

Design & Access Statement  
South Worple Way  
East Sheen



# 1.0 Background

## 1.1 Introduction

This Design and Access Statement has been submitted to accompany a Full Planning Application for the erection of 5 detached dwellings at land at South Worple Way, East Sheen, following demolition of 30 garages. This document should be read in conjunction with the application plans and supporting documents.

The application will:

- Provide a more efficient use of the land in a sustainable location;
- Provide 5 additional dwellings to help Richmond Council meet their housing need;
- Retain 15 of the existing garages;
- Enhance the character of the area, providing a high-quality development that would contribute positively to the character of the area; and
- Respond to the comments received within recently withdrawn application Ref: 19/0065/FUL for 6 dwellings on the site.

This Design & Access Statement has been prepared in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (SI 2015/595).

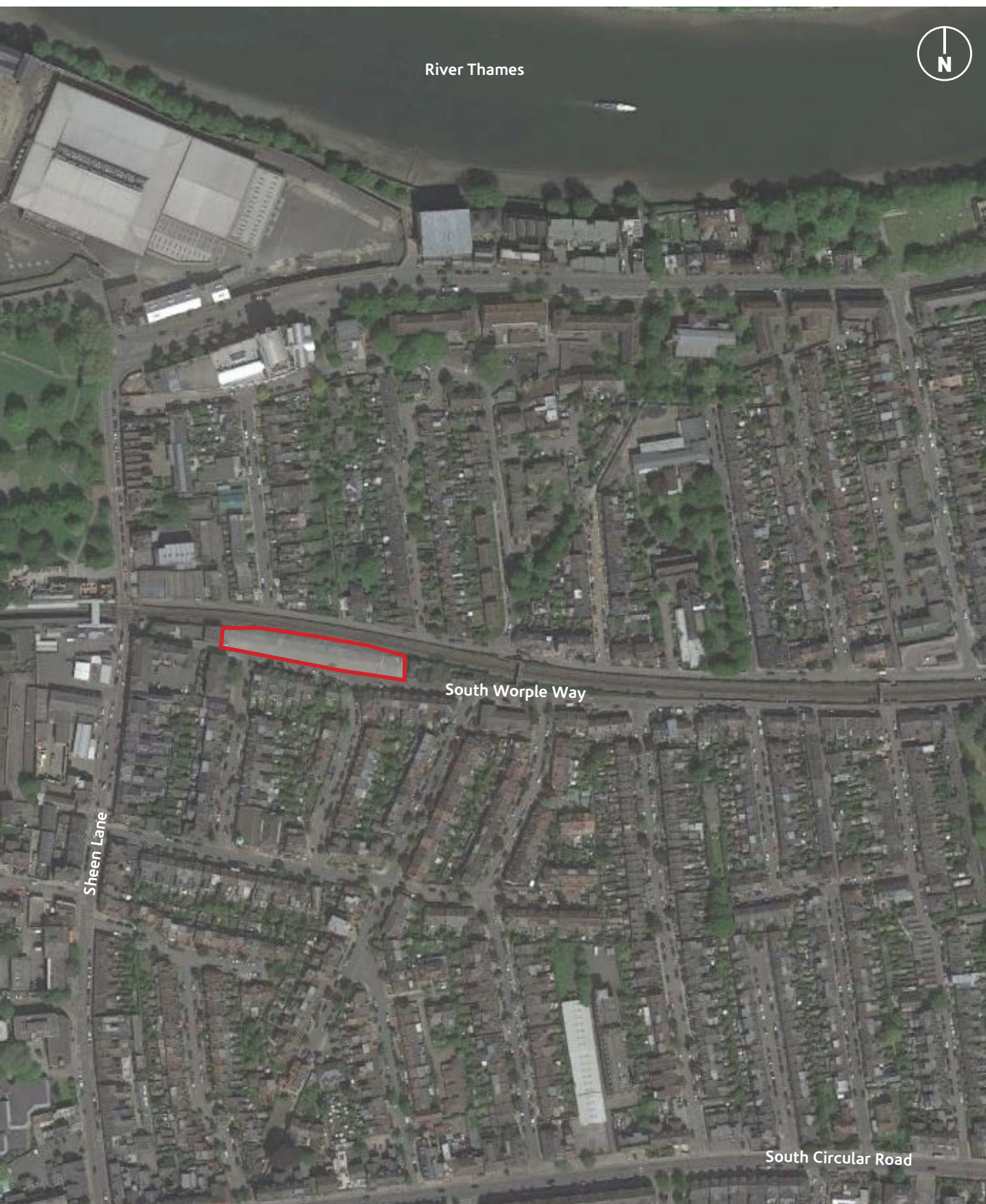
## 1.2 Site Location

The application site is located on the northern side of South Worple Way, approximately 200m to the east of Mortlake Railway Station. The northern boundary of the East Sheen Town Centre is located adjacent to the site's western boundary, and the Mortlake Conservation Area is located to the north, adjacent to the railway line which lines the northern site boundary.

The River Thames is located approximately 0.2 miles to the north of the site, with Chiswick Rugby and football club located to the north of the River. Richmond Park is located approximately 0.8 miles to the south of the site.



Aerial plan showing site location (Source: Google Earth)



River Thames



South Worple Way

Sheen Lane

South Circular Road

## 2.0 The Existing Site & Context

### 2.1 The Site

The application site comprises 45 ancillary garages facing onto South Worple Way, opposite terraces of residential dwellings which also front onto South Worple Way. The single storey garages have corrugated iron roofs with space for parking to the front. A railway line borders the northern edge of the site, with residential dwellings to the north of the railway.

The site is located within Flood Zone 2 and is also within an English Heritage archaeological priority area.



View of site looking east up South Worple Way



View of application site



View of site looking west on South Worple Way



View of site looking west on South Worple Way

## 2.0 The Existing Site & Context

### 2.2 Site Context

The site is located within the area included within the East Sheen Village Planning Guidance Document 2015. The site is located within Character Area 6 of the document which describes the local area as incorporating a small network of residential streets. The area assessment explains that South Worple Way has room for improvement with the existing low quality garages dominating the view.

Materials predominantly used in the area consist of red brick, roughcast render and clay tiles, although many houses have been painted. There is a wide variety of Arts and Crafts inspired architectural detailing, such as applied timbering, gables with stencil designs and sometimes steeply-pitched roofs.



