



Project: **19 Model Cottages**, Richmond SW14 7PH

Design and Access Statement

07/05/21

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07/05/21

42 Hertford Avenue, London SW14 8EQ
020 8274 9933, www.lplusarchitects.com



ARCHITECTS



Executive summary

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The scheme consists of the following works:

- Removal of the glass roof area above the kitchen.
- Rear Conservatory.
- Internal refurbishments and optimisation of thermal performance.
- Replacement of some of the windows and creating new window to the stairs at the rear of the property.
- New roofs for the ground floor volumes to unify the massing and optimise the internal daylight.
- New retractable glass roof to the existing courtyard with high performance.

The purpose of the planning application is to seek approval for the above developments for the existing property in use as a single dwelling house.

The purpose of this statement is to clearly set out and consider all the relevant planning aspects of the proposed development, the justification for the works, the national and local planning policy relevant to the application and an assessment of how the proposed development relates with those requirements.

The statement forms part of a full planning application and is accompanied by several additional documents.

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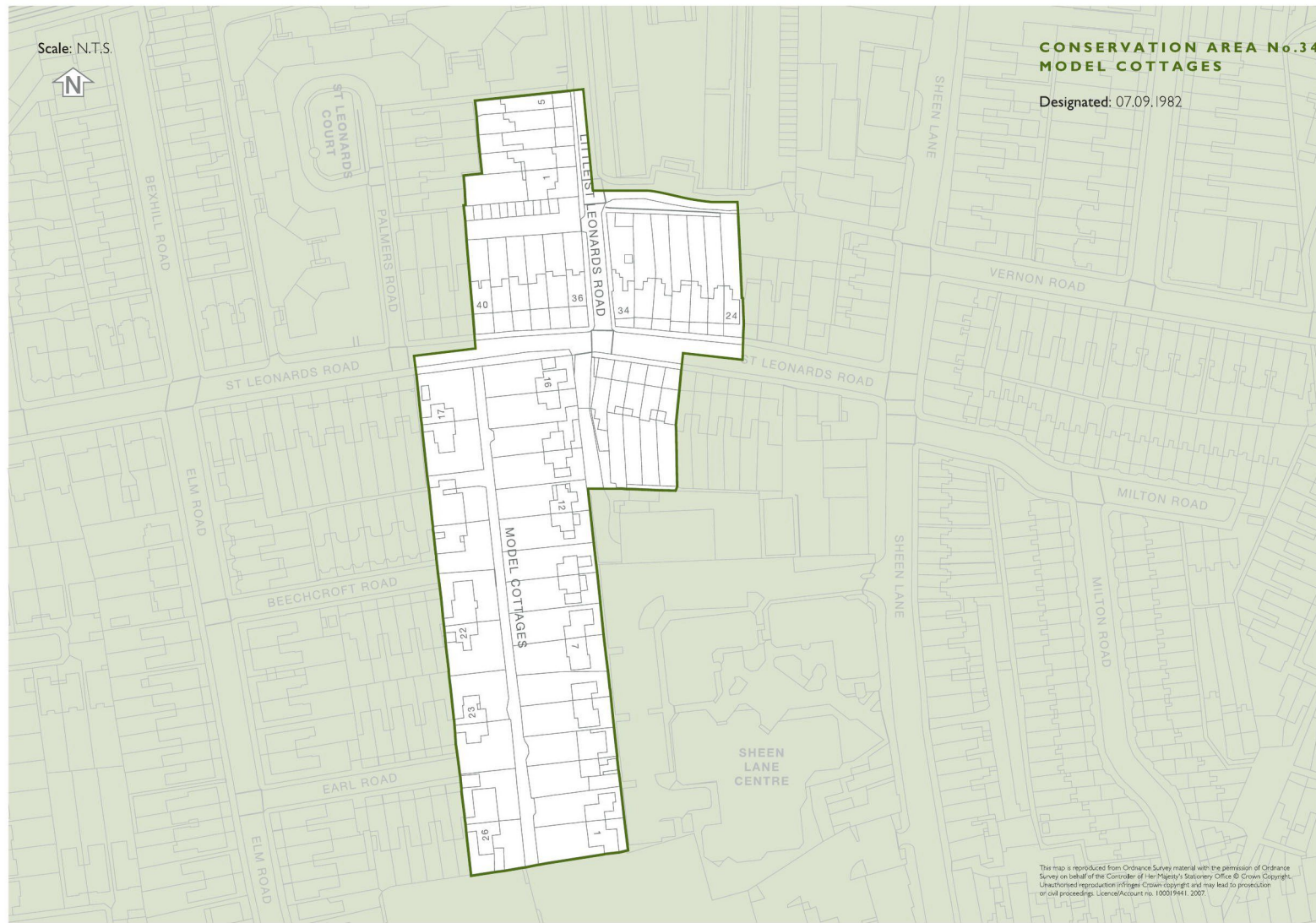
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Site Location

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Site Context

The semi-detached cottages are part of a Conservation Area and are set back from the lane by long front gardens. The gardens accommodate the parking, and the landscaping is relatively dense with typical English cottage gardens.

At the rear of the properties there is a small back yard. The cottages have all been extended and modified individually over time and as a result they are all different but retaining some common features that unifies the overall aspect of the streetscape.



