

Illustrative street scene

Land adjacent to 2 Mount Ararat Road,
TW10 6PA

Design and Access Statement

Rev A - November 2019

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Introduction:

p.4 This Statement has been prepared in relation to an application for:
Erection of a single storey detached dwelling (with basement) accessed from Mount Ararat Road.

p.5 The scope of this Design and Access Statement shall be to:

p.10

- Describe the design proposals in detail
- Examine the impact and net benefits that the proposal shall create.

p.12

p.15 Additional reports comprising relevant heritage, planning and design information has been included within the full planning submission. It is understood that these supporting reports shall include:

p.16

- Heritage Statement
- Planning Statement
- Transportation advisory note
- Energy and water usage statement
- Flood Risk Assessment
- Archaeological desk based assessment
- Arboricultural report including Tree survey and Tree protection plan
- Affordable Housing statement

It is highly recommended that these items be read in conjunction with this Statement in order to ensure a comprehensive overview of the development site and proposal.

Site and Context:

The application site is located to the south east of Richmond centre and train station, close to the junction of Paradise Road and Mount Ararat Road.

The public transport accessibility level (PTAL) for the site is rated 6 (very good).

The site is located to the north-east of No.2 Mount Ararat Road, falling within the boundary of Sheen Road Conservation Area, adjacent to St. Matthias Conservation Area.

The site is surrounded by adjoining residential properties and gardens, the most prominent of which is No. 2 Mount Ararat Road, whose 2-storey side extension abuts the Southern Boundary.

The application site area is 614m², including approx. 140 m² rear garden to No.1 Spring Terrace, 53m² of concrete hard-standing and 157m² of shingle parking area. The remainder of the application site is generally unmaintained ground with a few of low quality small trees, weeds and shrubs.

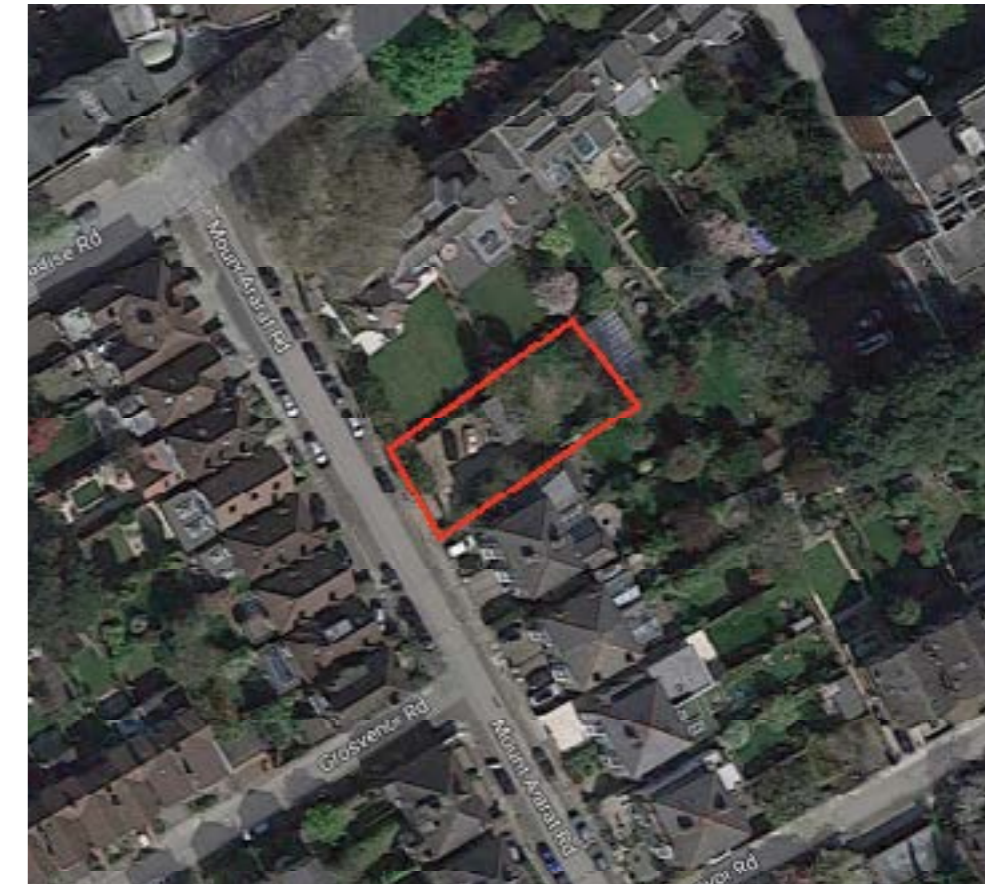
An existing dropped kerb provides access to the site, which leads to a redundant backland area of hard-standing and scrubland.