Terraced dwellings on Howgate Road



Terraced dwellings on Church Avenue



Terraced dwellings on Clendover Road



Terraced dwellings on Clendover Road



Terraced dwellings on Church Avenue



View of railway line and dwellings to the north of the site



Local shops on Upper Richmond Road



Dwellings opposite application site on South Worple Way



Mortlake Railway Station



Terraced dwellings on Howgate Road



Terraced dwellings on Howgate Road



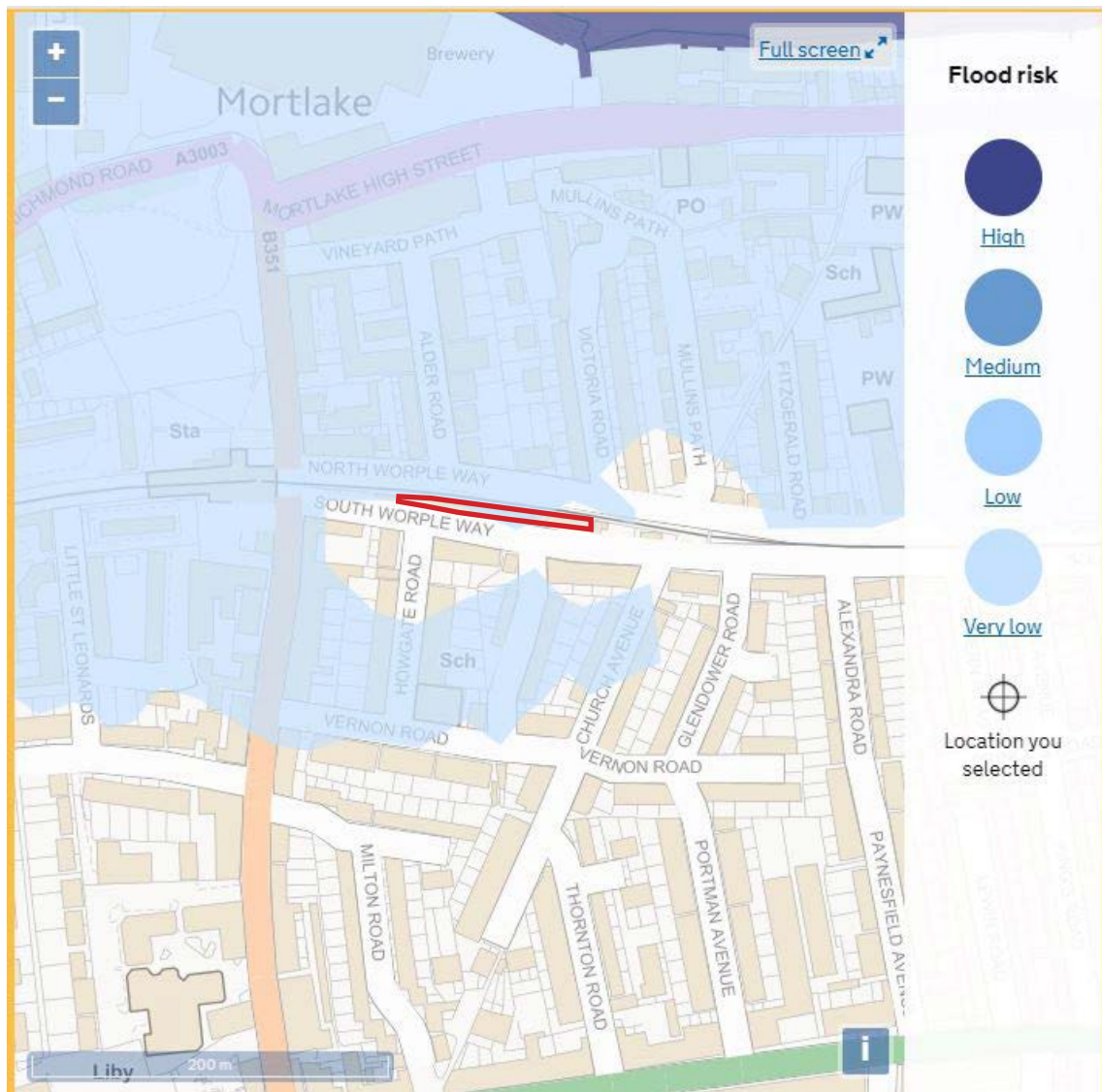


### 2.3 Flood Risk

Parts of the site are located within an area with a medium risk of flooding, however the local area benefits from flood defences, as confirmed by the Environment Agency and the London Borough of Richmond Strategic Flood Risk Assessment.

### 2.4 Contamination

A Phase I Desk Study has been prepared and submitted with this application. The document concludes that there is potential (low/moderate) for contamination to be present on site and a Phase 2 Survey is therefore recommended with a particular focus on determining the suitability of existing soils for the proposed garden areas.



Map showing sites location within an area at low risk of flooding  
(Source: Gov Long tern flood risk information)

## 3.0 Design Framework

### 3.1 Introduction

This section sets out the key policies and guidance which form the framework within which the design of the scheme has been developed. The development plan for the site consists of The London Borough of Richmond Upon Thames Local Plan 2018 and the London Plan 2016. Further considerations include the relevant policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance and relevant Supplementary Planning Guidance.

### 3.2 National planning policy framework

The NPPF was published in 2012 and updated in July 2018 and February 2019. The document sets out national guidance relating to design. Paragraph 124 states the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 explains that planning decisions should aim to ensure that developments:

- a) function well and add to the overall quality of the area over their lifetime;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history;
- d) establish or maintain a strong sense of place;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being.

Further detailed guidance on design issues was provided in March 2014, within the Government's Planning Practice Guidance. The Guidance explains that planning should promote:

- Local character (including landscape setting);
- Safe, connected and efficient streets;
- A network of green spaces (including parks) and public places;
- Appropriate security measures and address crime prevention;
- Access and inclusion;
- Efficient use of natural resources; and
- Cohesive and vibrant neighbourhoods.

A well designed place is defined as one which is functional, supports mixed uses and tenures, is adaptable and resilient, has a distinctive character, is attractive and promotes ease of movement. Public spaces should be lively. Guidance is provided on layout, building form, scale, details and materials.



