, and assist in reducing any long term adverse environmental impacts of development.
- The following principles will be promoted:-
- 1.B Appropriate location of land uses
- 1.C Making best use of land
- 1.D Reducing environmental impact
- 1.E Environmental gain to compensate for any environmental cost of development will be sought.

Response : The proposal maximises effective use of land on a site that is already has mixed use. By refurbishing and extending, the existing building's environmental impact will be reduced to meet planning policy.

CP2 Reducing Carbon Emissions

CP3 Climate Change - Adapting to the Effects

CPS Sustainable Travel

CP7 Maintaining and Improving the Local Environment

CP14 Housing

CP15 Affordable Housing

CP19 Local Business

DEVELOPMENT MANAGEMENT PLAN (2011)

DM SD 1 Sustainable Construction

DM SD 2 Renewable Energy and Decentralised Energy Networks

DM SD 4 Adapting to Higher Temperatures and Need for Cooling

DM SD 9 Protecting Water Resources and Infrastructure

2.2

PLANNING POLICY [CONTINUED]

DM HO 4 Housing Mix and Standards

Housing Mix and Standards

Development should generally provide family sized accommodation, except within town centres where a higher proportion of small units would be appropriate. The housing mix should be appropriate to the location.

All new housing development, including conversions, are required to comply with external and internal space standards. The Council will only grant planning permission for new dwellings that provide adequate internal space and appropriate external private and/or communal amenity space to meet the needs generated by the development. Development must take account of accessible design as required by Policy CP14.

Response : As the proposal is located in a town centre, a high proportion of smaller units are proposed. The internal space standards comply with London Plan guidance.

DM HO 6 Delivering Affordable Housing

DM TP 2 Transport and New Development

DM TP 8 Off Street Parking

DM DC 1 Design Quality

Design Quality

New development must be of a high architectural and urban design quality based on sustainable design principles. Development must be inclusive, respect 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 the design quality of a proposal the Council will have regard to the following:

- *compatibility with local character including relationship to existing townscape and frontages, scale, height, massing, proportions and form*
- *sustainable development and adaptability, subject to aesthetic considerations layout and access*
- *space between buildings and relationship to the public realm*
- *detailing and materials*

Response : The scheme has been designed to provide high quality internal and external environments, and enhance the quality of the Barnes High Street. Consultation with the conservation and design officers at the Local Planning Authority has been sought at the earliest of design stages to ensure this is the case. Details of strategies implemented are shown in this report.

DM DC 5 Neighbourliness, Sun lighting and Daylighting

In considering proposals for development the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance.

To protect privacy, for residential development there should normally be a minimum distance of 20 m between main facing windows of habitable rooms.

The Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate into and between buildings, and that adjoining land or properties are protected from overshadowing in accordance with established standards.

Response : The proposal seeks to minimise impact on neighbouring properties in a number of ways outlined in this report. Main measures include, building on the existing building lines, locating windows in existing positions, using obscured glass to windows under 20m facing distance to habitable rooms and analysing the impact on neighbouring windows in a Daylight/Sunlight Report submitted as part of the full application.

DM HD 1 Conservation Areas

DM HD 2 Listed Buildings

DM HD 3 Buildings of Townscape Merit

PUBLICATION LOCAL PLAN (2016)

LP1 Local Character and Design Quality

LP2 Building Heights

LP3 Designated Heritage Assets

LP5 Views and Vistas

LP8 Amenity and Living Conditions

LP10 Local Environmental Impacts, Pollution and Land Contamination

LP20 Climate Change Adaptation

LP21 Flood Risk and Sustainable Drainage

LP22 Sustainable Design and Construction

LP24 Waste Management

LP34 New Housing

A. The Borough's target is 3,150 homes for the period 2015-2025.

This target will be rolled forward until it is replaced by a revised London Plan target. The Council will exceed the minimum strategic dwelling requirement, where this can be achieved in accordance with other Local Plan policies.

B. The following amounts of housing are indicative ranges in these broad areas of the borough to 2025:

Area	Wards	Approx. No of units
Richmond	Ham, Petersham and Richmond Riverside; South Richmond; North Richmond; Kew	1000-1050
Twickenham	Twickenham Riverside; St Margarets and North Twickenham; South Twickenham; West Twickenham	1000-1050
Teddington and the Hamptons	Hampton North; Hampton; Fulwell and Hampton Hill; Teddington; Hampton Wick	650-700
East Sheen	East Sheen; Mortlake and Barnes Common; Barnes	400-500
Whitton	Whitton; Heathfield	100

Response : The proposal seeks to provide the additional new homes for the borough as outlined the indicative range for East Sheen as outlined above (400-600 new homes by 2025)

LP35 Housing Mix and Standards

LP36 Affordable Housing

LP39 Infill, Backland and Backgarden Development

LP45 Parking Standards and Servicing

SUPPLEMENTARY PLANNING DOCUMENTS (SPDS)

'Housing Extensions and External Alterations' (2015)

'Design Quality' (2006)

'Residential Development Standards' (2010)

'Sustainable Construction Checklist' (2011)

'Affordable Housing' (2014)

'Refuse and Recycling Storage Requirements' (2015)

'Small and Medium Housing' (2006)

Response : The proposal has been designed with reference and guidance to the SPG documents listed above. Specific reference is to the 'Housing and External Alterations' (2015) SPG to ensure that the massing to the rear of the development appears 'subordinate' to the main mass, avoiding visual confusion and ensuring the extension is integrated with the overall development. This is detailed later on in this report.

2.3

CONSULTATION

PRE-APPLICATION MEETING / RESPONSE

The scheme was first presented to the local authority planning officers at a pre-application advice meeting on the 31st January 2017.

Following this meeting a series of conversations were held with the Local Planning Authority regarding the proposals.

The formal response letter displayed on the following pages responds to the scheme presented to the conservation, design and case officers. Key points are highlighted in yellow.

Following this letter, the scheme has been revised to ensure that the application meets the requirements set out by the officers.

Main Changes to the design in response to the officer's comments are:

- **Unit type and mix:** The application is formed of more smaller units and less family sized to meet policy.
- **Space Standards:** All units are designed to comply with nationally described space standards and the London Housing Design Guide.
- **Natural Daylight:** Windows have been added to all habitable rooms, with the majority of bathrooms receiving natural daylight.
- **Volume of rear:** The application has been revised to follow the existing building line. The roof line has been reduced on the extension and the eaves line is a constant datum to existing properties. Further detail on the massing and volume is shown in this report.

- **Impact on neighbouring Daylight/Sunlight:** A daylight / sunlight report accompanies the application demonstrating the minimal impact on neighbouring daylight and sunlight.
- **Refuse collection:** This is detailed in the 'Access' section of this report.
- **Sustainability:** A BREEAM Domestic Refurbishment Scheme and Energy Report accompany the application.
- **Flood Risk:** A flood risk assessment accompanies the application

SUMMARY

We believe that this application successfully responds to and resolves the issues and comments received by the Local Planning Authority at both the Pre-application Meeting and the formal response letter shown on the following pages.

Environment Directorate

Civic Centre, 44 York Street, Twickenham TW1 3BZ
tel: 020 8891 7300 text phone 020 8891 7120
fax: 020 8891 7789
website: www.richmond.gov.uk



Mr Craig Shanley
Architecture Initiative
John Prince's Street
London
W1G 0JL

Please contact: Lucia Sarisska
Email: lucia.sarisska@richmond.gov.uk
Tel: 020 8891 1411
Date: 5th April 2017

Dear Mr Shanley,

Site: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
67-69 BARNES HIGH STREET, BARNES, LONDON, SW13 9LD
Proposal: PARTIAL DEMOLITION, REFURBISHMENT AND EXTENSION TO THE EXISTING PROPERTIES TO CONVERT FROM 2 X A2 UNITS AND 3 X RESIDENTIAL UNITS INTO 2 X A2 UNITS AND 6 X RESIDENTIAL UNITS.

I write in reference to your application.

Site Description

The application relates to existing buildings with two A2 shops on ground floor level to the front and residential use at ground floor level to the rear, at first and second floor level. The site is not locally listed but is located within Barnes Green Conservation Area, Character Area Village Planning area, Mixed Use Area, Protected View Area and Floodzone 2 and 3 area. The site has secondary shop frontages and is under Article 4 Directives (restrictions to conversion of A1 use to A3 use under 'permitted development').

Planning History

There is an extensive planning history related affected properties at no. 67, 67A, 67B, 68A, 68 and 69 Barnes High Street which is available on the Council's website for viewing.

However, the most relevant application and pre-application listed is as follows:

15/2131/FUL Addition of another floor to the main front core of the building to form a three storey unit with additional accommodation to the upper floors.
Status: refused permission 09-Jul-2015

Reasons for refusal:

'The alteration from a gabled roof to a shallow pitched hipped roof and the overall scale, mass, and inappropriate and out of character design of the proposed extension would be detrimental to the character, appearance and setting of the host building, the adjacent Grade II Listed Building at no. 70 Barnes High Street, the wider street scene and Conservation Area. The proposal would therefore be contrary to the aims and objectives of the National Planning Policy Framework and the

development plan, including policy CP7 of the Core Strategy (adopted 2009) and policies DMDC1, DMHD2 and DMHD1 of the Development Management Plan (adopted 2011).'

14/P0257/PREAPP Redevelopment of upper floors and rear extension (Case closed).

Proposal

Partial demolition, refurbishment and extension to existing properties to convert existing 2 x A2 units and 3 x residential units into 2 x A2 units and 6 x residential units.