A detached garage building occupied the site between circa 1961 - 2008, until it was demolished by Richmond Council (former owners of the Registry Office).

Historically, the application site would have been the rear end of the back gardens of No.1 & 2 Spring Terrace (Grade 2 listed residential properties built in late 18th Century), however, the properties were used as a Registry Office (Use Class B1(a)) from 1965, the use pre-dating the listing in 1968.

During the properties tenure as a Registry office, the rear gardens were not used for residential amenity.

Subdivision of the rear gardens occurred during the redevelopment and change of use of the former Registry Office into 2 new dwellings (14/1162/FUL Change of use from B1(a) to residential and single storey rear extension with internal alterations, front and rear light-wells, railings to front light-wells and front boundary wall and gates and 5/3849/VRC Change of use from B1 (a) to residential, construction of a basement extension and single storey rear extension, changes to fenestration).



Application site outlined in red.



Google Streetview from 2008 showing garage building on the site.

The application site has since become a redundant land parcel, dis-associated with No.1 & 2 Spring Terrace, under different ownership and title.

Since the Change of Use (back into residential use) that occurred in 2015, the application site has never been used for residential purposes associated with No.1 & 2 Spring Terrace.

The site was temporary used as the contractor's yard during the re-development of Nos. 1 and 2 Spring Terrace and more recently ad-hoc private car parking (un-associated with 1&2 Spring Terrace).

The council is advised against making material considerations that mistake the site as garden land within any C3 curtilage, or similar interpretation of this nature.



Nos 2-4 Mount Ararat Road

Central chimney.
Flank windows bricked in.
2 storey side extensions.
Central white-rendered bay windows.
Modest third floor windows.
Contrasting brick lintels.
Eave detailing.
Paved front driveways.



Site access with modern section of brick wall.



Side Boundary with No.1 Spring Terrace garden.



Flank wall of No. 2 Mount Ararat Road.



Rear Boundary.

Setting:

The site is located within Sheen Road Conservation Area, and is immediately adjacent to St. Matthias Conservation Area. Planning (Listed Buildings and Conservation Areas) Act 1990, S.72 states:
In the exercise, with respect to any buildings or other land in a Conservation Area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Sheen Road Conservation Area 31 was designated in 1977. The application site is located to the southeast boundary of the designated CA. The designated boundary of the conservation area excludes the south and southeast side of Mount Ararat Road, which falls within the St. Matthias Conservation Area. This neighbouring conservation area is largely comprised of early and mid-20th Century properties. Mount Ararat Road signifies the distinct architectural contrast between these two conservation areas, and it is recognised that there is merit in the active preservation of this defined boundary.

The character of the area is recorded as comprising a mixed area with high density and high quality 18th and 19th century residential properties set within large plots and exhibiting regular linear front building lines and mature nearby trees.

Sheen Road forms part of the linear development which links Richmond and East Sheen. This is a mixed area with small shops and businesses interspersed with residential use. It holds the concentration of listed buildings in the area and these mostly date from the C18th. Special interest is created by Hickeys Almshouses and Houblons Almshouses, both of which were built in the mid 19th century and whose courtyard form provides a quiet enclave for residents off the busy main road. Houses are mostly set in gardens with mature trees and a strong frontage line is maintained by the buildings or their boundary walls defining the back of pavement.
(Sheen Road Conservation Area 31 – Character Appraisal, P1)

Neighbouring St Matthias Conservation Area character appraisal was designated in 1977 in conjunction with Sheen Road, and states:
Centred on St. Matthias' Church at the top of the hill this high quality residential area was designated for its cohesive form of varied architectural styles. Mostly developed between 1860s and the 1880s the area is dominated by three main roads with a few cross streets which climb up the hill..... There is a mix of mid and late Victorian building styles and forms, from terraced mews to large detached villas and all maintain a consistently high quality of townscape. The building styles are noticeably different ranging.