### 3.3 Local planning policy

Key policies from the Local Plan 2018 which relate to design are:

- Policy LP1 - Local Character and Design Quality;
- Policy LP7 - Archaeology;
- Policy L8 - Amenities and Living Conditions;
- Policy LP20 - Climate Change Adaptation;
- Policy LP21 - Flood Risk and Sustainable Drainage;
- Policy LP22 - Sustainable Design and Construction;
- Policy LP24 - Waste Management;
- Policy LP26 - Retail Frontages;
- Policy LP34 - New Housing;
- Policy LP35 - Housing Mix and Standards;
- Policy LP36 - Affordable Housing;
- Policy LP39 - Infill, Backland and Backgarden Development;
- LP44 - Sustainable Travel Choices; and
- LP45 - Parking Standards and Servicing.

Richmond Supplementary Planning Documents/Guidance which relates to design are:

- Design Quality (2006);
- Small and Medium Housing Sites (2006);
- Front Garden and Other Off-Street Parking Standards (2010);
- Refuse and Recycling Storage Requirements (2015);
- Sustainable Construction Checklist (2016);
- Character Area Village Planning - East Sheen (2016);
- Affordable Housing (2014);
- Residential Development Standards (2010); and
- Development Control for Noise Generating and Noise Sensitive Development (2018).

### 3.4 Other design guidance

In addition to national and local policy, the development proposals have been designed with reference to a number of design guidance documents as follows:

- Manual for Streets (2007) (MfS 2, September 2010)
- Relevant Planning Practice Guidance
- Building for Life (Building for Life Partnership, 2012)
- Secured by Design
- Layout the Foundations: A Housing Strategy for England 2015



## 4.0 Design Process

### 4.1 Pre Application Advice

A request for Pre-Application advice on site was submitted to the Council in July 2018. The application proposed the retention of 15 garages, demolition of 30 garages and erection of 6 detached dwellings. The application was submitted with a traditional street scene option and a contemporary street scene option for comment. A Pre-Application meeting was held at the Council Offices in August 2018, and a further written response was received in September 2018.

The written response notes that the proposed plot widths are larger than those in the surrounding area, although, it was thought that the site layout was adequately proportionate to the plots.

It was noted that the proposed dwellings have taken some cues from the prevailing vernacular. The proposed front bays including a mixture of gable and hips on different houses is considered a positive feature to the street scene. While it is considered that the flat roof option is incompatible with surrounding roofscapes, the Council agreed that the flat roofs would help keep the dwellings low profile when viewed from the railway line to the north.

The planning officer felt that the proposal would have a positive impact on the street scene, replacing a large amount of the existing garages (which have little contribution to the streetscene) with dwellings which provide an aesthetic improvement to the locality. It is considered that the remaining garages would be less prominent within the street scene.

The Council felt that the proposed materials are reflective of materials used locally and the include in soft landscaping on site is supported.

The written response notes that additional information on noise mitigation from the adjacent railway would be required for submission in support of a full application on site. Flood mitigation, affordable housing measures, contamination investigations and sustainability information would also be required.