Relevant Policies

All Core Strategy, Development Management Plan policies and Supplementary Guidance and Documents are available to view on the Council's website www.richmond.gov.uk. Consideration must also be given to policies in the London Plan and National Planning Policy Statements. Relevant local policies are summarised below:

National Planning Policy Framework (2012)

DCLG 'Technical Housing Standards' – nationally described space standard (2015)

The London Plan (2015)

Policy 3.5 Quality and design of housing developments
Policy 5.2 Minimising Carbon Dioxide emissions
Policy 6.13 Parking

Core Strategy (2009)

CP1 Sustainable Development
CP2 Reducing Carbon Emissions
CP3 Climate Change - Adapting to the Effects
CP5 Sustainable Travel
CP7 Maintaining and Improving the Local Environment
CP14 Housing
CP15 Affordable Housing
CP19 Local Business

Development Management Plan (2011)

DM SD 1 Sustainable Construction
DM SD 2 Renewable Energy and Decentralised Energy Networks
DM SD 4 Adapting to Higher Temperatures and Need for Cooling
DM SD 9 Protecting Water Resources and Infrastructure
DM HO 4 Housing Mix and Standards
DM HO 6 Delivering Affordable Housing
DM TP 2 Transport and New Development
DM TP 8 Off Street Parking
DM DC 1 Design Quality
DM DC 5 Neighbourliness, Sunlighting and Daylighting
DM HD 1 Conservation Areas
DM HD 2 Listed Buildings
DM HD 3 Buildings of Townscape Merit

Publication Local Plan (December 2016)

LP1 Local Character and Design Quality
LP2 Building Heights
LP3 Designated Heritage Assets
LP5 Views and Vistas
LP8 Amenity and Living Conditions
LP10 Local Environmental Impacts, Pollution and Land Contamination
LP20 Climate Change Adaptation

LP21 Flood Risk and Sustainable Drainage
LP22 Sustainable Design and Construction
LP24 Waste Management
LP34 New Housing
LP35 Housing Mix and Standards
LP36 Affordable Housing
LP39 Infill, Backland and Backgarden Development
LP45 Parking Standards and Servicing

Supplementary Planning Documents (SPDs)

'House Extensions and External Alterations' (2015)
'Design Quality' (2006)
'Residential Development Standards' (2010)
'Sustainable Construction Checklist' (2011)
'Affordable Housing' (2014)
'Front Garden and Other Off Street Parking Standards' (2006)
'Refuse and Recycling Storage Requirements' (2015)
'Small and Medium Housing' (2006)
'Revised Lifetime Home Standards' (2010)

Planning Considerations

The key planning issues for consideration include the impact of the proposed development on the character, appearance and setting of the host site, adjacent listed building and surrounding Conservation Area and neighbouring amenities, environmental impact, the impact on parking provision, the impact on housing and retail provision, and housing standards issues.

RETAIL

There are no significant changes proposed to existing A2 floorspace. Given there is no change in use on ground floor level, there are no concerns in terms of loss of existing commercial space. Additionally, there is a separate access proposed to residential units. This would accord with policy LP1 and DM DC2 which state that the mix use schemes are supported as long as conflict between uses and users are minimised.

NEW HOUSING

There is no in-principal objection to the provision of additional residential units in this sustainable location. The proposed residential units would be located above and to the rear of the commercial floorspace and in mixed use area, therefore there would be no objection to proposed additional residential units which would bring vitality and viability to the area and would be in compliance with policies LP34, CP1 and CP14.

However, there is a concern about the proposed dwelling mix. Policy DMHO4 states that development should generally provide family size accommodation outside of town centres and the housing mix should be appropriate to the location. A similar approach is in the Local Plan where policy LP35 seeks family sized accommodation outside of town centres and Areas of Mixed Use. This site is within an Area of Mixed Use and the proposed residential is to the rear and above commercial use. There are only 3 small (1 bed and studio) units proposed which is not the significant proportion of small units expected. The Council is also concerned at the introduction of family townhouses (3 x 2-bedroom units) which can accommodate small size families. This is due to lack of amenity space required for families. In the light of above, the applicant would need to demonstrate that alternative layouts with a higher proportion of smaller units cannot be accommodated.

RESIDENTIAL STANDARDS

From 1st October 2015 all new housing would be expected to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings' and the Council has been applying the nationally described space standard. The nationally described space standards set a minimum gross internal floor area of 39sqm for a 1 bed 1 person one storey dwelling, 50sqm for a 1 bed 2 person one storey dwelling, 61sqm for a 2 bed 3 person one storey dwelling and 70sqm for a 2bed 3 person two storey dwelling. There is no equivalent standard for a 2 bed3 person three storey dwelling.

It is not clear from the submitted documents whether the proposed residential units would meet the minimum space standards, however **there is a requirement to comply with the above details to avoid any overdevelopment of the site.** Additionally, any area with **headroom of less than 1.5m would not be counted within the Gross Internal Area unless used solely for storage.** The Council strongly encourages a minimum ceiling height of 2.5m for at least 75% of the gross internal area to address overheating and ensure appropriate ventilation and daylight. **There are some habitable rooms and bathrooms proposed without any windows.** The above needs to be addressed in order to provide a satisfactory standard of accommodation for future occupiers.

Moreover, the requirements of policies LP35 and DM HO4 and the SPD 'Residential Development Standards' (2010) is to supply an external amenity space for future occupiers, especially for occupiers of the proposed family size units and a minimum of total private space of 40sqm for 2 beds should be provided. The plans suggest very small areas of amenity to the front of both townhouses which is not acceptable as it is preferred for the family unit to have an access to a sufficient size private garden. The Council suggests reconsidering of this significant shortfall of the external amenity space for the proposed family residential units.

Considering the size of the remaining smaller units, the units are less likely to be occupied by families and **future occupiers may not expect provision of external amenity space to the rear and above of the commercial floorspace.** If balconies or terraces cannot be designed into the scheme due to **other constraints such as overlooking, it would be useful to clarify this in any submission.**

Since 1 October 2015 all new housing would be expected to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'. **The optional Building Regulation M4 (2) cannot be fully applied to conversions and change of use proposals consequently; the applicant is expected to meet the standards that can be met.** Moreover, the optional Building Regulations M4 (2) also require step free access which could be applicable to some units only. **The applicant is required to clarify in an application the standards that can be met.**

DESIGN

There is no objection to proposed front of the new building and new shopfronts. The height, style and finishes of the new building to the front have **been found acceptable in design terms,** and even though the building is not of a traditional character, there are rendered 2-storey high properties with mansard roofs in immediate or surrounding area. **The frontage of the building does appear to be sympathetic to the setting of the adjacent listed Rose House and it would have minimal adverse impact on the character and appearance on the streetscene.**

However, there is still **concern with regards to additional volume to the rear of the property,** especially on upper floors. The property to the rear would be larger than the existing footprint and envelope and with minimal setbacks and overall height, massing and scale would have a detrimental impact on the setting of the adjacent listed building and properties at Swan Place and character of the surrounding Conservation Area to the rear.

In the light of above, the proposed alterations and additions to the rear would lead to overdevelopment of the site and the proposal would be considered an intensive, excessive and over scaled, it would fail to provide 'subserving' addition to existing building and due to its scale it would appear overbearing and out of keeping with the character and appearance of the surrounding area. Seaforth Lodge next door should not set the precedence as each property is assessed on their own individual merits.

AMENITY

Without visiting the site and detailed documents, it is difficult to access any impact of the proposed development on the adjacent neighbouring occupiers. However, the applicant is required to make **sure that the scheme would have no adverse impact on the adjacent occupiers in loss of daylight/sunlight and loss of privacy terms** and would be in accordance with policy DM DC5 of the Development Management Plan (2011) and SPDs 'Residential Development Standards' (2010) and 'House Extensions and External Alterations' (2015).

Given the height, depth, form, mass, infill and proximity of the proposed building to the rear, there is a **concern that the proposal would be visually intrusive and overbearing when viewed from Rose House, properties on Swan Place to the rear of the site and Seaforth Lodge.**

For example, it is noted that the increase in bulk at the rear of the site would be approx. just 9m on the upper floors from facing windows at Seaforth Lodge. At ground floor level, the development would be approx. 7m from Seaforth Lodge side elevation windows. The extension would be approx. 11m from the front elevation of 1 Swan Place.

The proximity to neighbouring residents combined with the scale of the extensions are considered likely to be detrimental to residential amenity, although this would need to be confirmed by a site visit at the planning application stage. In the light of above, it is crucial to address any impact on the adjacent occupiers before any other parts of proposal are designed.

TRANSPORT AND PARKING

The site does not have the benefit of an off-street parking and there is a CPZ in the vicinity from which the future residents will be exempt. Under S106, access to resident/visitor parking permits for 4 flats (and membership of car club for first occupiers of all units for 5 years) will be restricted and allow 1 resident permit only (no visitor permits) each for 2 flats. This will be secured by a legal document on a later stage.

The applicant is required to provide 6 cycle spaces by introducing Sheffield stands within the enclosed, secured and weatherproof storage which needs to be separate from the commercial cycle storage and proposed refuse storages.

There were no details of refuse and recycling receptacles submitted to the Council and commercial storage must be separate from residential storage (please show both on plans). Residential refuse storage is required to be within 20m of Barnes High Street and the width of the passageway must allow for the collection of the receptacles. **Additionally, the applicant is required to clarify how the refuse and recycling will be collected by the waste collector.**

A draft Construction Method Statement is required to be submitted as part of any formal application due to proximity of the site to pedestrian crossing signals.

SUSTAINABILITY

The applicant is required to demonstrate that new residential units would reduce adverse environmental impact by using resources efficiently. The application must conform to the Sustainable Construction Checklist and submit the document to the Council with any application and together with **BREEAM Domestic Refurbishment Scheme and Energy Report** in order to demonstrate that the development would achieve water efficiency by meeting the target for water consumption which is 105 litres per person per day. Moreover, the development should include measures capable of mitigating and adapting to climate change (materials, design, landscaping, standard of construction and operation); new homes are required to achieve a minimum 35% reduction in carbon dioxide emissions beyond Building Regulations 2013.

FLOOD RISK

Given the site is located in Floodzone 2 and 3, there is a requirement for the applicant to carry out a

Flood Risk Assessment, and submit it as part of the planning application. Please see policy LP21 for more details.

AFFORDABLE HOUSING CONTRIBUTION

Following a report to the Council's Cabinet on 23 June 2016 (item 10 on the Local Plan Pre-Publication Version), the adoption and use of the Pre-Publication Local Plan Affordable Housing policy LP 36 has been agreed for determining planning applications and development management purposes. The policy, set out in Appendix 1 to the Cabinet Report, continues to seek affordable housing contributions from all sites, based on the Council's local circumstances as set out in the Cabinet report (see paragraphs 3.15 to 3.19).

The commuted sum can be calculated using the pro-forma Annex A to the SPD 'Affordable Housing' (2014). The onus is on applicants to submit the proforma at Annex A along with any supporting information, with an application. However, if the applicant decides to challenge the viability of affordable housing contribution, a Viability Report needs to be submitted with the planning application. This may require independent assessment at the expense of the applicant.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The following development types will be liable to pay CIL:

- Development comprising 100 square metres or more of gross new build internal floor space;
- Development of less than 100 square metres of gross new build internal floor space that results in the creation of one or more dwellings.

