

## Design and Access Statement

|                      |  |
|----------------------|--|
| Applicant            | Sarah Lancashire Salmon & Peter Salmon   |
| Address              | 20 Chalmers Way, Richmond, TW1 1QG   |
| Description of works | Single storey front extension, rear ground floor infill kitchen extension, conversion of garage to a habitable living space, first floor rear extension and modest landscaping works |
| Date                 | April 2021 / Rev A   |

## CONTENTS

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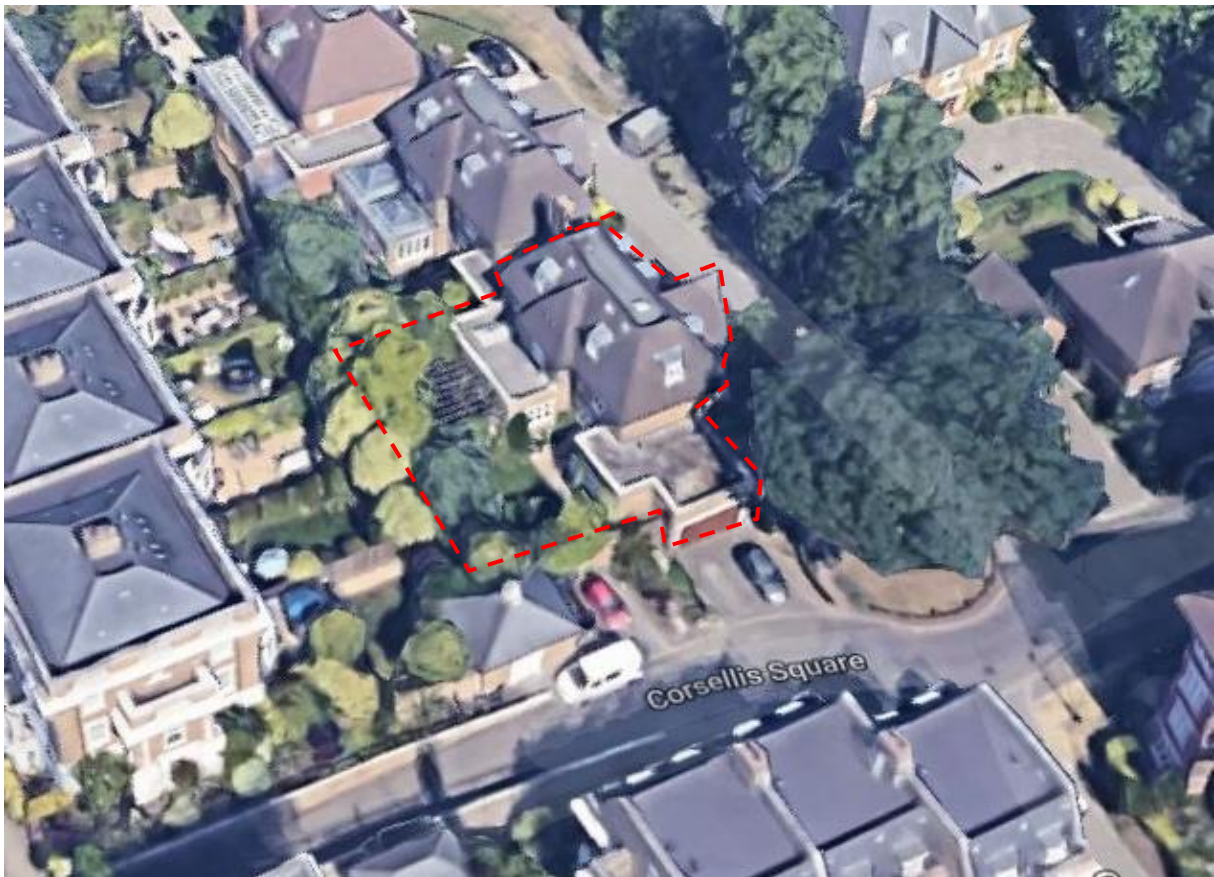
| #    | CONTENTS                          | PAGE |
|------|-----------------------------------|------|
| 1.0  | INTRODUCTION                      | 5    |
| 2.0  | URBAN CONTEXT AND SETTING         | 6    |
| 3.0  | PLANNING POLICY                   | 7    |
| 4.0  | DESIGN FACTORS AND CONSIDERATIONS | 7    |
| 5.0  | USE                               | 10   |
| 6.0  | RELEVANT PLANNING HISTORY         | 10   |
| 7.0  | PRIVACY, OUTLOOK AND AMENITY      | 10   |
| 8.0  | FLOOD RISK ASSESSMENT             | 10   |
| 9.0  | ACCESSIBILITY                     | 11   |
| 10.0 | LANDSCAPING                       | 11   |
| 11.0 | WASTE DISPOSAL AND RECYCLING      | 11   |
| 12.0 | SUSTAINABILITY                    | 11   |
| 13.0 | CONCLUSION                        | 12   |
| 14.0 | APPENDIX 1 / EXISTING PHOTOS      | 13   |
| 15.0 | APPENDIX 2 / SUBMITTED DRAWINGS   | 14   |