Traditional proposed street scene submitted with Pre Application Advice



Contemporary proposed street scene submitted with Pre Application Advice



Proposed site layout submitted with Pre Application Advice



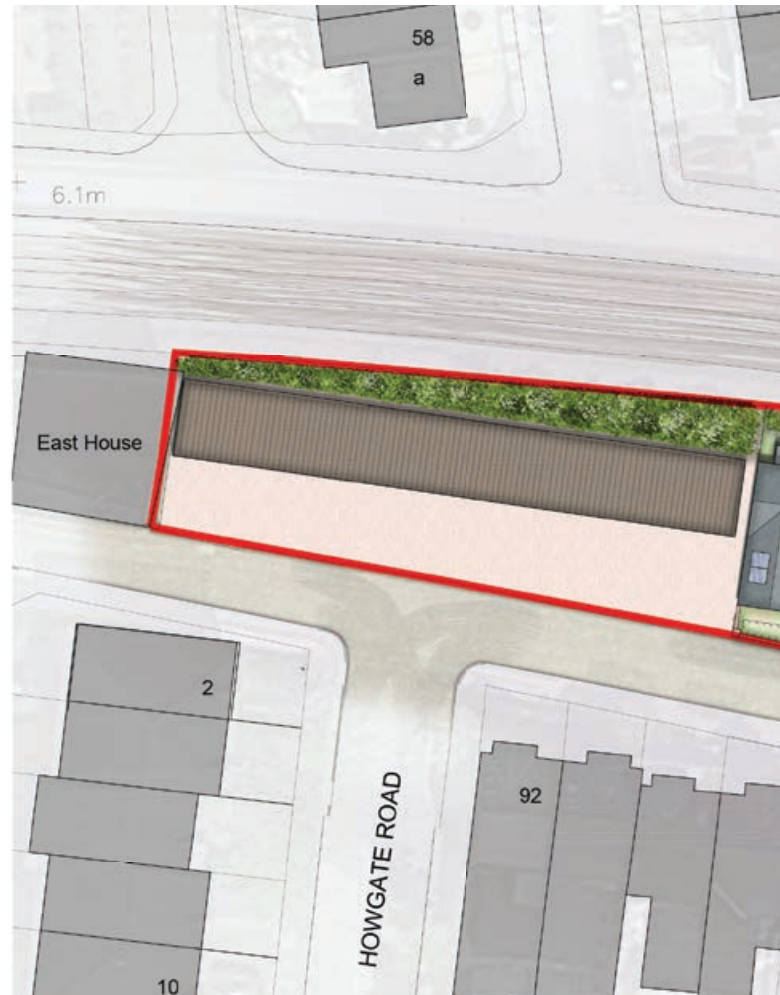
## 4.0 Design Process

### 4.2 Application submitted January 2019

An application for the demolition of 30 garages and erection of 6 three bedroom, five person detached dwelling with forecourt parking and associated landscaping was submitted to the Council in January 2019 (Ref: 19/0065/FUL). The proposed development took the comments from the Pre Application advice into account in the following way:

- The proposal provided a more defined area of outdoor amenity space to the side and rear of the dwellings;