Based on the above, the proposed scheme will be CIL liable and more information on CIL can be found here www.richmond.gov.uk/community_infrastructure_levy

OTHER

Given the scale of the rear extension proposed and potential impacts on neighbouring residents the Local Planning Authority would recommend that the applicant engage in pre-application consultation with the adjacent properties. It would be beneficial if the applicants efforts in this regard are reported within a Statement of Community Involvement to accompany any future planning application. Whilst this is not a validation requirement, it is strongly encouraged.

SUMMARY

There is no principal objection to proposed retail and residential units; however the applicant is required to justify lack of smaller residential units and address internal and external space standards. The proposed design to the front of the property has been found acceptable, however the rear of the building has been found harmful due to its bulk, mass, height, style and overdevelopment and assessment of impact on the adjacent occupiers is required to be carried out. Additionally, it is required to address the current transport issues and to demonstrate the compliance with environmental, floor risk and affordable housing contribution policies.

Without prejudice

Any given advice by Council Officers from pre-application enquiries does not constitute a formal response or decision of the Council with regard to future planning consents. Any views or opinions expressed are given in good faith and to the best of ability without prejudice to formal consideration of any planning application, which was subject to public consultation and ultimately decided by the Council. You should therefore be aware that officers cannot give guarantees about the final form or decision that will be made on your planning or related applications.

Although the advice note will be brought to the attention of an officer acting under delegated powers, it cannot be guaranteed that it will be followed in the determination of future related planning applications and in any event circumstance may change or come to light that could alter the position.

It should be noted that if there has been a material change in circumstances or new information has come to light after the date of the advice being issued then less weight may be given to the content of the Council's pre-application advice of schemes. You are also advised to refer to local and national validation checklist on the Council's website.

Yours sincerely,



Mr Robert Angus
Development Control Manager
London Borough of Richmond Upon Thames



CGI visualisation of the kitchen/living/dining area of the proposed ground floor flat.

3.0

DESIGN PROPOSALS

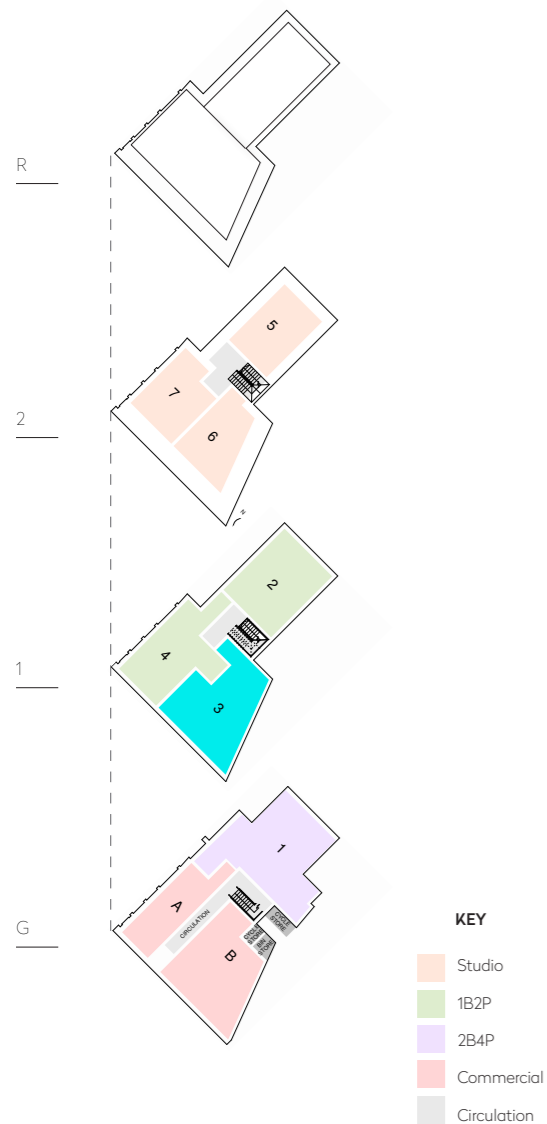
SUMMARY

The following section outlines and details the application. The strategy for the development of the site can be summarised in the following key elements :

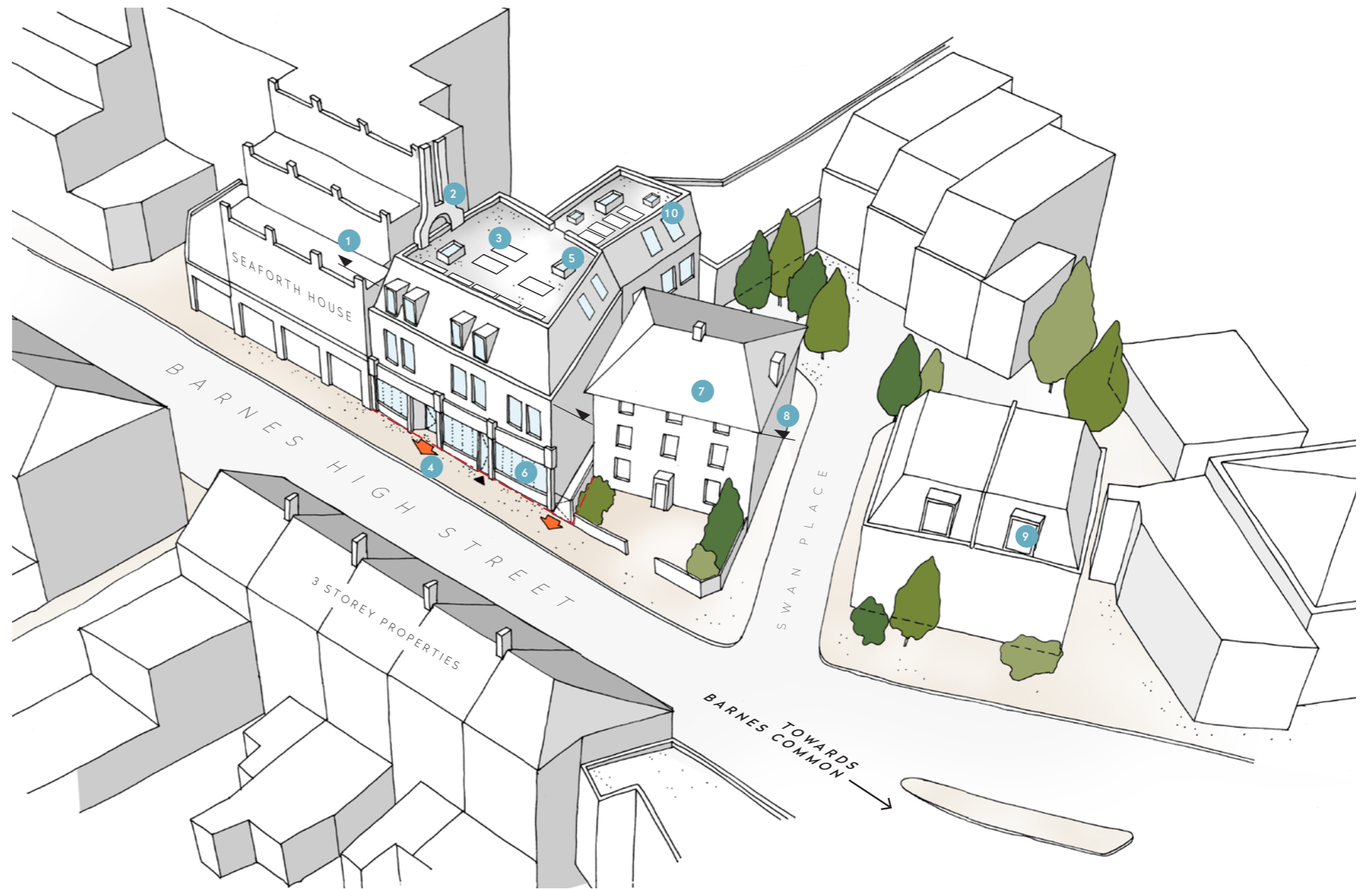
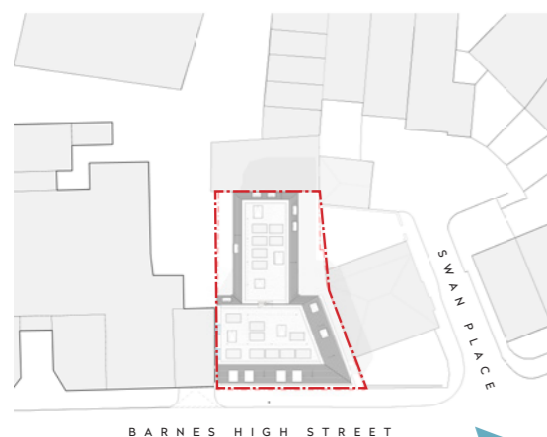
1. Partial demolishing of the rear 'extension' elements and existing pitched roof.
2. Continue the urban grain/pattern that currently exists along Barnes High Street, ensuring that the proposal matches the height of eaves and ridge of existing buildings and neighbouring properties roofs to tie development into the surroundings.
3. Sensitive respond to conservation area context and adjacent listed building.
4. Partial refurbishment of the existing accommodation at ground and first floors to provide high quality living accommodation.
5. Construct extension increasing the number of residential units, therefore providing additional homes for the Borough.
6. Create a communal entrance to units accessed off Barnes High Street giving clarity to residential entrances.
7. Improve the sustainable credentials of the existing properties on site.
8. Enhance the appearance and character of the area with sympathetic materials and detailing.