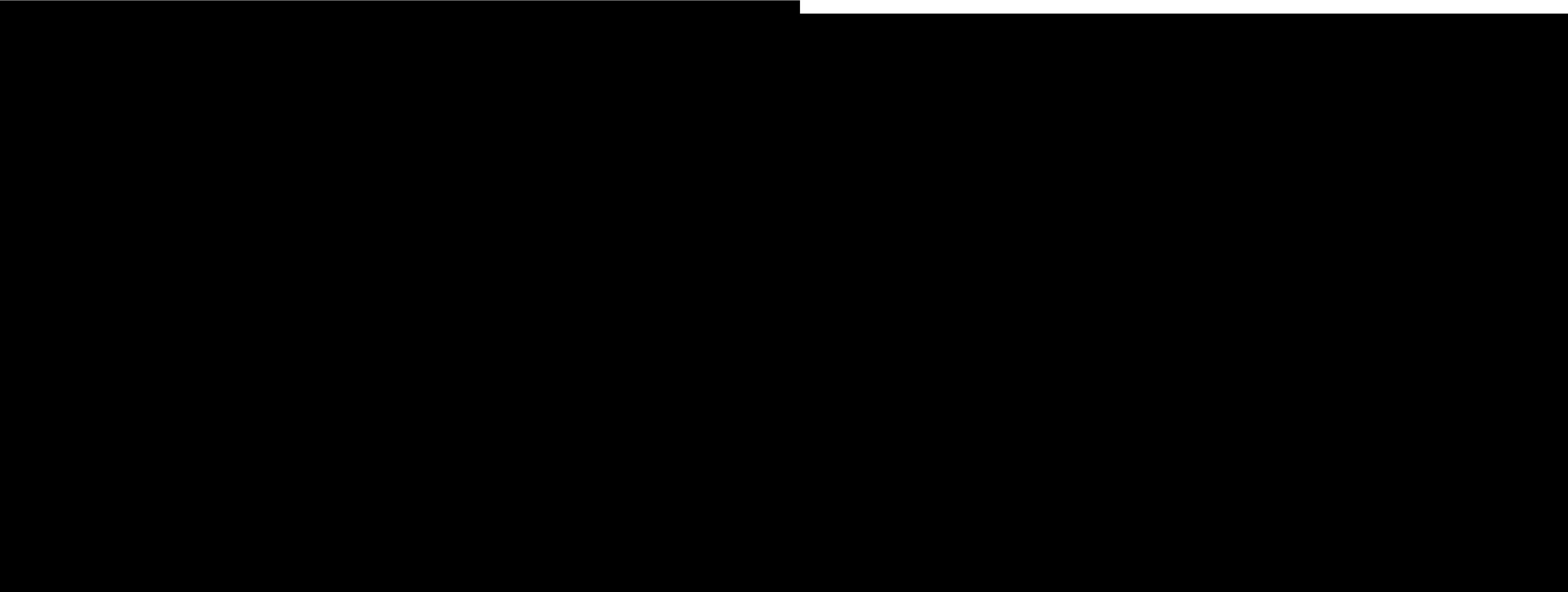
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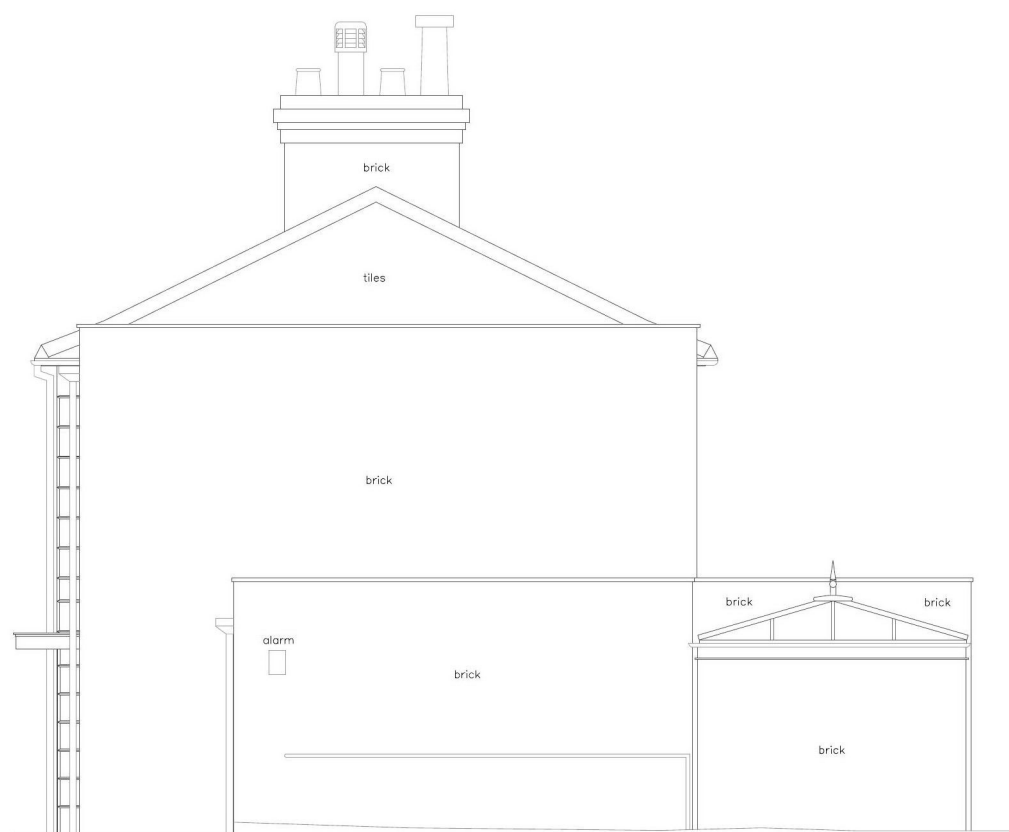
EXISTING



PROPOSAL



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Description of the Proposed Works

The design of the internal layouts are proposed to suit the requirements of a modern single family dwelling requirements and aims to provide a natural relationship between interior/external for the ground floor as well as to provide good levels of natural light.

The proposal creates a building that adapts in its massing and morphology to the local built environment and the historic background, not only the adjacent pairs of semi-detached houses on both sides of the road.

The proposals follow the Planning office advice to obtain an integrated approach that amalgamates a contemporary intervention as well as blending in with the existing environment. The back of the property perimeters will be in line and in keeping with the other house buildings on the road and fundamentally with its pair

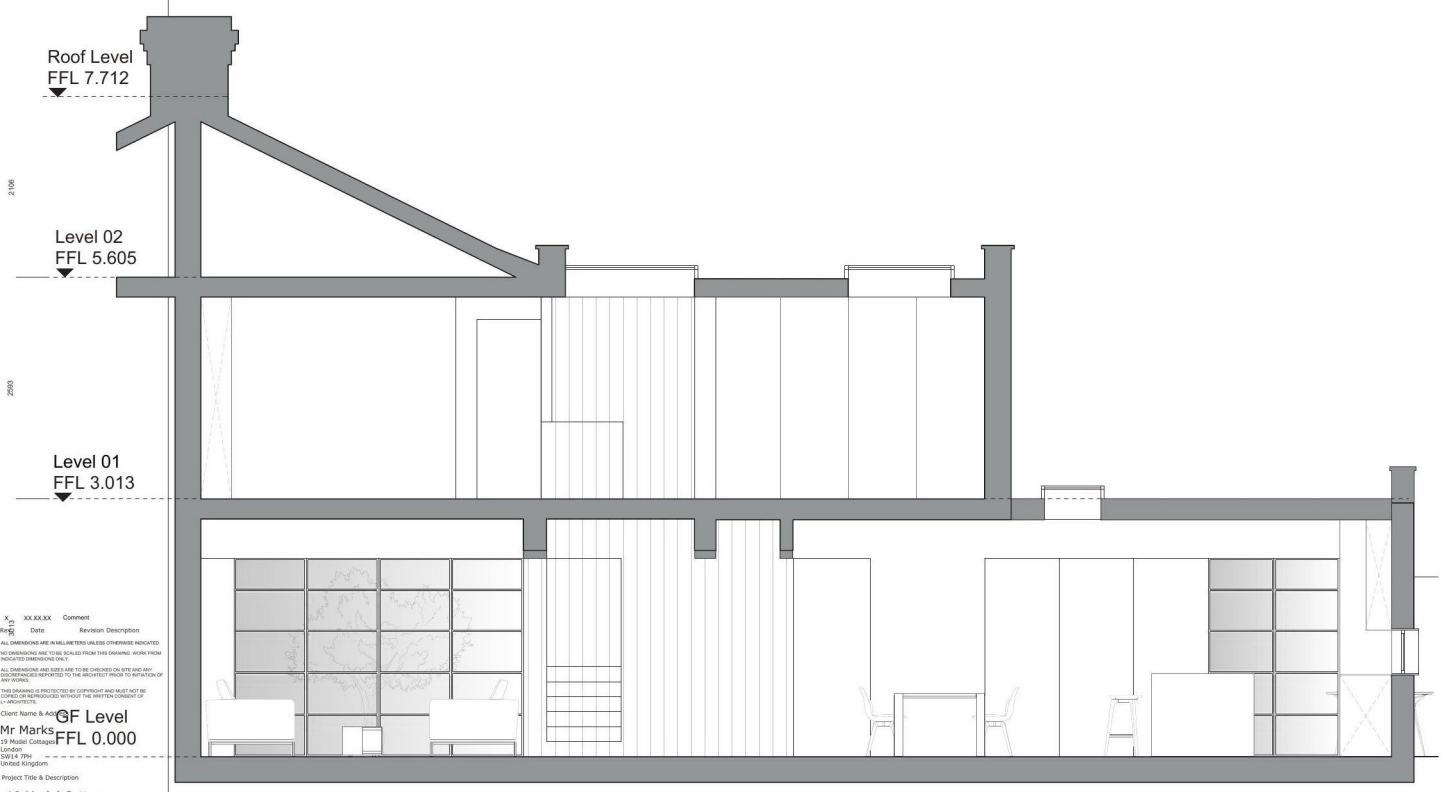
The proposals do not impact on daylighting and sunlight levels to neighbouring properties due to the location of the sun's path.