View of application site from upper rear window of No.1 Spring Terrace.



Flank of No.1 Spring Terrace as seen from Mount Ararat Road.

(St Matthias Conservation Area 30 – Character Appraisal, P1)

On the south east of Mount Ararat Road the properties are early – mid 20th Century, two storey brick, render and mock Tudor late Victorian detached and semi detached properties. Architectural design of these properties varies along this parade, whilst key features such as bay windows, gable features and timber window and gable verge detailing are prominent.

On the north east of Mount Ararat Road the properties are semi-detached 19th Century townhouses, predominately classified as Buildings of Townscape Merit. These large spacious three-storey properties are predominantly single occupancy family dwellings, a number of which have been de-converted from flats in recent decades. Referred to in Richmond SPD7 as ‘villas’, these properties exhibit regular and repeated features: yellow brick facades with white rendered bay windows and red brick detailing in quoins and soldier courses. Timber eaves/soffit detailing and slate roofs are common amongst the street scene.

The layout of these pairs of semi detached properties appear to vary between front entrances at the centre of the front façade, with bays outside, and alternative layout with the bays in the middle and entrances toward the outside of the elevation.

There is little by way of standardised pattern of these different layouts along the road. While demonstrating similar front facades many of these properties have been uniquely extended over the years at the sides and rears, via single and double storey additions that have filled the separation gaps between boundaries.



Extract from Sheen Road Conservation Area Map.



Extract from St. Matthias Conservation Area Map.



Photograph of properties on the south east of Mount Ararat Road.



Photograph of properties on the north east of Mount Ararat Road.



Photograph of properties on the north east of Mount Ararat Road.



Photograph looking south east along Mount Ararat Road.

Planning History:

Site planning history:

Application Ref: 19/0721/FUL 19/0722/LBC

The proposed development is for a single dwelling, consisting of ground floor and basement floor with an intensive green roof, fronting on to Mount Ararat Road, with private driveway parking, secure storage for min. 2 bicycles and private rear garden space.

Decision Date: 25/04/2019

Status: Refused

Reasons for Refusal:

U0060589 Reason for Refusal

The proposed dwelling, by way of its scale and siting would result in an uncharacteristic form of development which would be highly detrimental to nearby Listed Buildings by way of harm to their settings and would result in serious disruption to the historic plot layout of nearby Listed Buildings. The proposals would therefore fail to preserve or enhance the character or historic significance of the Grade II Listed Buildings contrary to the NPPF and Local Plan, in particularly policy LP3.

U0060587 Reason for Refusal - Affordable Housing

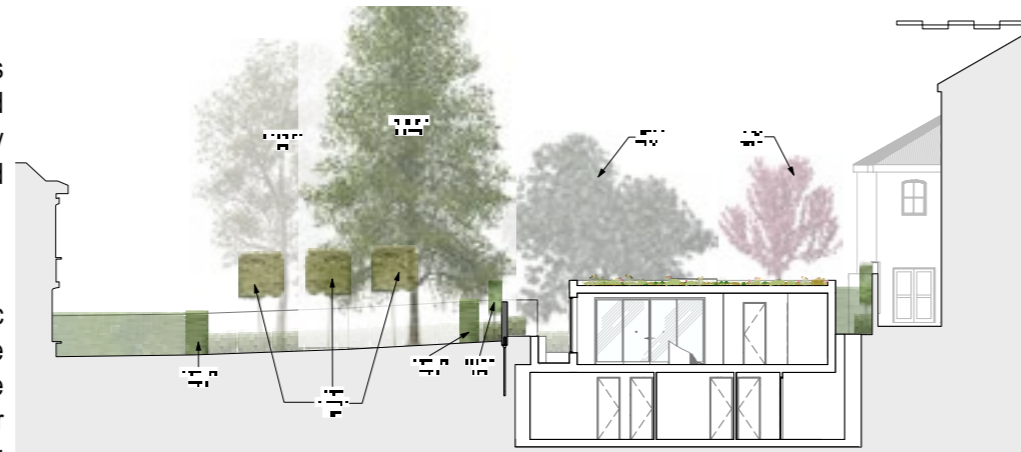
In the absence of a binding agreement to secure an appropriate financial contribution towards affordable housing, the development fails to address the identified housing need and would be prejudicial to meeting the Council's affordable housing objectives and is therefore contrary to the NPPF and Local Plan, in particular Policy LP36 of the Local Plan 2018 and adopted Supplementary Planning Document: Affordable Housing.