3.1

CONCEPT + USE



KEY PLAN



INITIAL CONCEPT

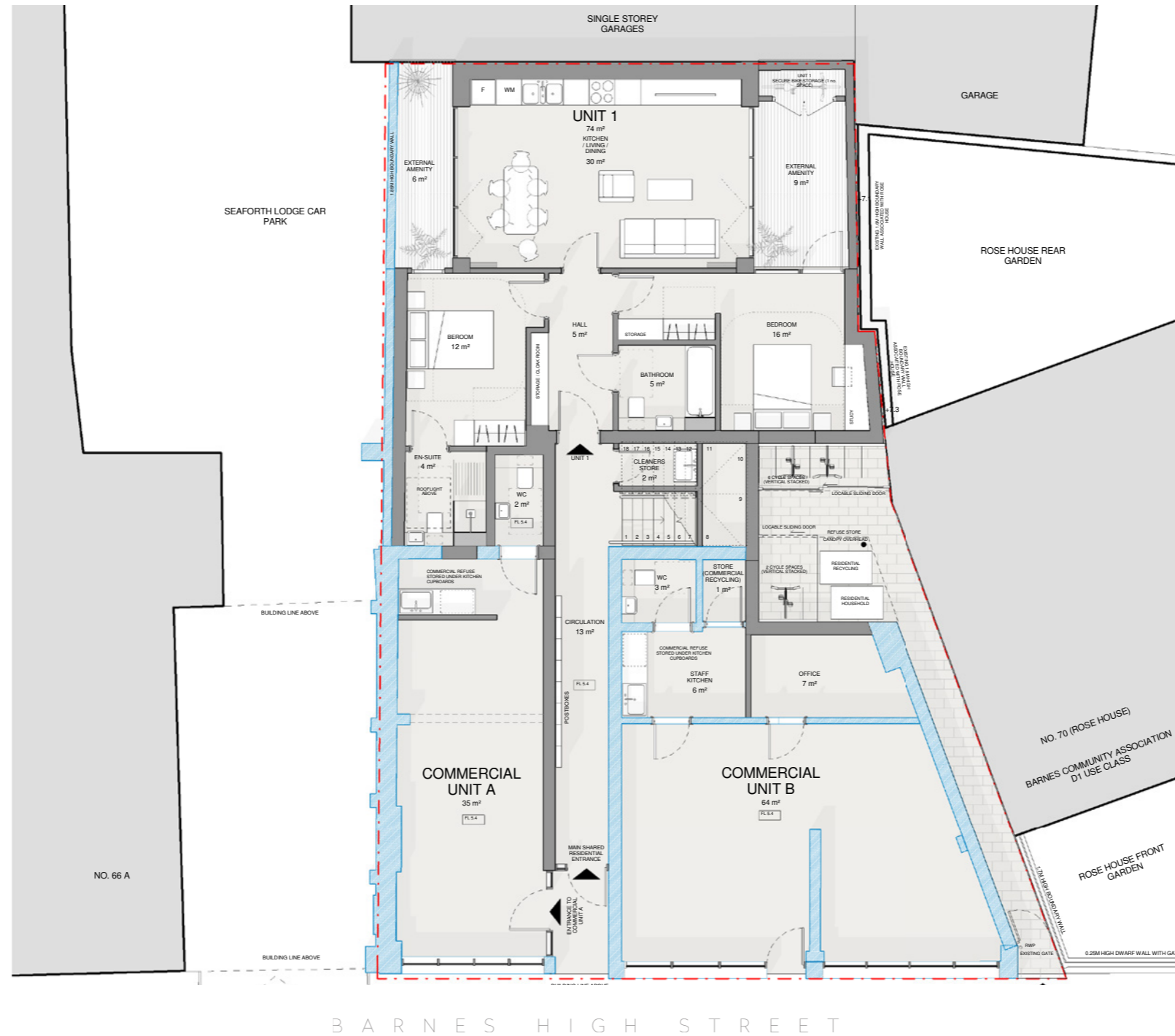
The main concept is to rationalise, improve and increase the existing accommodation at 67-69 Barnes High Street whilst sensitively responding to the adjacent neighbouring properties by matching datum heights, materiality and architectural features (such as dormer windows) evident in the local area.

The drawing above is the initial concept drawing produced demonstrating how the proposal ties into the local area.

KEY

- 1 Dormer window datum to match height of second floor windows on the neighbouring property (Seaforth House).
- 2 Existing traditionally detailed brick chimney stack retained
- 3 Photovoltaic panels to improve sustainability credentials
- 4 Main residential entrance to communal access stair
- 5 Roof-lights providing second floor flats with natural daylight
- 6 Commercial units and shop frontage to Barnes High Street to be retained and refurbished
- 7 70 Barnes High Street. A 3 storey Grade II listed 'Rose House' sits directly adjacent to the site.
- 8 Eaves height of neighbouring property to be matched by the parapet height of the proposal
- 9 Dormer windows prevalent along Barnes High Street allow the second floor (third storey) to be used for accommodation
- 10 New build extension to appear subordinate to the main massing with a reduced ridge height but a consistent eaves datum to meet the guidance set out in the SPG 'House Extensions and External Alterations' (2015)

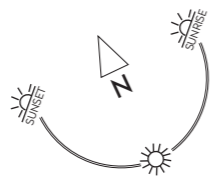
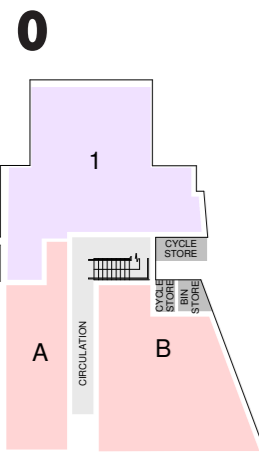
3.2 LAYOUT



WM: Washing Machine F: Fridge Freezer DW: Dishwasher

BARNES HIGH STREET

LEVEL



Residential	UNIT 1	75 m ²	2B4P
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LEVEL 0

The existing A2 Units are proposed to be refurbished. There are no significant changes proposed to the existing commercial floorspace therefore there are no concerns in terms of loss of commercial floor space, complying with policies LP34, CP1 and CP14. Both units are accessed directly off Barnes High Street as per the existing condition. In order to improve the access to residential units, the corridor leading to the main access stair has been widened.

All residential units are accessed via a shared entrance located on Barnes High Street. At the

centre of the development, there is a communal stair core, providing access to Units 2, 3, 4, 5, 6 and 7, located at first and second floors. The communal entrance lobby has been designed to accommodate individual letterboxes. All residential units will have access to this area. There is also a cleaners store shown under the stairs at this level.

There is an existing access gate to the south east of the site that provides access to the shared secure bicycle stores associated with the residential units. The A2 units are to carry on their existing arrangement of storing bicycles within their units.

Unit 1 located towards the rear of the site, is a 2 bedroom / 4 person lateral apartment which is comprised of a large kitchen/living/dining area, double master bedroom with en-suite, a second double bedroom, bathroom suite and two external amenity terraces that face both east and west and are accessed of the living area.

All units are London Plan compliant and meet the minimum space standards. All units have a minimum ceiling height of 2.5m and areas with headroom of less than 1.5m is not included in floor area calculations.

Privacy and Outlook

Unit 1 has been designed to ensure that all habitable rooms receive good levels of natural daylight. The windows face onto private gardens that are not overlooked by other units. Views to neighbouring properties are not available due to the boundary walls.



CGI visualisation of the kitchen/living/dining area of the proposed ground floor flat.

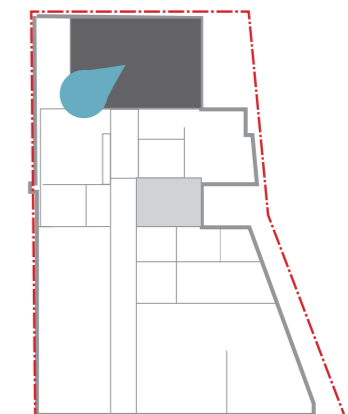
3.2

PRIVACY + OUTLOOK

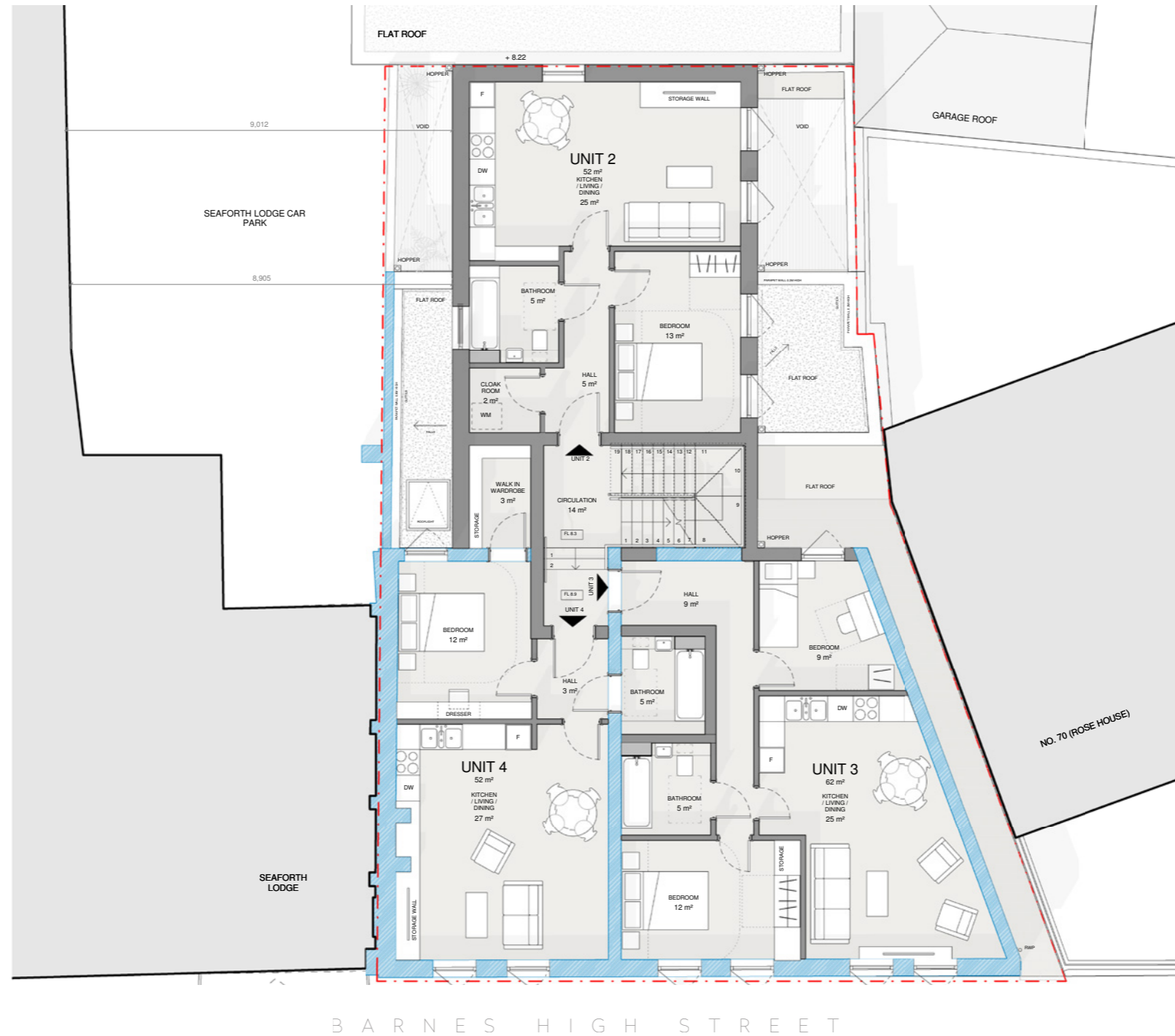
The proposed boundary wall to the east and west at the rear of the site creates a visual barrier and prevents overlooking on the ground floor. Plenty of natural daylight is available to the main kitchen / living / dining area and two private amenity terraces are accessed directly off this room.