EXISTING



PROPOSAL



19 Model Cottages
 Mr Marks
 19 Model Cottages
 London SW14 7PH
 United Kingdom

Project Title & Description
 19 Model Cottages
 Phase 1 - Pre Planning

Drawing Title & Description
 Survey
 Section 01
 Phase 1 - Pre Planning

Drawn: 1706-04-2009-Revision
 Scale: 1:25 @ A1 Date: 23.03.20
 Drawn: TO Checked: PL

L1 Address:
 42 Hentford Avenue,
 London SW14 8EQ, UK
 Tel: 020 8274 9933
 Web: www.plusarchitects.com
 Email: info@plusarchitects.com

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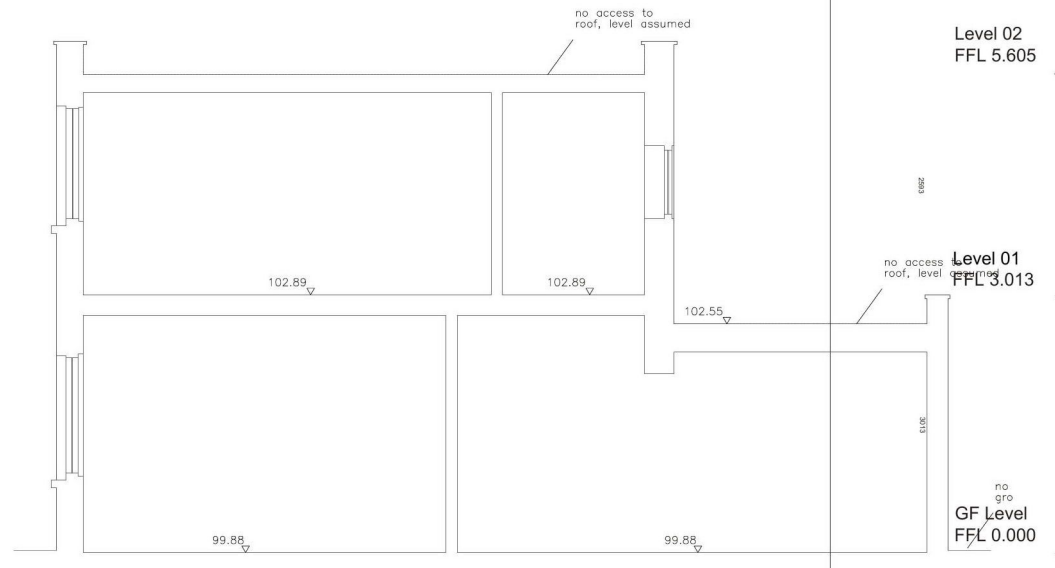
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 Phase 1 - Pre Planning

Drawing Title & Description
 General arrangement
 Section 01
 Phase 1 - Pre Planning

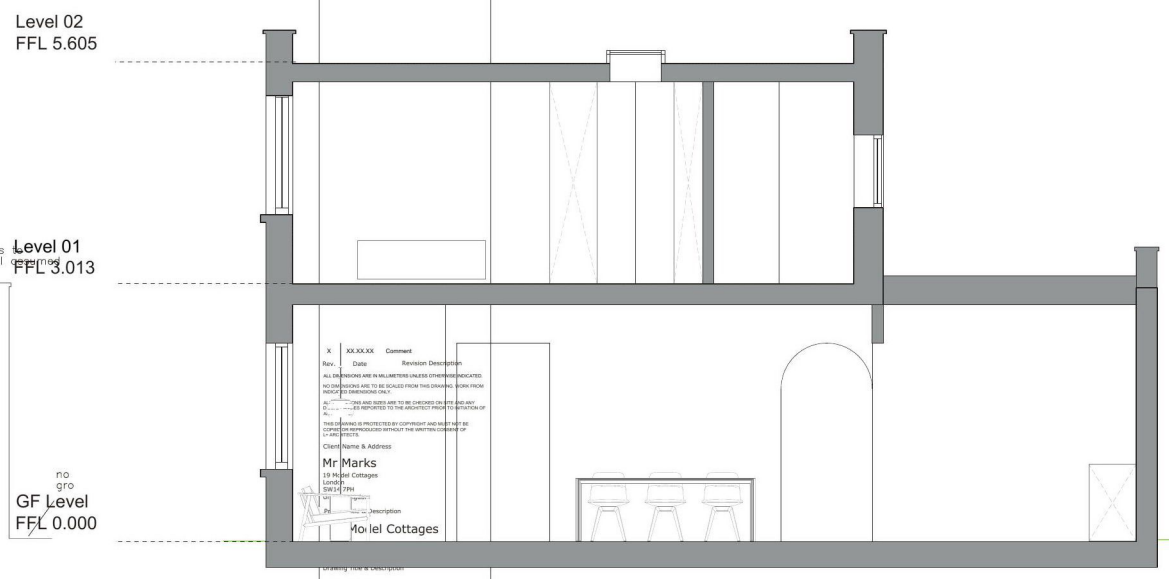
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Drawing Title & Description
 Survey
 Section 02
 Phase 1 - Pre Planning

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Use

The building will remain as a single dwelling house as a family home.

Trees

The Arboricultural Survey report will be part of this application and it has informed the design stages. Care was taken to minimise any impact on local trees which has been achieved.