U0060588 Reason for Refusal - Impact on Heritage

The proposed dwelling, by reason of its scale and siting would result in an uncharacteristic form of development which would be highly detrimental to the character and appearance of the Conservation Area and nearby Listed Buildings and would result in serious disruption to the historic plot layout of nearby Listed Buildings. The proposals would therefore fail to preserve or enhance the character or historic significance of the Grade II Listed Building or the surrounding Conservation Area contrary to the NPPF and Local Plan, in particular policies LP1, LP3, LP11, LP16 and LP39, as well as the Richmond and Richmond Hill Village Planning Guidance and St Matthias Conservation Area Statement and Study.



Section A:A previously submitted



Section A:A new application - reduction in scale, screened from 1 Spring Terrace

Application Ref: 17/2783/FUL 17/2943/LBC

Erection of 2 No. 3 storey (with basement) 6-bed semi-detached dwellings fronting Mount Ararat Road.

Decision Date: 06/10/2017

Status: Refused

1 Spring Terrace Paradise Road Richmond TW9 1LW:

Application Ref: 14/1162/FUL

Change of use from B1(a) to residential and single storey rear extension with internal alterations, front and rear light-wells, railings to front light-wells and front boundary wall and gates.

Decision Date: 15/10/2014

Status: Approval

2 Spring Terrace Paradise Road Richmond TW9 1LW:

Application Ref: 15/3849/VRC

Change of use from B1 (a) to residential, construction of a basement extension and single storey rear extension, changes to fenestration.

Decision Date: 02/02/2016

Status: Approval

2 Mount Ararat Road Richmond TW10 6PA

Application Ref: 17/T0313/TCA

T1 - Lime - Remove T2 - Robinia - Reduce by 30% T3 - Robinia - Remove.

Decision Date: 20/06/2017

Status: Decided as no objection raised

Application Ref: 88/2689/FUL

Alterations to existing building and erection of 2 storey side extension and single storey rear extension.

Decision Date: 10/03/1989

Status: Approval

Proposal, Design and Access Statement:

Overview:

The proposed development provides a unique 4 bedroom single-family dwelling comprised of ground floor and basement accommodation (GIA 295m²).

The proposals are intelligent and imaginative given the historically sensitive context. This has produced a high standard of design that serves to enrich the historic environment and wider conservation area.

The key features of the property are:

- Low impact single storey dwelling (with basement), with lowered ground floor level, entirely concealed from public view.
- Design of architectural merit, high quality detailing and materials, respectful of the heritage context.
- A large extensive wildflower green roof and living green walls.
- 2no. generously proportioned sunken lightwells and courtyards.
- Private off street parking for 1 car concealed behind existing brick wall and new timber gate.

From the street scene, the proposed dwelling will be virtually concealed from view, only visible from long oblique lines of sight where the green roof would also be apparent.

The existing heritage boundary wall fronting Mount Ararat Road is to be retained and the street scene enhanced with new landscaping behind.

The dwelling is arranged in an L-shape at ground floor level with a bronze framed glass balustrade providing views from the driveway into a front sunken landscaped courtyard.

The property is generously set back from the front boundary by 8.5m and 11m respectively to allow for sunlight to extend into the basement floor and for soft landscaping and driveway parking for 1 car and 2 bicycles.