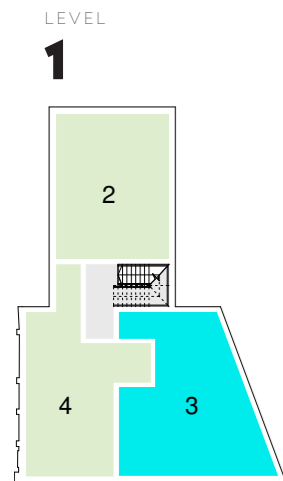
KEY PLAN



3.2 LAYOUT



WM: Washing Machine F: Fridge Freezer DW: Dishwasher



Level 1			
Residential	UNIT 2	52 m ²	1B2P
Residential	UNIT 3	62 m ²	2B3P
Residential	UNIT 4	51 m ²	1B2P

LEVEL 1

All residential units are accessed via a shared communal stair.

Unit 2 is located towards the rear of the site and sits above Unit 1. This flat is a 1 bedroom / 2 person lateral apartment which comprises of a large kitchen/living/dining area, double master bedroom, a bathroom suite and a store/utility cupboard. The unit is triple aspect with all habitable rooms and bathrooms benefiting from natural daylight. The window location in the bathroom is in a similar location to the existing building to mitigate impact.

Unit 3 and 4 are located towards the front of the site, overlooking Barnes High Street. Due to the site levels and to ensure that all rooms have a clear internal height of 2.5m, access to these apartments is up three more stairs from the main landing level at the top of the communal stairs.

Unit 3 is a 2 bedroom / 3 person dual aspect lateral apartment which comprises of a large kitchen/living/dining area and double master bedroom both overlooking Barnes High Street, a second single bedroom looking north east and bathroom suite.

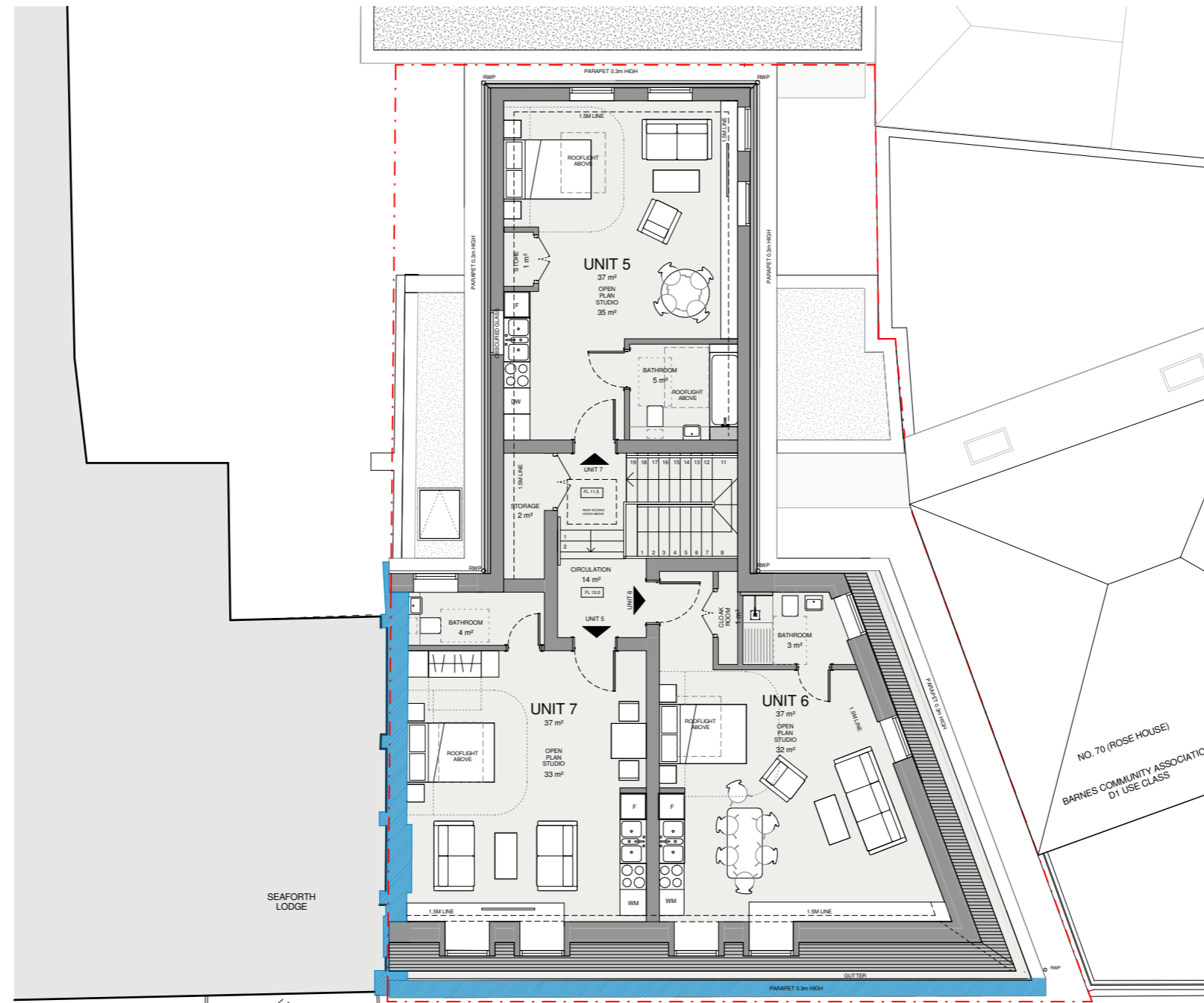
Unit 4 is a 1 bedroom / 2 person dual aspect lateral apartment which comprises of a large kitchen/living/dining area overlooking Barnes High Street, double master bedroom with a walk-in wardrobe, and bathroom suite.

These units meet the minimum space standards. All units have a minimum ceiling height of 2.5m and area with headroom of less than 1.5m is not included in area calculations.

Privacy and Outlook

All units have been designed to ensure that all habitable rooms receive good levels of natural daylight. The bathroom in Unit 2, although in a similar location to the existing, has a facing distance of under 20m to the habitable rooms in Seaforth House. Therefore this window is proposed to be obscured/frosted. All other windows on this level have been specifically designed not to impact of neighbouring properties outlook or privacy.

3.2 LAYOUT

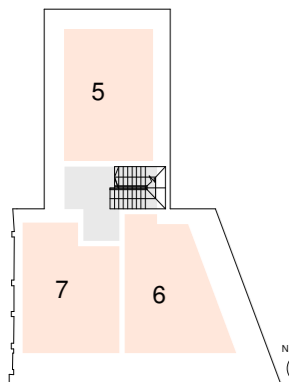
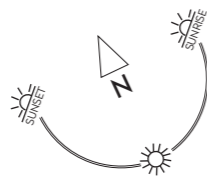


BARNES HIGH STREET

WM: Washing Machine F: Fridge Freezer DW: Dishwasher

LEVEL

2



Level 2			
Residential	UNIT 5	37 m ²	Studio
Residential	UNIT 6	37 m ²	Studio
Residential	UNIT 7	37 m ²	Studio

LEVEL 2

As per the other levels, all residential units are accessed via a shared communal stair.

Unit 5 is located towards the rear of the site and sits above Unit 2. This flat is a 1 bedroom / 1 person studio apartment which comprises of a large open plan kitchen/living/dining/bedroom area with a separate bathroom suite and a store/utility cupboard. The unit is triple aspect with all habitable rooms and bathrooms benefiting from natural daylight. The window location in the bathroom is in a similar location to the existing building to mitigate impact.

Unit 6 and 7 are located towards the front of the site, overlooking Barnes High Street. Due to the site levels and to ensure that all rooms have a clear internal height of 2.5m, access to these apartments is up three more stairs from the main landing level at the top of the communal stairs.

Unit 6 is a 1 bedroom / 1 person studio apartment which comprises of a large open plan kitchen/living/dining/bedroom area with a separate bathroom suite and a store/utility cupboard. The unit is dual aspect with the habitable room and bathroom benefiting from natural daylight. The

apartment overlooks Barnes High Street.

Unit 6 is a 1 bedroom / 1 person studio apartment which comprises of a large open plan kitchen/living/dining/bedroom area with a separate shower room/toilet. The unit is dual aspect with the habitable room and bathroom benefiting from natural daylight. The apartment overlooks Barnes High Street.