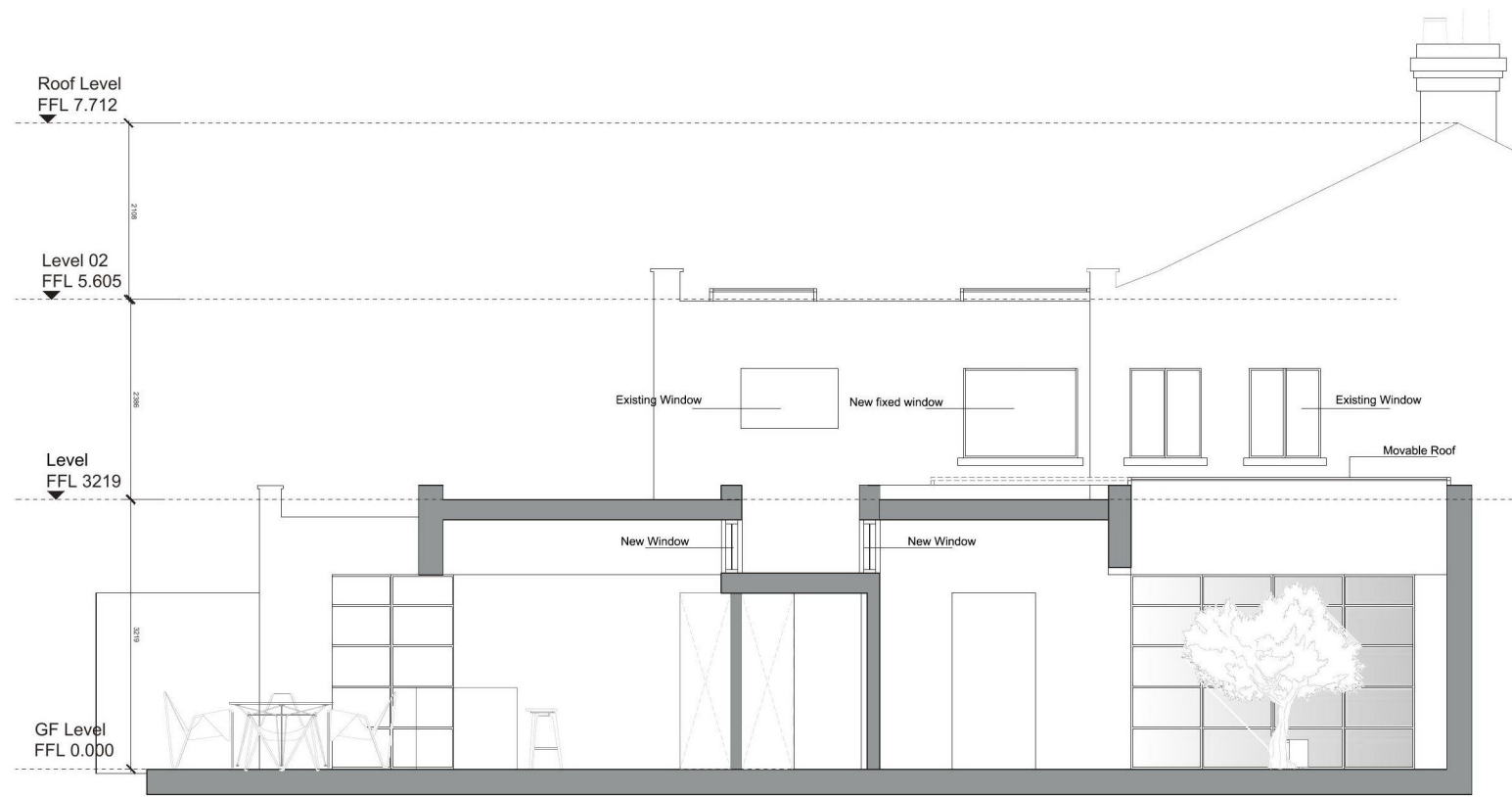
Biodiversity

Overall plans incorporate birds, bats, and insect boxes within the fabric of the buildings. Care will also be taken to provide for movement of foxes on perimeter fences.

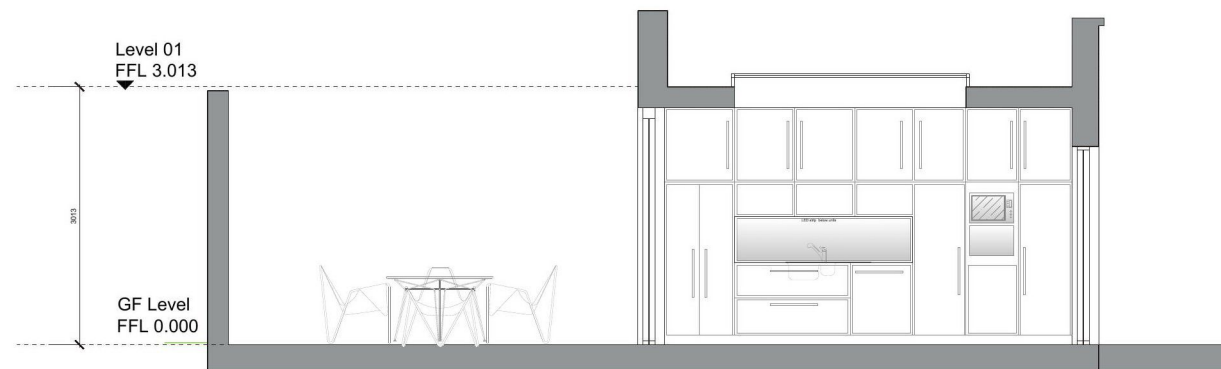
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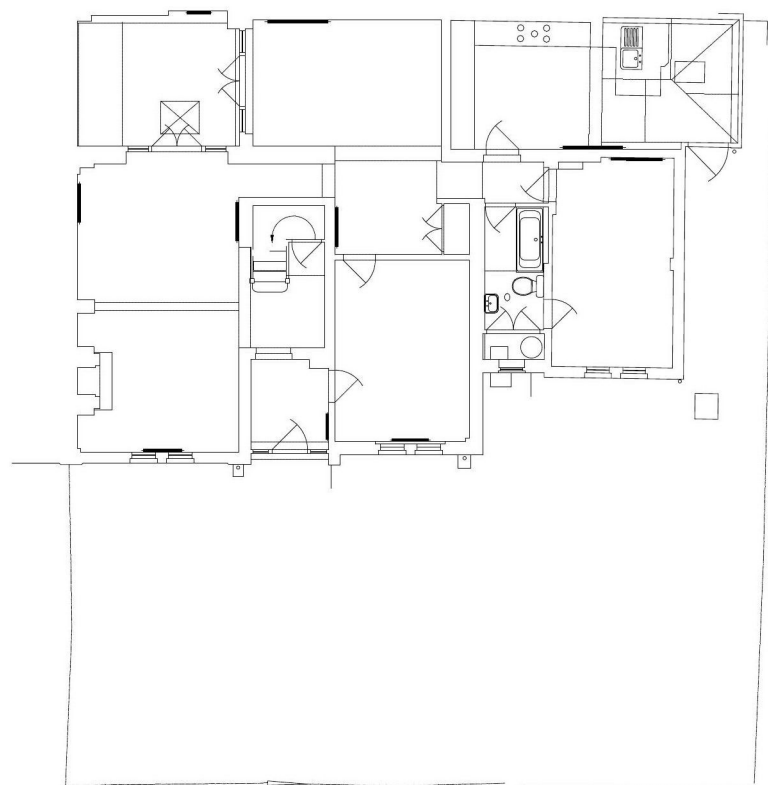
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Access Statement

The proposals do not alter the main access to the site. The position of the carpark is moved to the left-hand side of the entrance footpath in order to optimise the amenity areas of the front garden. All hard landscape will be permeable.