- The application proposed dwellings with more traditional design to allow a continuous form of buildings on South Worple Way. None of the proposed dwellings incorporated flat roofs;
- The proposed ridgelines were in context with the ridge height of the terraced houses along the southern site of South Worple Way;
- Details of refuse arrangements were included within the Design and Access Statement; and
- The proposals included a reduction in run-off and an increase in flood storage capacity as set out within the Flood Risk Assessment.

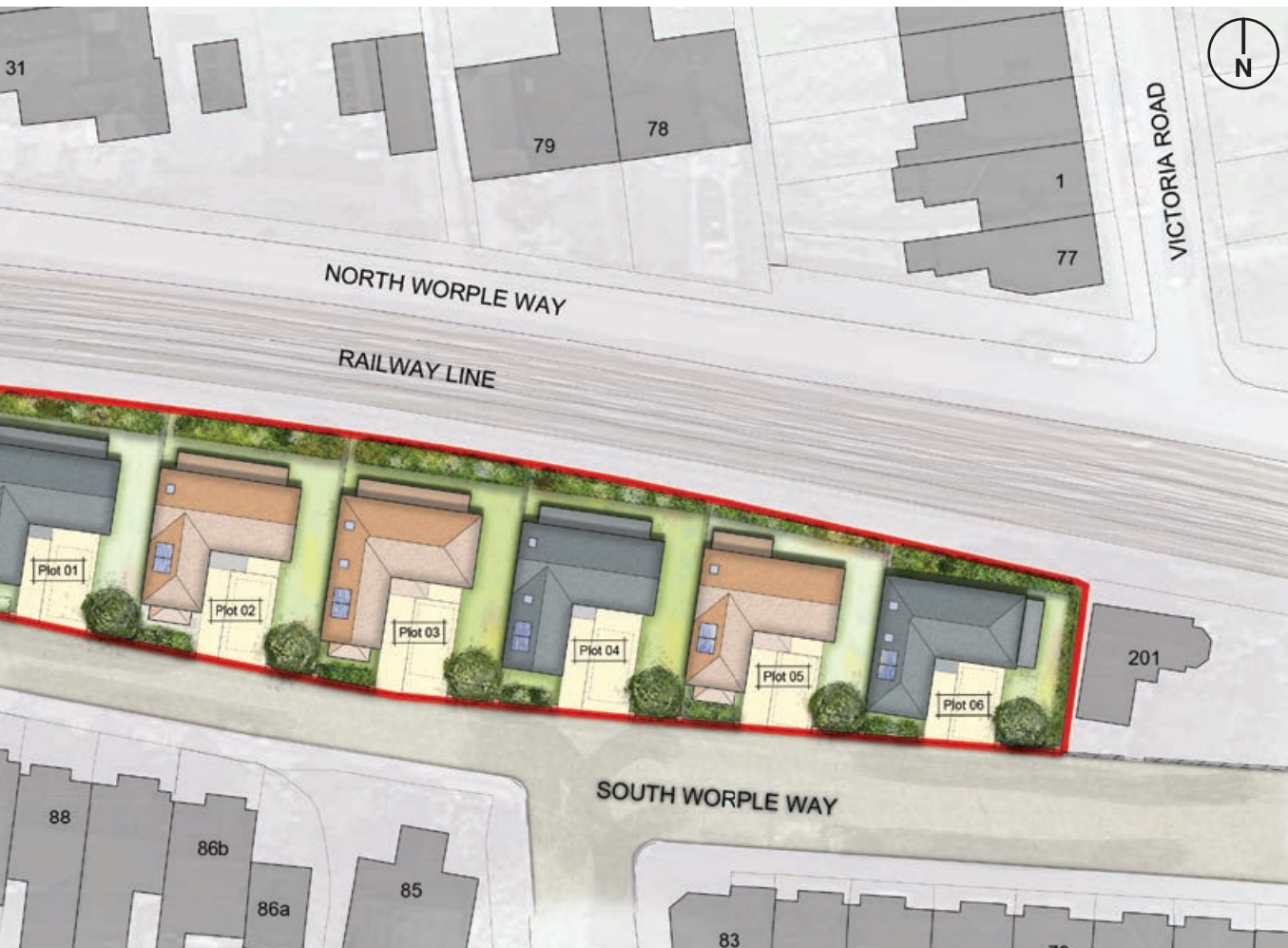
The application was withdrawn in September 2019 following discussion with the Planning Officer.