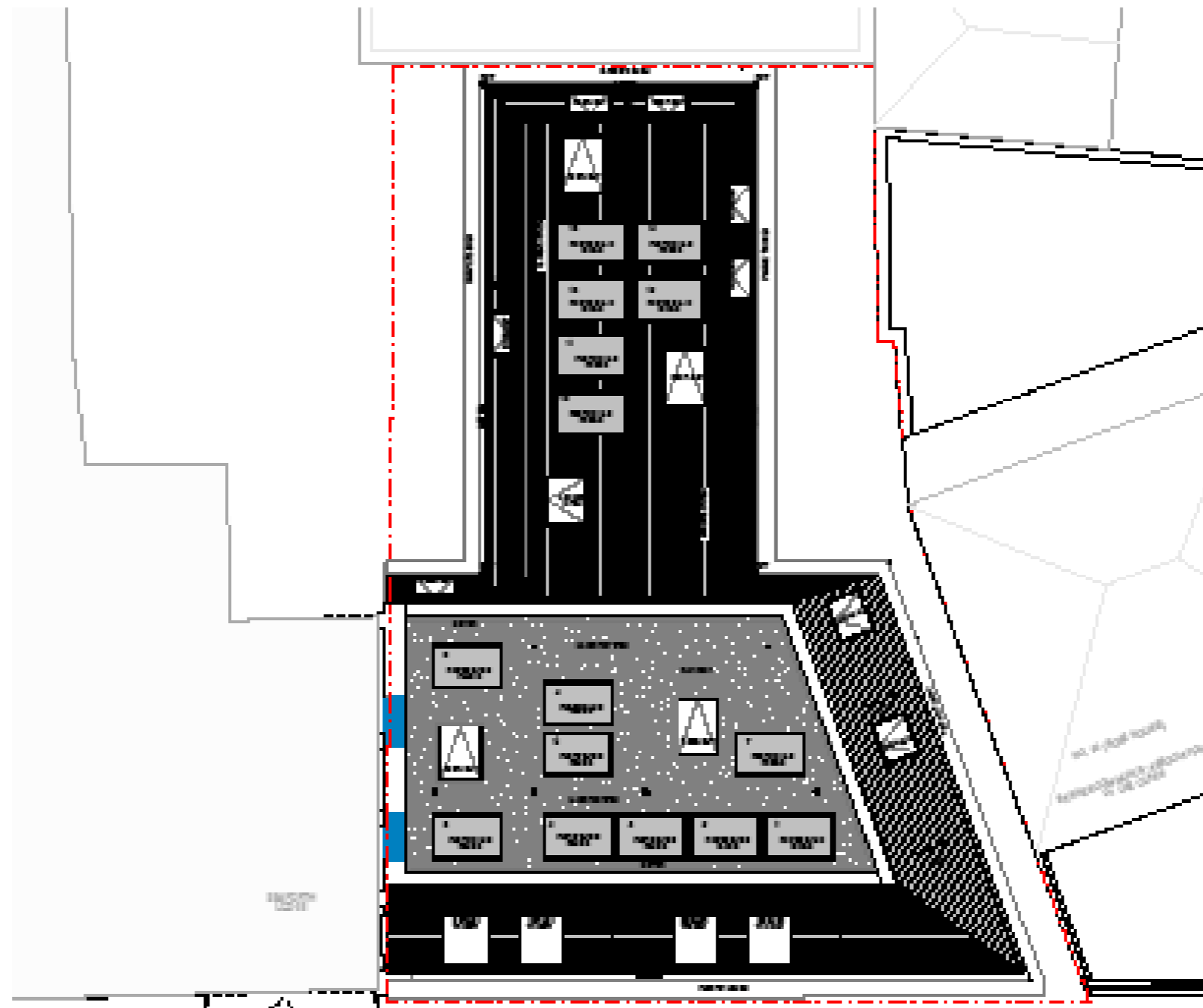
These units meet the minimum space standards. All units have a minimum ceiling height of 2.5m and area with headroom of less than 1.5m is not included in area calculations.

Privacy and Outlook

All units have been designed to ensure that all habitable rooms receive good levels of natural daylight. The window that sits in the Unit 5 kitchen facing west, has a facing distance of under 20m to the habitable rooms in Seaforth House. Therefore this window is proposed to be obscured/frosted. All other windows on this level have been specifically designed not to impact of neighbouring properties outlook or privacy.

3.2

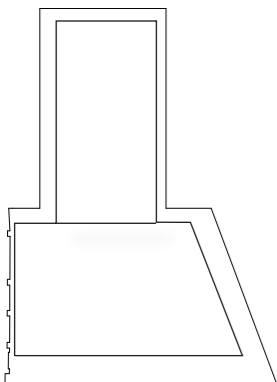
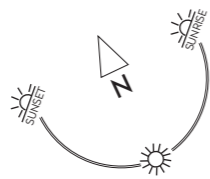
LAYOUT



BARNES HIGH STREET

LEVEL

R



ROOF LEVEL

The roof is separated onto two levels. The front element that faces onto Barnes High Street is the higher 'main' building that directly matches the existing eaves and ridge datums.

The rear element has been designed to sit approximately 620mm lower than the front element. In this way the overall shape, size and position of the rear extension does not dominate the front element. The pitched roof creates a continuation and harmonises the two elements with a consistent eaves line.

The roof that faces onto Barnes High Street has four dormer windows that relate to the vernacular set up by the neighbouring properties within the local context. A natural slate roof also compliments and responds to local precedent.

Roof lights are proposed to bring additional natural daylight to the units on the second floor and there are 14 photovoltaic panels (PV) proposed as part of the energy strategy that seeks to improve the buildings sustainability credentials.

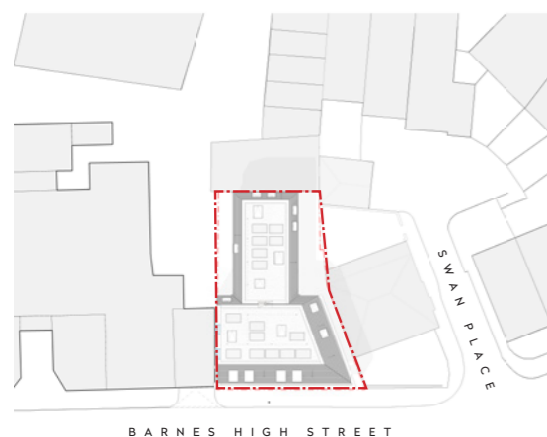
Safe access is available for maintenance via a roof access hatch that sits above the landing at the top of the main communal stair on the second floor. A man-safe system is currently proposed to ensure that those accessing the roof are safe. Stairs are proposed to allow movement between the two varying roof heights.

3.3

FORM, SCALE + APPEARANCE



KEY PLAN



PROPOSED SOUTH ELEVATION

When considering the form and scale of the proposal within its surrounding context, two main horizontal datums were taken into consideration: The horizontal alignment of existing eaves line and the existing ridge line. These datums are apparent on both the adjacent neighbouring properties, creating a successful transition between the 3 storey Rose House and the 6 storey Seaforth Lodge.

The mass of the existing building has been shown with a blue dashed line. This clearly highlights the change in overall massing of the proposal. The introduction of a pitched roof on the

east elevation has reduced the impact on the neighbouring listed building (Rose House). This can be seen on the drawing above where the blue dashed line represents the existing building line.

KEY

- 1 New aluminium dormer windows to second floor residential units
- 2 New aluminium window
- 3 Rendered finish (colour TBC)
- 4 Slate tiled roof to match existing
- 5 Parapet height to match neighbouring properties
- 6 Grade II listed Rose Cottage
- 7 Pink rendered finish
- 8 New residential entrance to units 1-7
- 9 Dark red brickwork of Seaforth Lodge
- 10 Existing signage to commercial units at ground floor
- 11 Access gate to shared bin and bike store
- 12 Existing traditional brick chimney stack to be retained
- 13 6 storey neighbouring property, Seaforth Lodge
- 14 Single storey garage to the rear of the site
- 15 Canopy to commercial units at ground floor
- 16 New boundary wall
- 17 Metal coping to parapet wall
- 18 Soldier course brick detail
- 19 New aluminium roof lights to residential units

3.3

FORM, SCALE + APPEARANCE

The 3D visualisation on the right provides a direct comparison between the existing and proposed condition, and demonstrates how the scheme positively contributes to the street scape along Barnes High Street. The proposal looks at creating a contemporary solution that harmonises with the neighbouring residential housing stock of the immediate context.

The most prominent colours/materials evident in the area are red brick and pale/painted white render/stone. With this in mind, it is proposed that the development will be finished in render (colour TBC), to match the listed buildings in the local context, with a dark slate tiled roof to match the existing condition.

It is assumed that materials proposed will be subject to condition.

The proposed development is three storeys with regular window proportions, mansard roof and a strong ground floor datum line. The neighbouring properties along Barnes High Street have a strong shop front datum and this has been continued with our proposal.

The overall massing of the proposal is reflective of the existing properties along the High Street and therefore, critically, from street level, the character of High Street is maintained and enhanced.



KEY PLAN



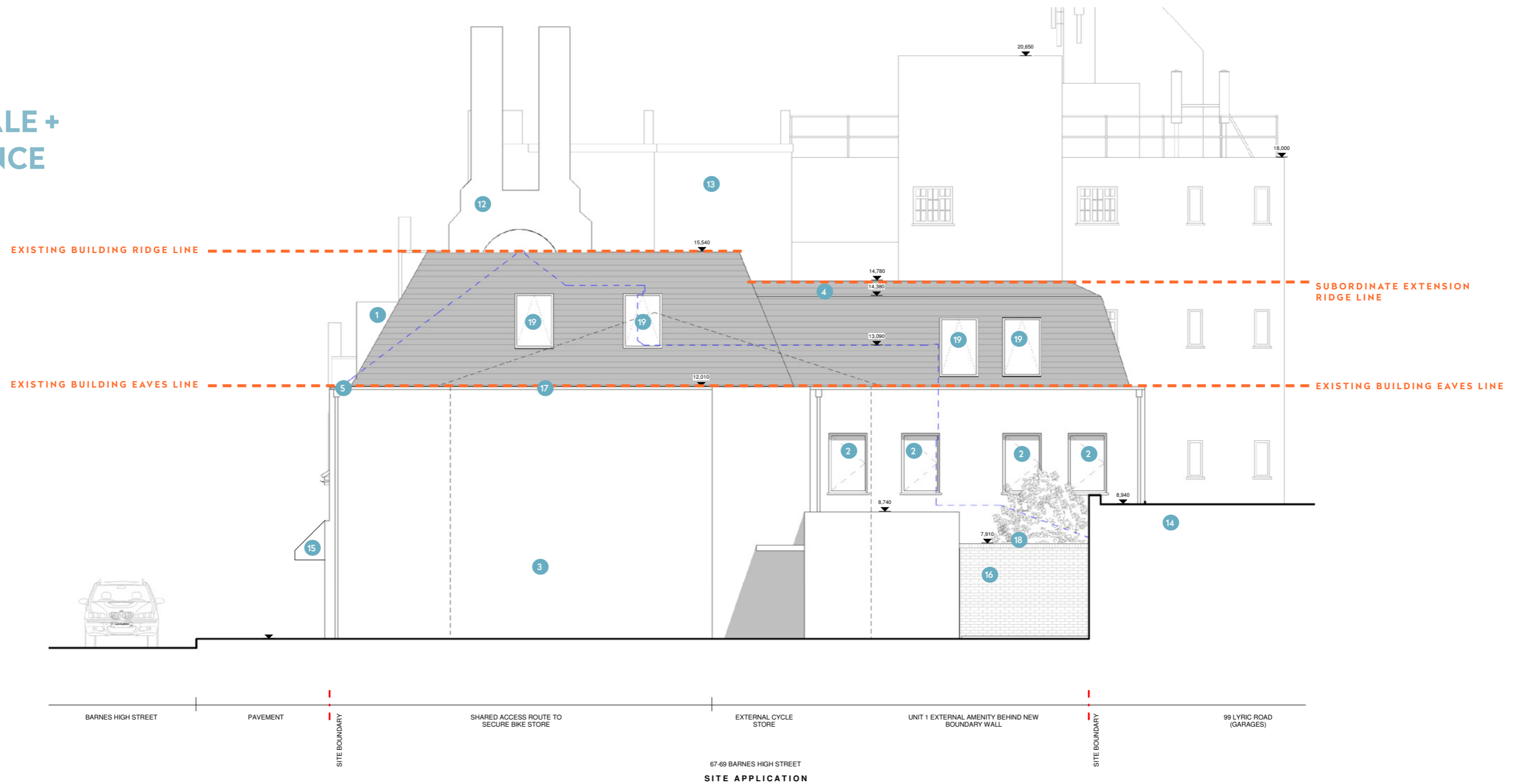
Photograph of existing building looking south west along Barnes High Street.