Proposal Summary

The proposals have been sensitively designed, to be considerate, discreet and in keeping with the local area. The massing of the building relates directly to the predominant architectural characteristics of the pair of houses and a restricted palette of sustainable materials addresses the original appearance of the building.

To sum up, massing, materials, and careful details, amalgamated under a balance of traditional and contemporary architectural language, respond to the site in a proactive manner on several levels.

Facade

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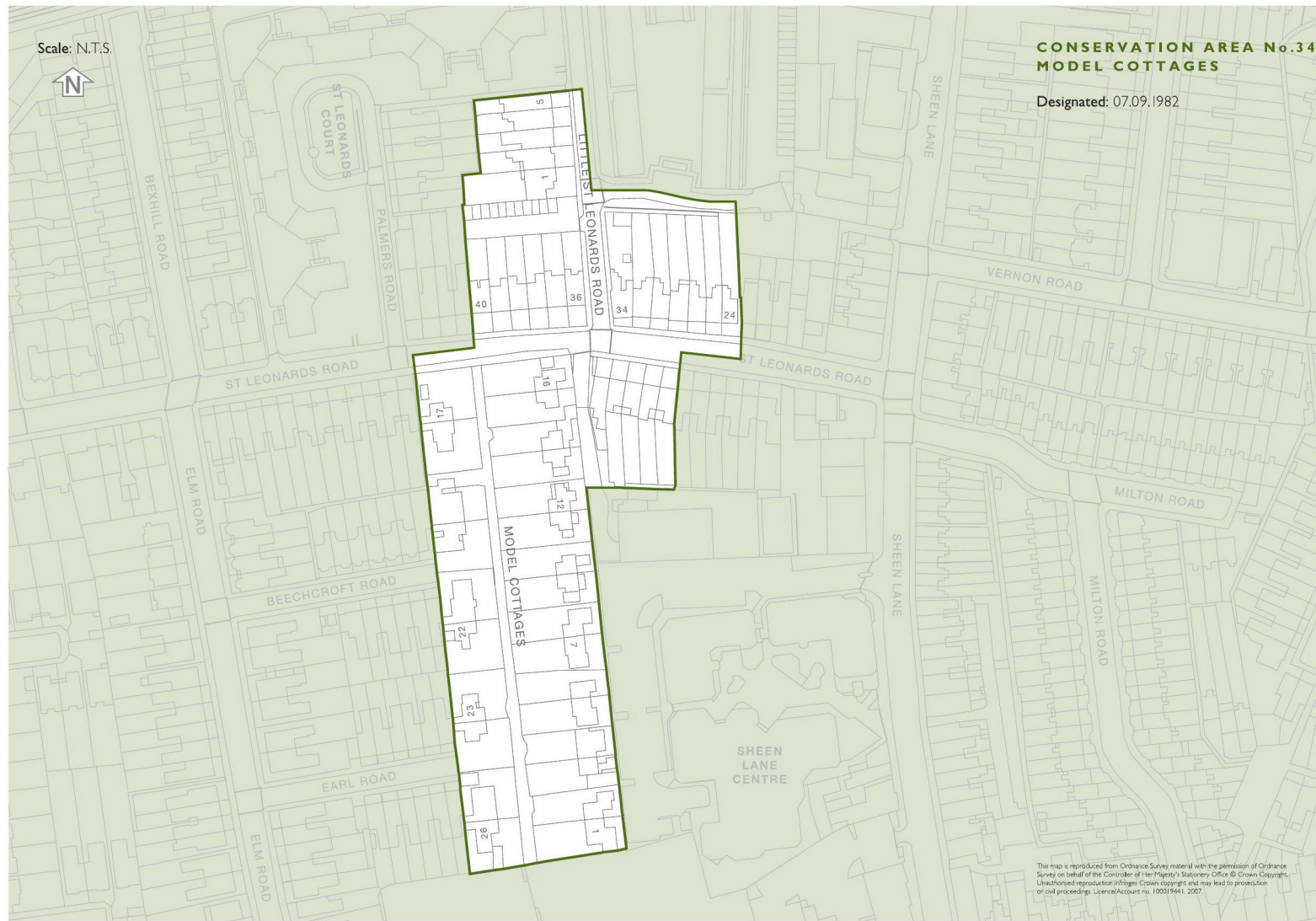
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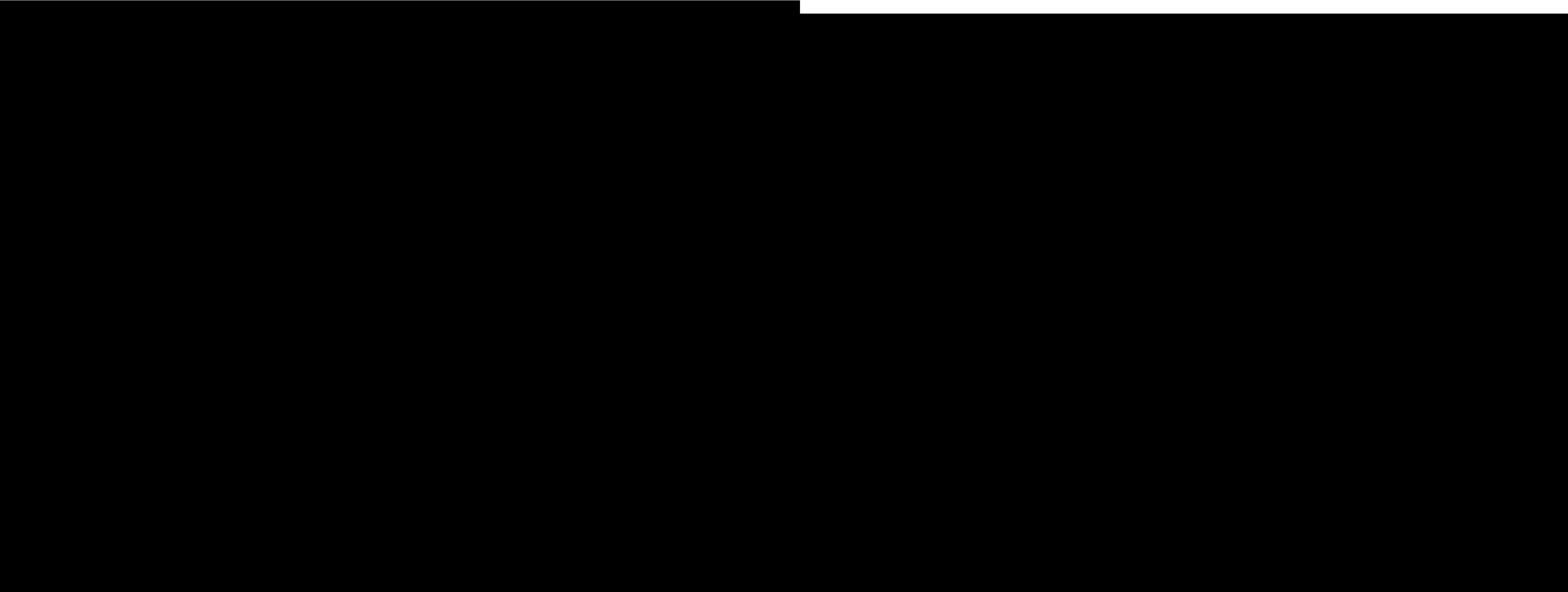