Proposed site layout submitted with application Ref: 19/0065/FUL



Proposed Street Scene submitted with application Ref: 19/0065/FUL



# 5.0 Proposals

## 5.1 Overview

This application proposes the erection of 5 detached dwellings following demolition of 30 of the 45 existing garages. The proposed development has been amended following the withdrawal of the previous application in the following way, in accordance with the comments received from the planning officer:

- The proposed number of units has been reduced from 6 to 5.
- The reduction in units results in an increase in separation distance between the units.
- An additional window has been added to the side elevation of the dwellings serving bed 1.
- Tax windows have been added to show more detail to the rear elevation facing the railway line.



Proposed Site Layout



## 5.2 Layout

The application proposes 5 dwellings on a consistent building line, in accordance with the character of residential dwellings within close proximity. The proposed dwellings front onto South Worple Way and have each been provided within one off street parking space.

Each detached house has three bedrooms set out in an 'L' shape layout around a side/front garden and driveway similar to the property at no. 201. The house form repeats along the street providing a continuity element in layout to the northern side of South Worple Way.

To the rear of the dwellings, the application proposes hedges, providing a noise buffer between the dwellings and the railway line to the north. Outdoor amenity space has been provided to the side and rear of the dwellings.

The retained garages will be left untouched, on a similar building line to the proposed new dwellings. The new dwellings have been sited to create an appropriate relationship between plot 5 and existing neighbouring dwelling, 201 South Worple Way.

The proposed development has been carefully planned to minimize the potential impact to no. 201 South Worple Way. Plot 5 is offset from the boundary leaving over 4.5m between the proposed building and the house at no. 201. Hedges have been proposed to the eastern boundary treatment in Plot 5 to avoid overlooking issues to no. 201. The facade treatment of Plot 5 has been designed with hipped roofs and no windows on the eastern side elevation to respect no. 201 dwelling.

The proposed dwellings have been designed to comply with Building Regulation M4 (2) requirements. The main entrance and patio doors would have level thresholds, an accessible WC with an installed or a potential level access shower is provided on ground floor level, all circulation areas and doorways have the required clear widths, all habitable rooms are provided with the required clear access zones, a suitable bathroom on first floor adjacent to main bedroom has been provided and all services and controls would be at the right heights.



# 5.0 Proposals

## 5.3 Design and Appearance

The proposed dwellings are of a traditional appearance, which the planning officer highlighted as being appropriate within the Pre Application advice. The proposed dwellings are two storeys in height and are proposed to be constructed using red brick, brick detailing and render with slate and tile roof and timber panel detailing, mirroring key features found on existing dwellings in the local area.