**Figure 1** – View of the front of the property as seen from Chalmers Way



**Figure 2** – View of the front of the property as seen from the junction between Chalmers Way, Corsellis Square and Varley Drive



**Figure 3** – Aerial view of the property illustrating its setting and the urban fabric (outlined in red) noting that the side elevation is the front elevation to the wider Richmond Lock development. This presents a blank façade to the public realm



**Figure 4** – Aerial view of the property and garden (outlines in red) illustrating its setting in the Richmond Riverside development



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Figure 5 – View of 20 Chalmers Way front elevation

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## 1. INTRODUCTION

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This design statement is submitted to the London Borough of Richmond upon Thames to support a householder planning submission for the extension and refurbishment at 20 Chalmers Way, TW1 1QG. This statement should be read in conjunction with the drawings and reports that accompany this planning application.



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Figure 6 – OS Map plan

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## 2. URBAN CONTEXT AND SETTING

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20 Chalmers Way is a two-storey detached property that sits on a corner plot at the junction between Chalmers Way, Corsellis Square and Varley Drive. The house was built as part of the redevelopment and refurbishment of the Brunel University site to provide a mixed-use scheme in 2002. It was one of the first houses to be completed and the client has been the sole owner of the property.

20 Chalmers Way and the immediate neighbouring property no.21 Chalmers Way form part of the uniformed character of the Eastern end of Chalmers Way. It is adjacent to the slightly larger Townhouse properties along Corsellis Square. The surrounding area can be characterised by a mix of handsome, large homes of varying designs all of which overlook manicured gardens and pedestrian areas with, mostly, subterranean parking.

The existing house is finished in London stock style brick to all elevations – The brick type is unique to the development and is specially produced for alteration works by request. All proposals will require bespoke order of identical brick and associated details to ensure they fit with the development and that standards are maintained. The roof is clad in plain red tiles and a faux brick chimney projects at the Eastern end of the roof. There are six zinc clad dormers to the main roof- two at the front slope, two at the rear slope and one on the side facing Corsellis Square. There is stone lintel detailing above all existing openings to the front, side and rear of the house. A front porch frames the main entrance of the property. The property benefits from off-street parking that is accessed off Corsellis Square.

The site is located within the CA19 St Margaret’s conservation area and is adjacent to a mature protected Oak tree. An Article 4 Direction has been served to restrict basement extension.



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**Figure 7** – Aerial view of Chalmers Way and the adjacent streets (site outlined in orange box) showing the suburban setting of 20 Chalmers Way relative to nearby properties.

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### 3. PLANNING POLICY

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This supporting document and the submitted drawings and reports seek to demonstrate that the proposal is in accordance with the following applicable Local Policies:

- Local Plan: Supplementary Planning Document House Extensions and External Alterations;
- Local Plan, 2018;
- CA19 ST Margarets Conservation Area.

### 4. DESIGN FACTORS AND CONSIDERATIONS

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The improvements for which we are seeking planning permission, are to raise standards of family living in a traditional, good quality family home while upgrading the performance and running costs of the property. The applicants would like to adjust the property to suit their family in a way that is sympathetic to the original building and in-keeping with the development pattern of the road and the wider area.

The proposed works can be broken down as follows:

- **Ground level:** New single rear extension, and a conversion of the garage into a habitable room to create a living room, storage and appropriate kitchen;
- **First floor level:** Modest extension to the rear to create a master bedroom;

Further detailed explanation of each of these elements is given in the sub-sections below.

#### 4.1. GROUND FLOOR PLAN

The reorganised ground floor configuration to the rear will improve the existing spatial organisation, and provide an open-plan kitchen, dining area more in keeping with a home of this setting, value and scale. The rear extension will project 4m from the rear wall of the building, have a width of 4.2m and a lean-to roof with eaves height of 2.9m and apex height of 3.7m. The proposed extension does not project beyond the line of the existing rear extension and so will not have any impact on the neighbouring property no. 21 Chalmers Way or be seen from any public space.

The external treatment of the proposed rear extension matches that of the original building through the use of brick and stone lintel detailing. The changes to the rear elevation are modest, sympathetic in character and mimic the style of the host building. In addition, the rear elevation has a limited visibility from the properties on Corsellis Square due to the distance between the properties, high boundary walls between properties and mature planting throughout.

The existing garage is currently used as a storage space as the occupants use the available car off street parking. The proposed conversion of the garage to a habitable space will include the replacement of the existing garage door with matching windows whilst adding a mansard tiles roof and conservation style rooflights. The mansard tiled roof will match the character of the existing main roof. The conservation style skylights will introduce light into the new living space. These features are illustrated on ground floor plan (page 8).