To the rear, a large garden is provided at the upper level. Below this, a cut-away, terraced lightwell reveals the building to be 2 storeys, with a lush living green wall softening the lightwell.

The form of the dwelling has been derived to maximise the experience of daylight within the habitable basement accommodation using sun path modelling specific to the site location and immediate surroundings.

The basement layout is focused around two sunken courtyards providing daylight, natural ventilation and a good sense of space and outlook to all habitable rooms.

The flank elevation of the property (facing 1 Spring Terrace) has been carefully designed to avoid any negative impact on the heritage asset. A stock brick wall (to match the garden walls in style and height) is proposed to the rear garden of 1 Spring Terrace to replace the existing timber fence line. This wall will appear to be original and entirely in keeping with the curtilage of 1&2 Spring Terrace.

There is no loss of privacy or direct views into or out of the new dwelling and 1&2 Spring Terrace. The upper floors of No.1 Spring Terrace will look out over the living green roof of the new single-storey dwelling, over 20m away.

A line of trees (to always be maintained as part of s106 agreement) are proposed within 1 Spring Terrace garden to improve the setting and provide screening of the new dwelling from 1&2 Spring Terrace, and also to screen the property from long views at oblique angles. The landscaped areas surrounding the building both in the front and rear gardens are integral to the experience of the building. The view will become more screened over time due to the growth of the new tree planting.

The property is of a modern design, with refined brick detailing and large format sleek glazing. The building does not conform to a particular architectural style, but insists on architectural quality.

The building does not compete with the Heritage asset (nor the adjoining 2 Mount Ararat Road, a Building of Townscape Merit). It is respectful of the scale, massing and beauty of the Heritage asset.

Areas:

The total site area:	474m ²
Ground Floor GIA:	99 m ²
Basement GIA:	196 m ²
Front Lightwell:	14.5 m ²
Rear Lightwell:	21.5 m ²

Internal Arrangement:

The ground floor of the house is an open plan area, consisting of a kitchen, living room and dining area, with direct access to, and views across, the side and rear garden. An accessible w/c



is provided close to the front door. A large study is also located on the ground floor, which could be used as an entrance storey bedroom if required by future occupants.

The basement consists of four double bedrooms with 2 en-suite bathrooms, communal living space, family bathroom, utility room and two outdoor terraces, bringing natural light and ventilation to these spaces. Each lightwell has a living green wall, to enhance the feel and views onto these areas. Green walls filter pollutants from the air, reduce rainwater run-off, and provide a sense of wellbeing to the viewer.

Appearance:

The new brick boundary wall with No.1-2 Spring Terrace will be a continuation of the existing garden walls, in matching London Stock brick. The main massing of the new dwelling will be set back from this boundary wall line by 2.7m and be constructed in matching London stock brick.

The new dwelling will be screened from the streetscape by the existing boundary wall and planting behind.

The single-storey massing will have a green roof. Rainwater goods will be contemporary dark grey aluminium or similar.

Landscaping and Drainage Strategy:

The site is located in Flood Zone 1 and within the Richmond and Mortlake Critical Drainage Area. No increase in surface water run-off is envisaged as rainwater harvesting and storage systems will be used. The 94m² extensive green roof will retain rainwater and allow it to evaporate into the atmosphere. The majority of plants will be selected from Natural England's 'Plants for wildlife- friendly gardens'.

Accessibility:

The dwelling is designed to meet lifetime homes standards, including:

1. 2400mm width car parking space where parking is provided, capable of enlarging to 3300mm width,
2. Gently sloping approach to side and rear doors,
3. Covered and illuminated main entrance with level threshold,
4. Min. 900mm width corridors and 1200mm at entrance doors,
5. Entrance level living space capable of adaptation to include a bedspace,
6. Wheelchair accessible entrance level w/c with drainage provision for a future shower,
7. Space for wheelchair turning circles in dining, living and bedroom areas,



Example of extensive green roof.