The proposed dwellings are similar in appearance to the existing locale and replace 30 of the existing, poor quality, overbearing garages with 5 high quality dwellings of an appropriate design and appearance. The proposed dwellings would positively enhance the streetscene and contribute to the local character of the area.

The facade treatment has subtle variations through the use of bay windows, projecting gables, hipped roofs and porch design giving variety along the street scene. Boundary treatment utilises low level red brick walling with front and side gardens behind, providing with the opportunity for tree planting which will benefit the street as a whole.

## 5.4 Scale

The dwellings have a ridge and eaves height that is consistent with 201 South Worple Way, creating a harmonious street scene and not over dominating the existing property on this side of the street.

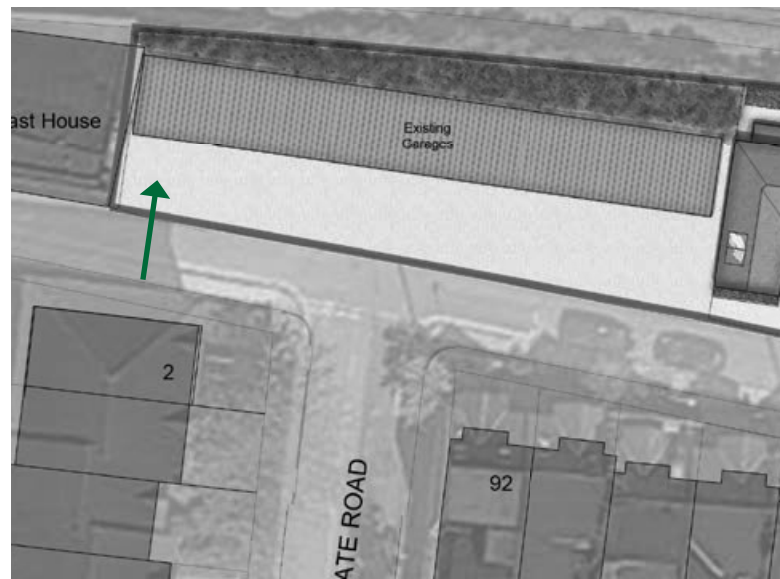
While a large amount of dwellings within close proximity of the site are formed in terraces, this application proposes 5 detached dwellings. The proposed 5 detached dwellings follow the precedent set by 201 South Worple Way, continuing the scale and form of this dwelling on a site where a terrace of dwellings may appear dominant and overbearing.

## 5.5 Access and Parking

Each dwelling has been provided with its own vehicular and pedestrian access point off South Worple Way. While the proposed off street parking arrangements are below the Local Authority requirements, the application site is located within an area well served by public transport, which is considered to mitigate the proposed shortfall in requirements.

Secure and sheltered cycle storage space for two bikes located at the rear or side of each house.

The proposed demolition of 30 garages will have little effect on existing access and parking arrangements along South Worple Way.