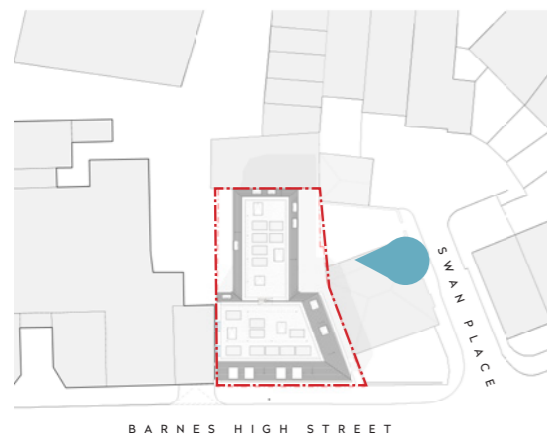
CGI visualisation of proposed scheme looking south west along Barnes High Street.

3.3

FORM, SCALE + APPEARANCE



KEY PLAN



PROPOSED EAST ELEVATION

As has previously been explained, the eaves and ridge height of the proposal line up consistently with both the existing building and Rose House through creating a common datum along Barnes High Street

The massing to the rear of the site is in line with the existing footprint. In line with the SPG 'House Extensions and External Alterations' the element to the rear appears to step down.

Windows facing out on this elevation are over the 20m facing distance between habitable rooms

and therefore do not require any further obscuring.

The window proportions are consistent with the proportions proposed on the south elevation and local context.

KEY

- 1 New aluminium dormer windows to second floor residential units
- 2 New aluminium window
- 3 Rendered finish (colour TBC)
- 4 Slate tiled roof to match existing
- 5 Parapet height to match neighbouring properties
- 6 Grade II listed Rose Cottage
- 7 Pink rendered finish
- 8 New residential entrance to units 1-7
- 9 Dark red brickwork of Seaforth Lodge
- 10 Existing signage to commercial units at ground floor
- 11 Access gate to shared bin and bike store
- 12 Existing traditional brick chimney stack to be retained
- 13 6 storey neighbouring property, Seaforth Lodge
- 14 Single storey garage to the rear of the site
- 15 Canopy to commercial units at ground floor
- 16 New boundary wall
- 17 Metal coping to parapet wall
- 18 Soldier course brick detail
- 19 New aluminium roof lights to residential units

3.3

FORM, SCALE + APPEARANCE

The 3D visualisation on the right provides a direct comparison between the existing and proposed condition at the rear of the site.

This view has been chosen as it represents the 'worse case' condition to allow an assessment of the development.

At pre-application stage the local planning authority highlighted that they were concerned over the volume and mass at this location. For this reason the proposal has been revised to show a lower lying mass. The units on the second floor have been reduced in size allowing the overall volume to reduce.

The proposed materiality of render and slates ensures that the development better relates to the immediate adjacent neighbours in Rose House (pink render and slate roof) and Seaforth Lodge (yellow/pale render with dark accent detailing).



KEY PLAN



BARNES HIGH STREET



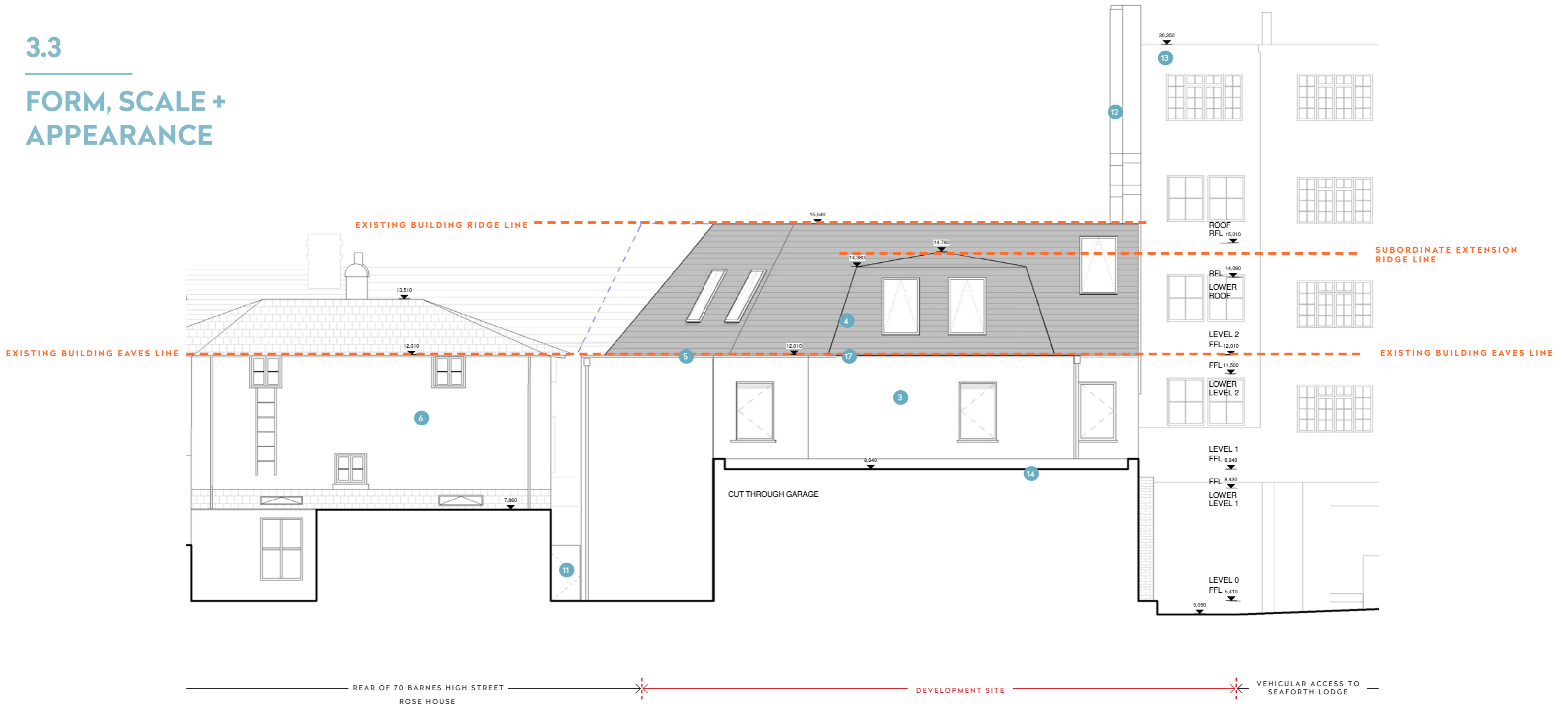
CGI visualisation of the existing building looking south east from the rear of Seaforth Lodge



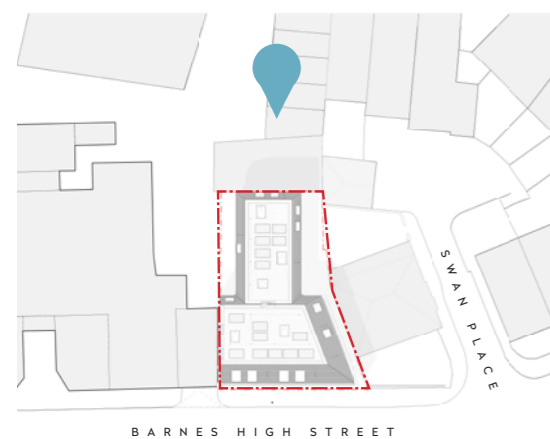
CGI visualisation of proposed scheme looking south east from the rear of Seaforth Lodge

3.3

FORM, SCALE + APPEARANCE



KEY PLAN



PROPOSED NORTH ELEVATION

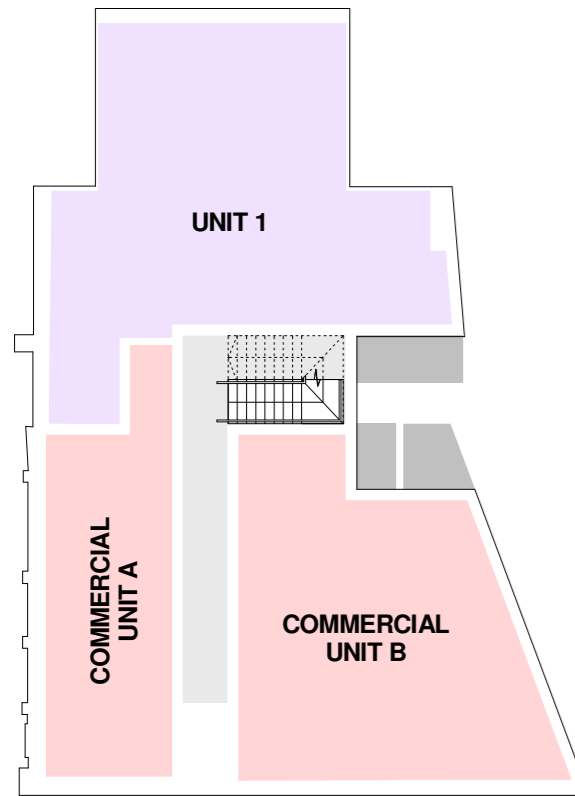
The north elevation highlights the 'transition' nature of the site between the 3 storey listed Rose House and the 5 storey Seaforth House.

The North elevation looks out over a single storey garage. Windows are proposed on the first and second floor facing out. These windows are over the 20m facing distance between habitable rooms and therefore do not require any further obscuring.