8. Switches, sockets, ventilation and service controls will be between 450mm and 1200mm from the finished floor level,
9. The staircase is capable of taking a future stair lift,
10. Living room window glazing begins below 800mm from floor level,
11. Bathroom walls will be capable of taking handrails,
12. Space for a through the floor lift from the ground to basement floor.

Level paths will also be provided in amenity areas, allowing inclusive use and enjoyment. All bedrooms exceed the 12m² minimum area standard for double bedrooms and are at least 2.6m wide.

The existing vehicular access and dropped kerb on to Mount Ararat Road will be utilised to serve the driveway. A Transportation Advisory Note accompanies this application.

Refuse and recycling will be stored in the private amenity space and placed at the front property boundary after 8pm the night before collection day.

Sustainability:

The site is well located for public transport (PTAL 6) and close to the amenities of Sheen Road and George Street. Secure storage for 2 bicycles is provided.

The new dwelling will be super-insulated and utilise an air source heat pump as advised in the accompanying Energy Strategy document. Internal water usage is limited to 125 litres person per day and the new home will be connected to a water meter. The property will collect and store rainwater for later use in the garden. Recycling and compost bins will be provided.

The living green roof will retain water and allow it to evaporate into the atmosphere. The green roof covers 94m², providing good conditions for natural habitat to grow. It will be designed as an extensive green roof with up to 120mm soil cover providing a substrate for mosses, sedums, succulents, herbs and grasses. The planting will provide aesthetically pleasing cover and also provide valuable habitat for wildlife. Please refer to Landscape Designer's specifications.

Impact Assessment of the Development:

No.1 Spring Terrace is an important historic building in Richmond. However, the backland has not served its significance well, and the opportunity exists to create attractive, green, sustainable new family home on the site, while at the same time repairing and maintaining the historic walls, improving on the landscaping and complementing its special architectural and historic interest.

The land at the rear is not part of the title nor managed by the occupants of No.1 Spring Terrace. The new dwelling will maintain the landscaping and boundaries to a high standard, providing an improvement on the current site management in the Conservation Area and therefore enhancing its appearance. There will be only modest glimpses of the new dwelling beyond the walls and landscaping from views outside of the site, preserving the appearance of the heritage asset and conservation area.

The scale and positioning of the new dwelling on the site is distinctly subservient, both to No.1-2 Spring Terrace and neighbouring No.2 Mount Ararat Road. Its simple plan layout and elevations in brick and glass will ensure that the house 'knows its place' and is deferential to the listed house.

The proposed scheme complies with Paragraph 133 of the NPPF. The development does not lead to 'substantial' harm or any 'loss of significance' of the heritage asset. The special characteristics of the listed building are entirely preserved with the proposal, as are the special characteristics of the conservation area and neighbouring Buildings of Townscape Merit. The setting will not be harmed and will be improved with additional planting and landscape maintenance.

Parking in front gardens is common to Spring Terrace and both Sheen Road and St Matthias Conservation Areas. The site already benefits from vehicular access and no change to the access location is proposed, with no affect on the setting.

The applicant will enter into a S106 agreement for contributions towards affordable housing and for the restriction of provision of parking permits. Future occupiers will not be entitled to a residents parking permit unless such a person is, or becomes entitled to be, a holder of a Disabled Persons' Badge.

Summary and Conclusions:

The proposal is for a well considered development that will sit comfortably within its surroundings, relating to the context in terms of size and scale. The proposal provides an additional family dwelling within a sustainable location in the Borough, screened from the road by existing boundary walls and mature planting. There will be no adverse harm arising from the development, neither to the Listed Building nor Conservation Areas, nor to the privacy of neighbours and future occupiers of the site.

The property has been designed to avoid harm to the Heritage Asset, both to the Heritage fabric and to the setting of the adjoining Listed Properties - Nos. 1 & 2 Spring Terrace and the wider Conservation Area, whilst creating a desirable family home in a sustainable location.

The project will:

- Relate well to the geography and history of the place and the lie of the land
- Sit happily in the pattern of existing development and routes through and around it
- Respect important views
- Respect the scale of neighbouring buildings
- Use materials and building methods which are as high in quality as those used in existing buildings
- Create new views and juxtapositions which add to the variety and texture of the setting.