Proposed site layout showing access, parking and refuse arrangements



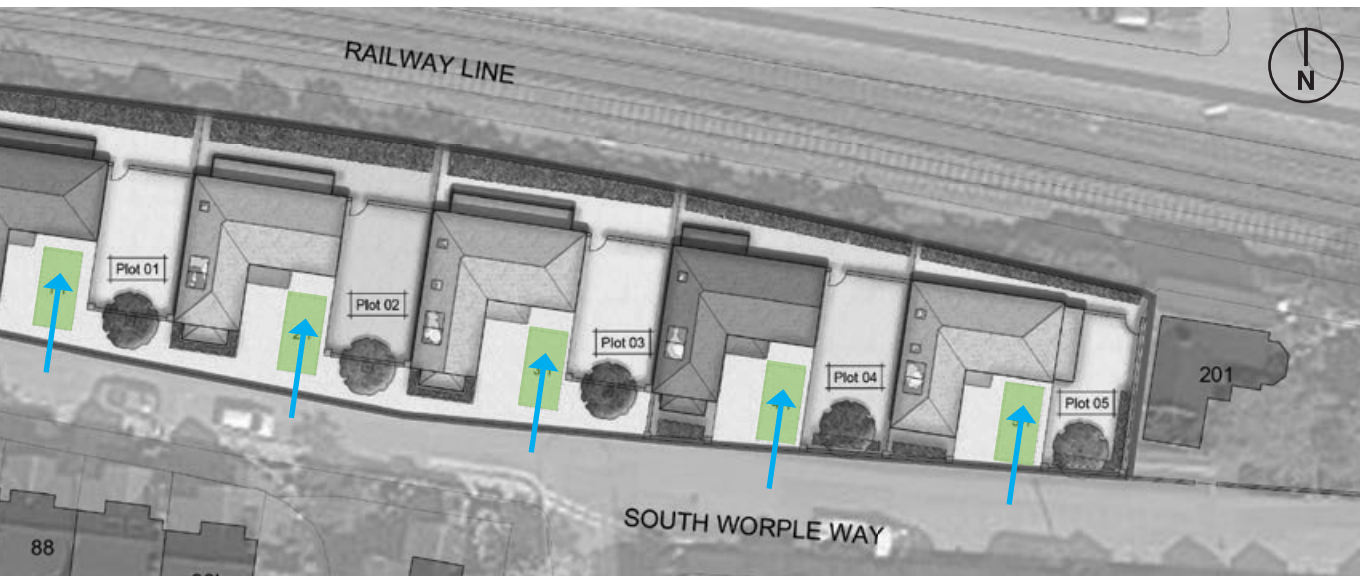
Proposed Street Scene

## 5.6 Refuse Storage and Collection

All dwellings store their refuse and recycling in an outdoor amenity space at the rear or side of the houses and present their bins on the edge of the highway on collection day.

### Key:

- Retained vehicular access
- Proposed vehicular access
- Proposed parking space



# 5.0 Proposals

## 5.7 Noise

The Assessment of railway noise and vibration submitted with the application provides noise mitigation measures which are considered to be acceptable to reduce the noise and vibration levels within the proposed dwellings.

The scheme has been designed to be 'street facing', effectively backing up to the railway line. A 2.5m solid wall will line the northern boundary with a 2m wall lining the eastern boundary to reduce noise within the site. Bedrooms facing the railway will be served by an acoustic grade of glazing. All windows on the elevations facing the railway will also have a limited surface area.

The proposed dwellings will be isolated from the ground using resilient structural bearings to reduce vibration.

## 5.8 Flood Risk

The Flood Risk Assessment which has been submitted with this application concludes that the proposed development will not result in increased flood risk elsewhere within the local area. The mitigation measures proposed within the development are as follows:

- Raised floor levels;
- Flood Warnings; and
- Surface water management.

## 5.9 Sustainability

A Sustainability and Energy Statement has been submitted in support of this application detailing how the proposal accords with local and national policy requirements.

The document proposes to enhance the fabric insulation standards of the houses above the minimum required by the Building Regulations. In addition it is proposed to install a flue-gas and waste-water heat recovery system into each of the six houses. It is also proposed to install a photovoltaic array of 3.924 kW, which will be comprised of 12 x 327W photovoltaic panels. The panels will be dispersed as two panels per house and will be installed on the side, west orientated elevation of each unit.

The Sustainability and Energy Statement includes a complete copy of the London Borough of Richmond Construction Checklist.



# 6.0 Conclusion

## 6.1 Conclusion

The application has been submitted to London Borough of Richmond Upon Thames Council for consideration is the culmination of a process that began by evaluating the site and its constraints and opportunities. Therefore the application:

- Responds to concerns raised within the withdrawn application on site (Ref: 19/0065/FUL);
- Proposes an efficient use of the site;
- Is located within a sustainable location where there are no significant constraints to the development;
- Has been designed to ensure the amenity of neighbouring dwellings;
- Respects the pattern of development in the local area, providing a more appropriate street scene onto South Worple Way;
- Preserves the character and appearance of the local area;
- Delivers five high quality dwellings appropriate in style and character of the local area;
- Retains 15 of the existing garages; and
- Is in accordance with the London Borough of Richmond Upon Thames Development Plan.



Proposed Street Scene



**OSP Architecture**

Broadmede House  
Farnham Business Park  
Weydon Lane  
Farnham  
Surrey  
GU9 8QT  
Tel: 01252 267878  
[www.osparchitecture.com](http://www.osparchitecture.com)