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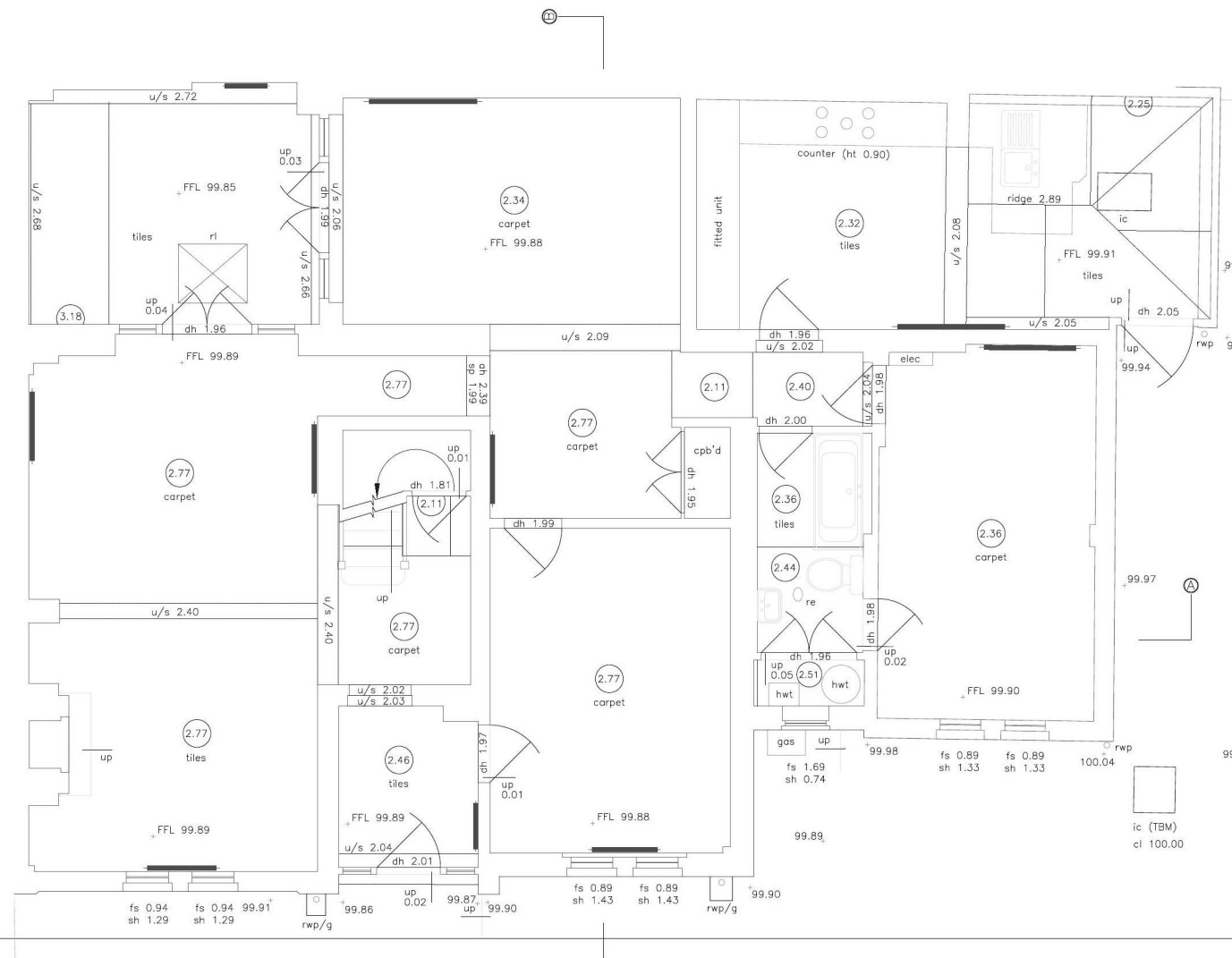
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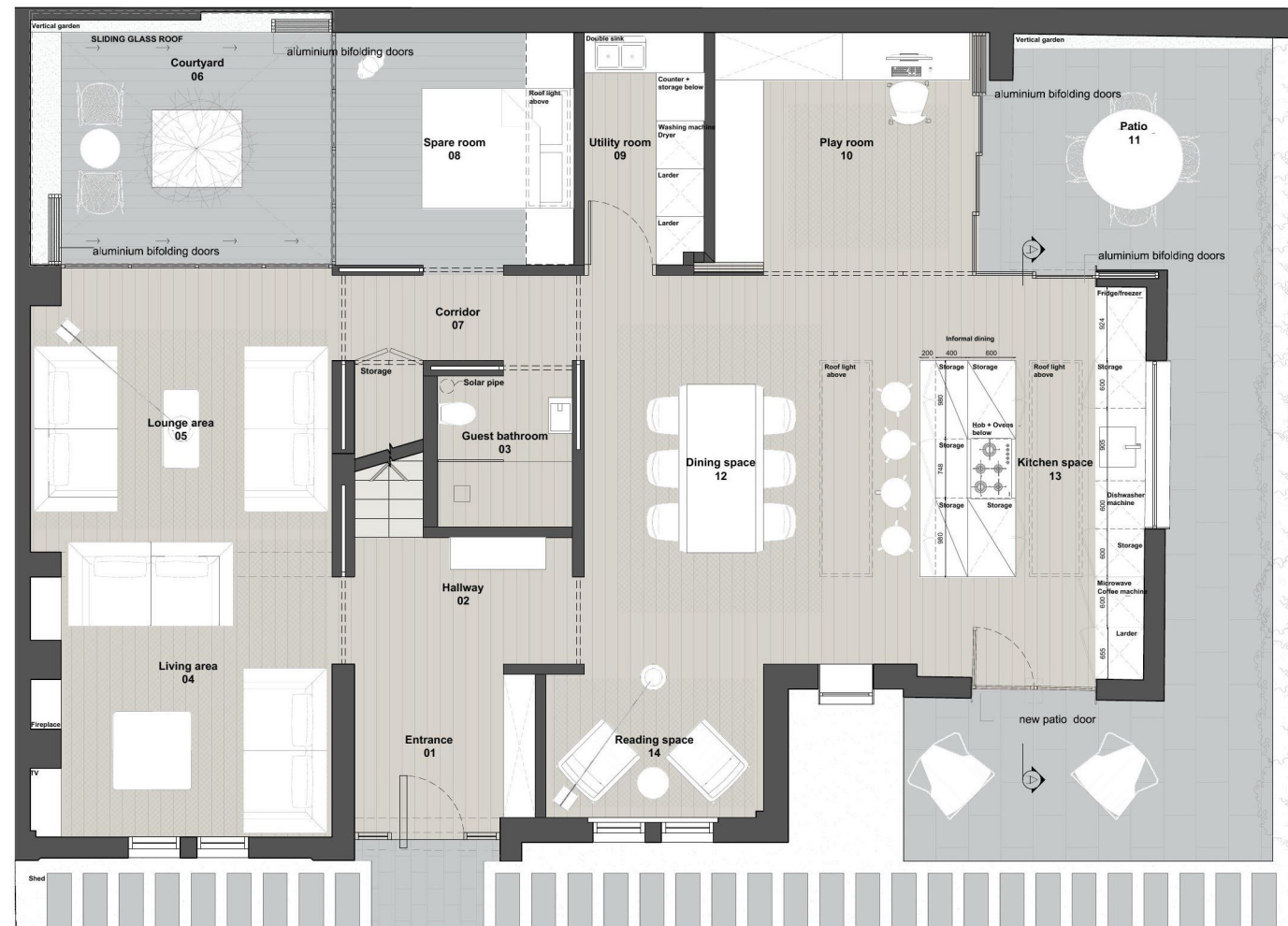
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X XX.XX.XX Comment
 Rev. Date Revision Description
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 Client Name & Address
Mr Marks
 19 Model Cottages
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 Project Title & Description
19 Model Cottages
 Drawing Title & Description
Survey
GF Level
PHASE 1 - PRE PLANNING
 Drawing 1786 01 100 P Revision
 Scale 1:25 @ A1 Date 23.03.20
 Drawn TD Checked PL
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Main Development Plan Policies