The proposal constitutes:

- A sustainable local development in Richmond local centre
- Improvement to the existing through development of an application site that will otherwise be left in disrepair
- An enhancement of the character of St. Matthias & Sheen Road Conservation Areas
- Zero proposed net impact to local parking provision with provision of an off-street parking space.

The application promotes a sustainable additional housing unit for Richmond and can demonstrate compliance with planning policy. It is respectfully requested that permission is granted.

APPENDIX:

19/0721/FUL Reasons for Refusal of single storey dwelling:

U0060589 Reason for Refusal

The proposed dwelling, by way of its scale and siting would result in an uncharacteristic form of development which would be highly detrimental to nearby Listed Buildings by way of harm to their settings and would result in serious disruption to the historic plot layout of nearby Listed Buildings. The proposals would therefore fail to preserve or enhance the character or historic significance of the Grade II Listed Buildings contrary to the NPPF and Local Plan, in particularly policy LP3.

The proposal has been reduced in scale. Please refer to the Heritage Statement and Impact Assessment prepared by Heritage Information Ltd.

U0060587 Reason for Refusal - Affordable Housing

In the absence of a binding agreement to secure an appropriate financial contribution towards affordable housing, the development fails to address the identified housing need and would be prejudicial to meeting the Council's affordable housing objectives and is therefore contrary to the NPPF and Local Plan, in particular Policy LP36 of the Local Plan 2018 and adopted Supplementary Planning Document: Affordable Housing.

A binding agreement for affordable housing contributions will be entered into.

U0060588 Reason for Refusal - Impact on Heritage

The proposed dwelling, by reason of its scale and siting would result in an uncharacteristic form of development which would be highly detrimental to the character and appearance of the Conservation Area and nearby Listed Buildings and would result in serious disruption to the historic plot layout of nearby Listed Buildings. The proposals would therefore fail to preserve or enhance the character or historic significance of the Grade II Listed Building or the surrounding Conservation Area contrary to the NPPF and Local Plan, in particular policies LP1, LP3, LP11, LP16 and LP39, as well as the Richmond and Richmond Hill Village Planning Guidance and St Matthias Conservation Area Statement and Study.

Please refer to the Heritage Statement and Impact Assessment prepared by Heritage Information

Ltd.

17/2783/FUL Reasons for Refusal of 2no. 3 storey semi-detached dwellings:

U31494 Reason for Refusal - Design

By reason of its excessive scale, mass and relationship to site boundaries, the proposed building would result in an incongruous and cramped form of development that would be out of character with the established spatial characteristics of the area and would thus detract from the character and appearance of the St Matthias Conservation Area which it forms part of. The proposal would irreversibly affect the historic development pattern of No.s 1 and 2 Spring Terrace and, for the same reasons as described above, would result in harm to the setting of these Grade II listed buildings.

The proposed mass has been significantly reduced from 2no. 3 storey dwellings with basements to 1no. single storey dwelling with basement, screened from the St Matthias Conservation Area and the setting Nos. 1-2 Spring Terrace by the existing boundary wall and retained and enhanced tree planting.

U31497 Reason for Refusal - Highways

Given the excessive width of the proposed crossover and the parking arrangement and layout, the applicant has failed to demonstrate that there would not be an adverse impact on the free flow of traffic and pedestrian safety.

The new proposal utilises the existing crossover and site access.

U31496 Reason for Refusal - Parking

Furthermore, given the identified parking stress in this area, and in the absence of a binding agreement to secure the removal of access to resident parking permits and contracts in council run car parks for occupiers of the units, the applicant has failed to demonstrate that the scheme will not give rise to excessive on-street parking demand outside CPZ hours which would have a detrimental impact on the free flow of traffic and the safety and convenience of other road users.

A binding agreement for the above parking limitations will be entered into. The proposals allow for private parking on site for one car.

U31495 Reason for Refusal - Affordable Housing

In the absence of a binding agreement to secure appropriate financial contributions towards affordable housing, the development fails to address housing need.

A binding agreement to secure appropriate financial contributions towards affordable housing will be entered into.