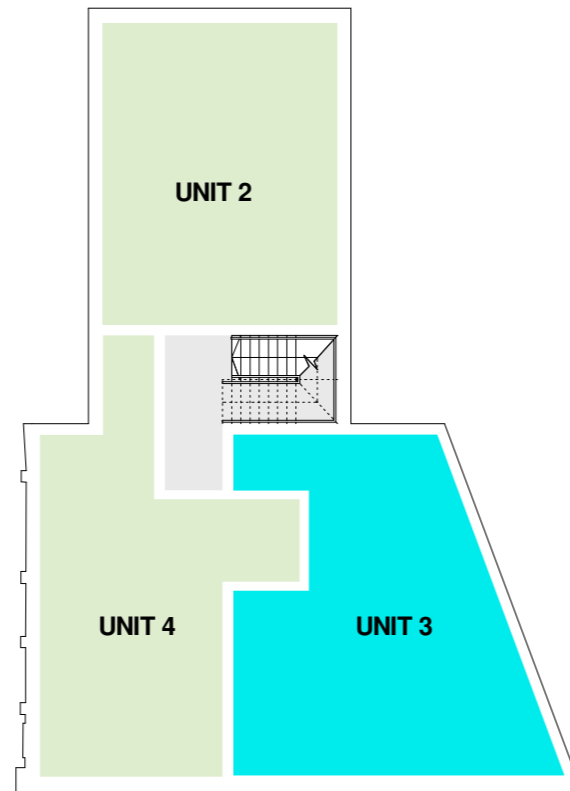
The window proportions are consistent with the proportions proposed on the South Elevation and local context.

KEY

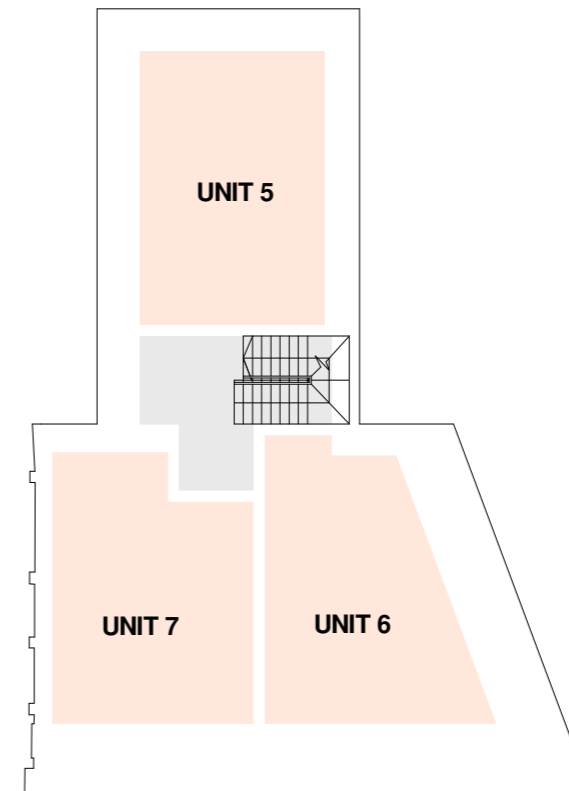
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LEVEL 0



LEVEL 1



LEVEL 2

3.4

SUMMARY + MIX

All units meet or exceed the nationally described internal space standards. The proposed development includes the following:

Commercial (A2)

• Commercial Unit A :	35m ²
• Commercial Unit B :	64m ²
Total Commercial GIA:	99m²

Residential (C3)

• Unit 1 (2B 4P) :	75m ²
• Unit 2 (1B 2P) :	52m ²
• Unit 3 (2B 3P) :	62m ²
• Unit 4 (1B 2P) :	51m ²
• Unit 5 (Studio) :	37m ²
• Unit 6 (Studio) :	37m ²
• Unit 7 (Studio) :	37m ²
• Shared Circulation:	41m ²
• Cleaners Store :	2m ²
• Non-Net (partitions etc):	17m ²
Total Residential GIA:	351m²

Policy DMHO4 states that development should generally provide smaller size accommodation within areas located near town centres. Therefore the proposed housing mix shows a larger proportion of studio and 1 bedroom units.

The existing three residential units do not have private amenity space due to site constraints. The site is located approximately 100m from Barnes Common which is one of the largest areas of common land in London with 122.4 acres (49.55 hectares) of protected open land. Its facilities include a full-size football pitch and a nature trail.

As the proposal is mainly focused on smaller units and are therefore less likely to be occupied by families as highlighted in the formal pre-application response. With this in mind, coupled with the close proximity of generous and usable common land, only the largest unit (the one most likely to be occupied by a family) has any proposed external amenity space. This area is divided into two terraces of 6m² and 9m² (15m² in total).

4.0

ACCESS

Pedestrian Access

Residential access is via a shared entrance lobby located on Barnes High Street. The site can be accessed directly from the street. Unit 1 is accessed from the ground with a shared communal entrance for the flats on the first and second floor. The main residential entrance is set back from the street by 2m to provide a covered entrance

Both commercial units are accessed via Barnes High Street, as per the existing condition.

Inclusive Access

As the proposal is a refurbishment and extension, it has been designed to comply with the Building Regulation Requirement Part M4 (1) Category 1 : Visitable Dwelling. As a lift is not viable or reasonable achieved, a suitable general access, communal stair based on Building Regulation Part K has been proposed. The layout and design of all internal spaces has been considered and specific considerations has be given to the following areas:

- Door widths
- Corridors
- Stairs and balustrades
- WC's

Although, due to existing level changes across the site, step-free access is not achievable, where possible the scheme has been designed to the optional Building Regulation Requirement Part M4 (2) Category 2 : Accessible and Adaptable Dwellings.

Transport

The site has a PTAL (Public Transport Accessibility Level) of 3, meaning that the site is considered moderate in terms of public transport. The site is 15 metres walk from the nearest bus stop and an average walking time of 4 minutes to Barnes Bridge and 12 minute walk to Barnes National Railway Station.

Additionally, the site is located on Barnes High Street, which is predominately characterised by retail units, providing many necessary local amenities.

Refuse / Waste Management

The residential units currently use refuse sacks that are left on Barnes High Street for collection on Monday mornings. Sacks must be left on the street side between the hours of Sunday 8pm - Monday 6am. Following conversations with the local planning authority, as the proposal includes less than 8 residential units, the proposed strategy matches the existing condition.

The commercial units currently leave their refuse sacks on street and are collected at an alternative time to the residential units. It is proposed that the existing situation is continued.

Parking Provision

The site does not provide any car parking provision for the new units on site. The existing 3 residential units currently receive parking permits allowing parking in the vicinity of the site. It is proposed that these be retained for 3 of the units. No further permit applications are proposed. Therefore, there is no further potential for off-site parking.

In accordance with the London Plan suggested that all developments should provide dedicated storage space for cycles at the following levels:

- 1 per 1 bedroom dwelling; or
- 2 per 2, 3 or more bedroom dwellings

This would result in a total of 9 cycle spaces, currently there are 10 provided: 9 in a communal secure store and 1 in a private store located in Unit 1's private terrace. The stores are located on the key plan to the right.

Emergency Access

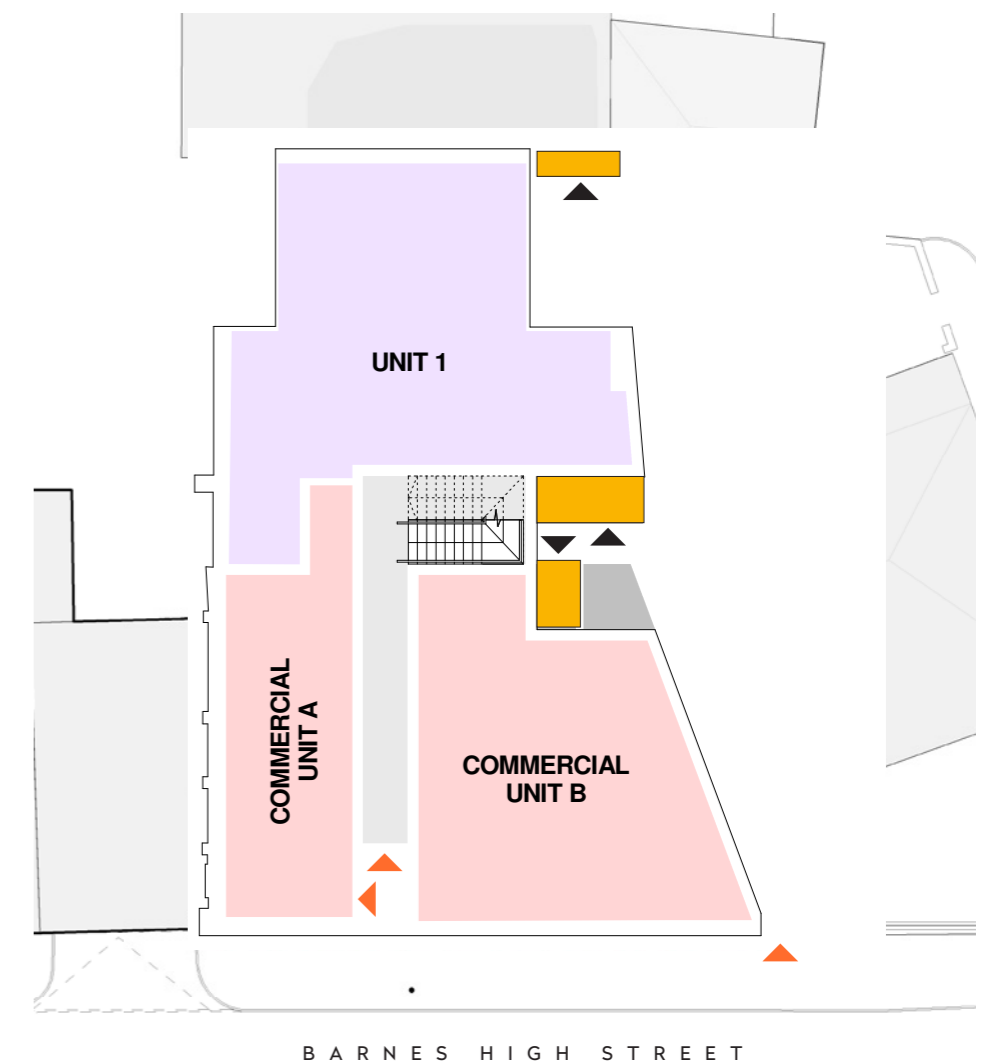
To occur via Barnes High Street

Roof Access

To occur via the roof access hatch in the communal stair core. The roof has a man-safe system to ensure safety of those accessing for maintenance purposes.



KEY PLAN : PROPOSED GROUND FLOOR



KEY

- Pedestrian access points
- Access to bicycle stores
- Bicycle store locations