LBRUT Local Plan 2018

- LP1 Local Character and Design Quality
- LP3 Designated Heritage Assets
- LP4 Non-Designated Heritage Assets
- LP 8 Residential Amenity and Living Conditions

Supplementary Planning Documents/Guidance

- House Extensions and External Alterations
- Building of Townscape Merit SPD
- Conservation Area Study and Statement

Also, the design will follow the Lifetime Homes standards including:

1. Width of approach for parked car and adjacent to house
2. level or gently sloping approaches to the house
3. Illuminated entrance with covered porch and entrance area
4. Compliant external and internal door widths
5. Living room, dining room, kitchen, bedroom, and bathroom at ground floor level. Bathroom and toilet to be fully accessible. First floor bedrooms for visitors and family
6. Living room windows glazing to begin lower than 800 mm
7. Electrical switches and socket outlets

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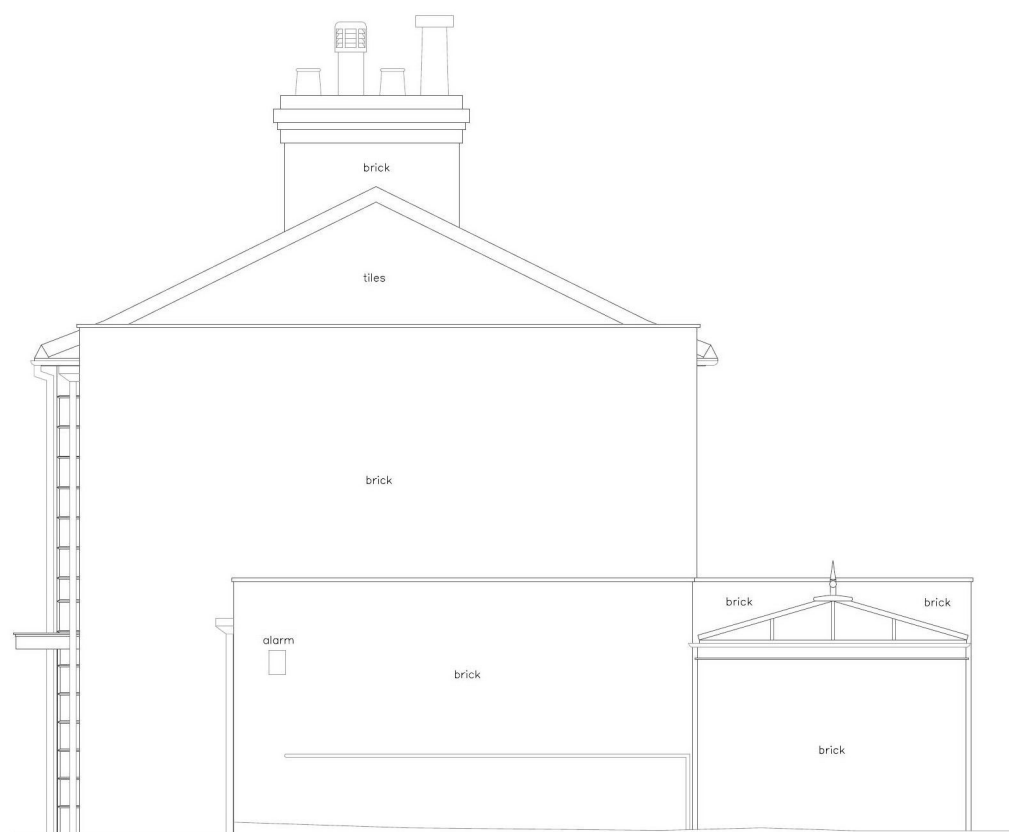
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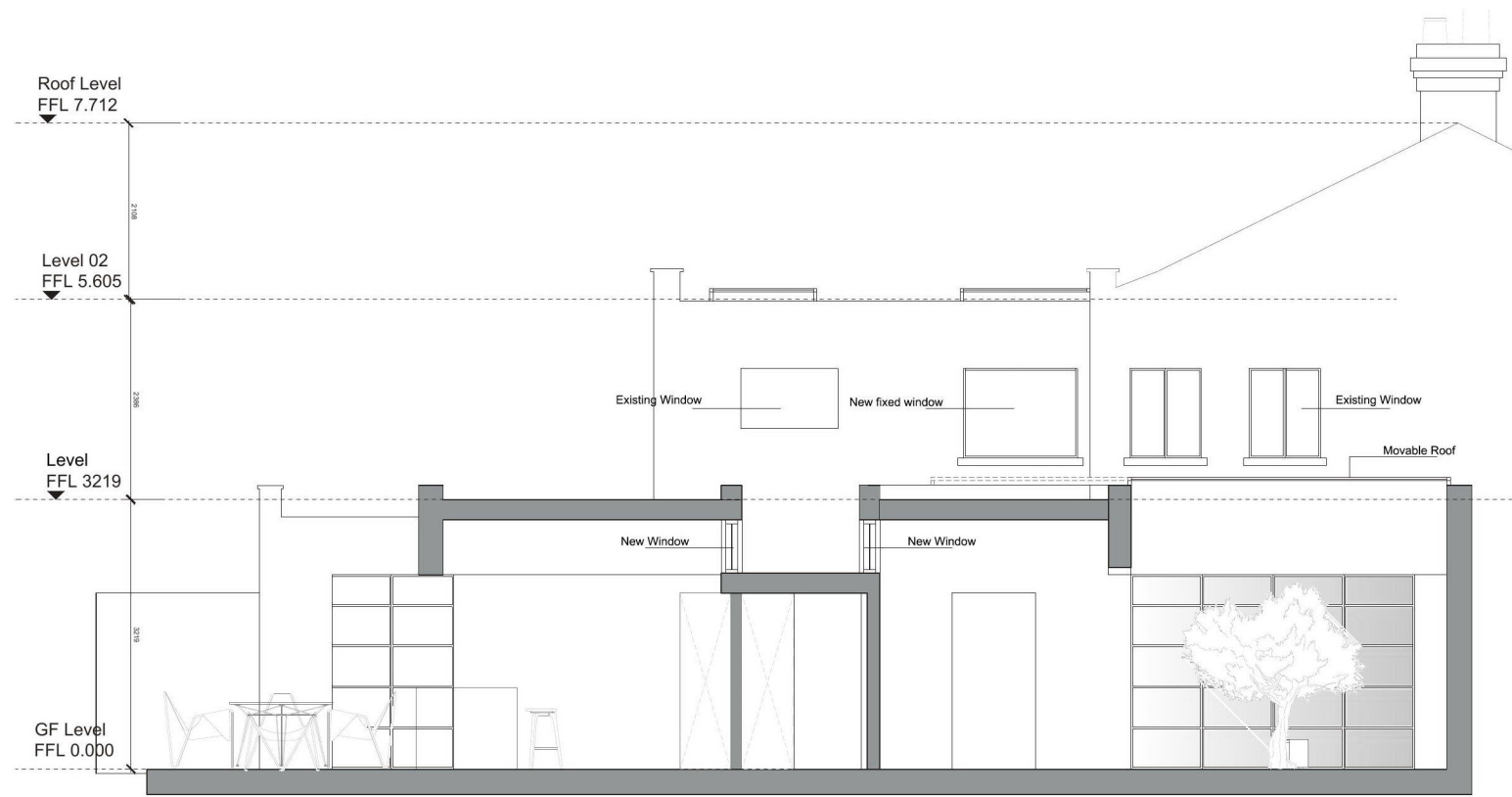
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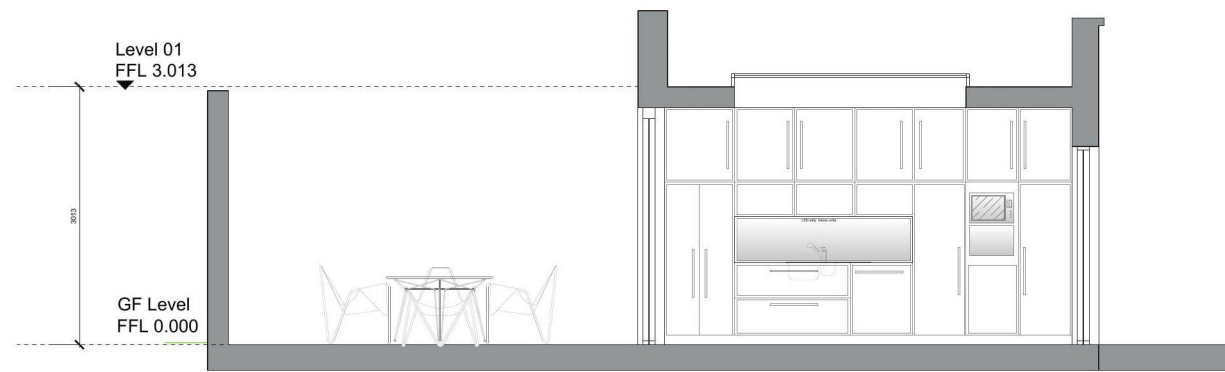
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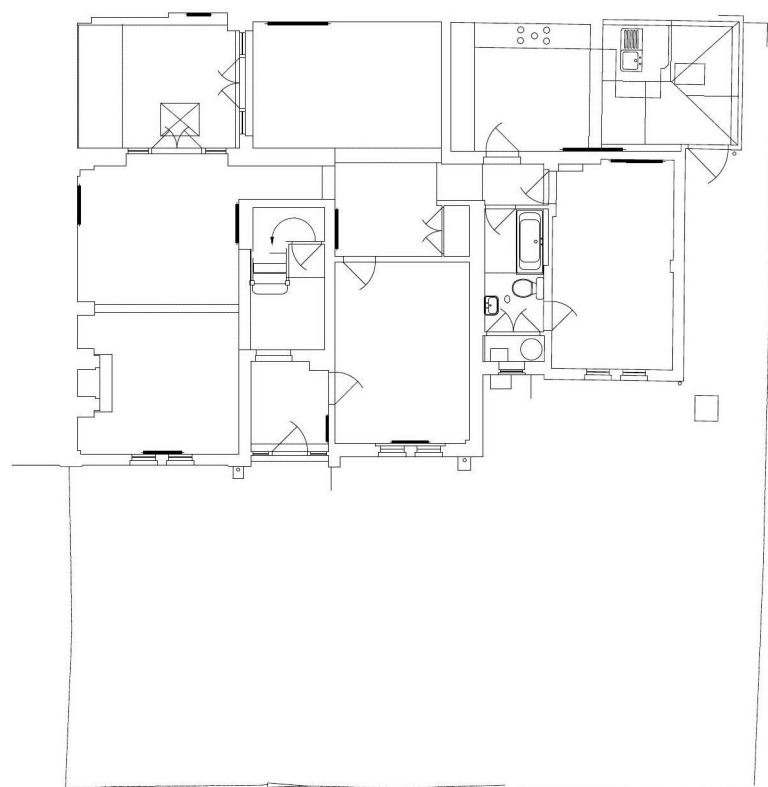
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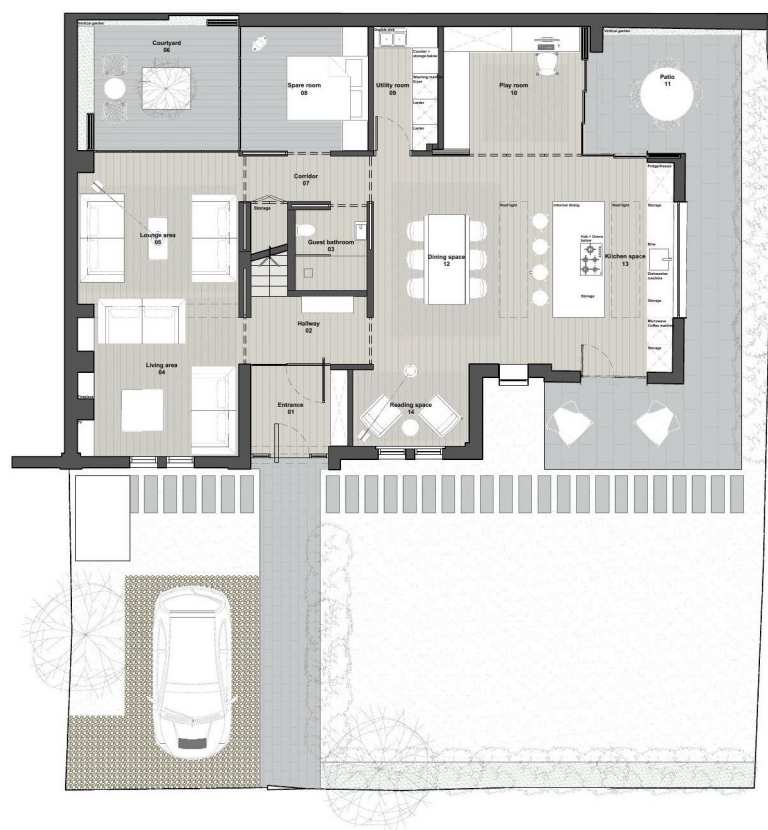
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