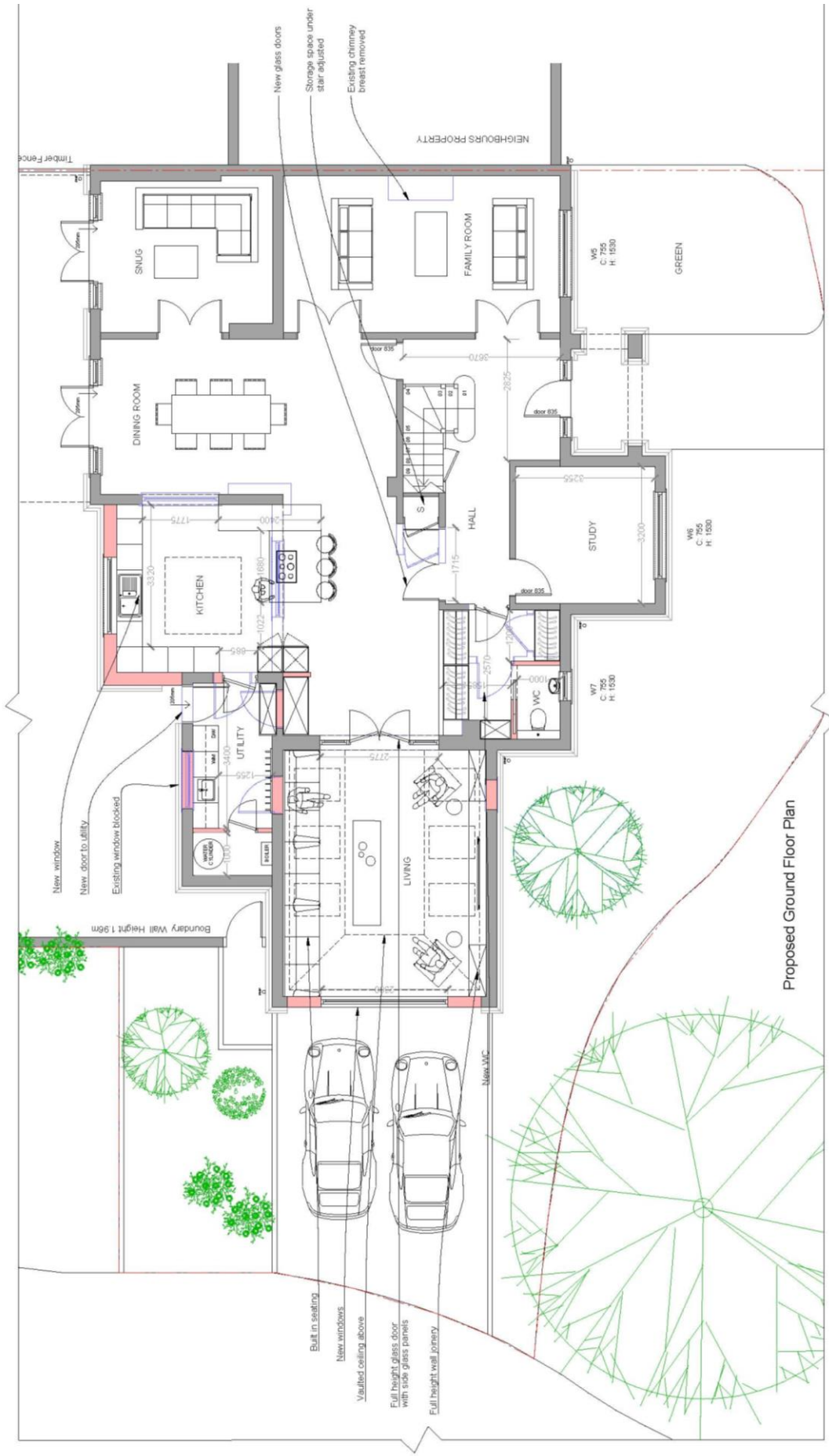


Figure 8 – Proposed ground floor plan

## 4.2. FIRST FLOOR PLAN

The proposed works to the first floor consist of a rear extension with associated internal alterations. We are proposing to extend the main, eastern facing bedroom to the rear in order to provide much needed storage space. We will re-use the existing first floor rear windows on the new extension to provide continuation and blend with the host dwelling. On this basis, we are not proposing to increase the existing size of the openings or alter the visual appearance of the rear elevation. Two rooflights will bring light to the bathroom and bedroom spaces as the new windows will be opaque to protect privacy. These features are illustrated on first floor plan (page 9).

The pre-application report requests that we demonstrate that the first-floor rear extension would not block the 45-degree sight line from the nearest habitable room window of the neighbouring property (no.21 Chalmers Way). This is demonstrated on the proposed first floor plan (Fig.9) which shows that there won't be an impact on the neighbouring property as a result of the first-floor extension.

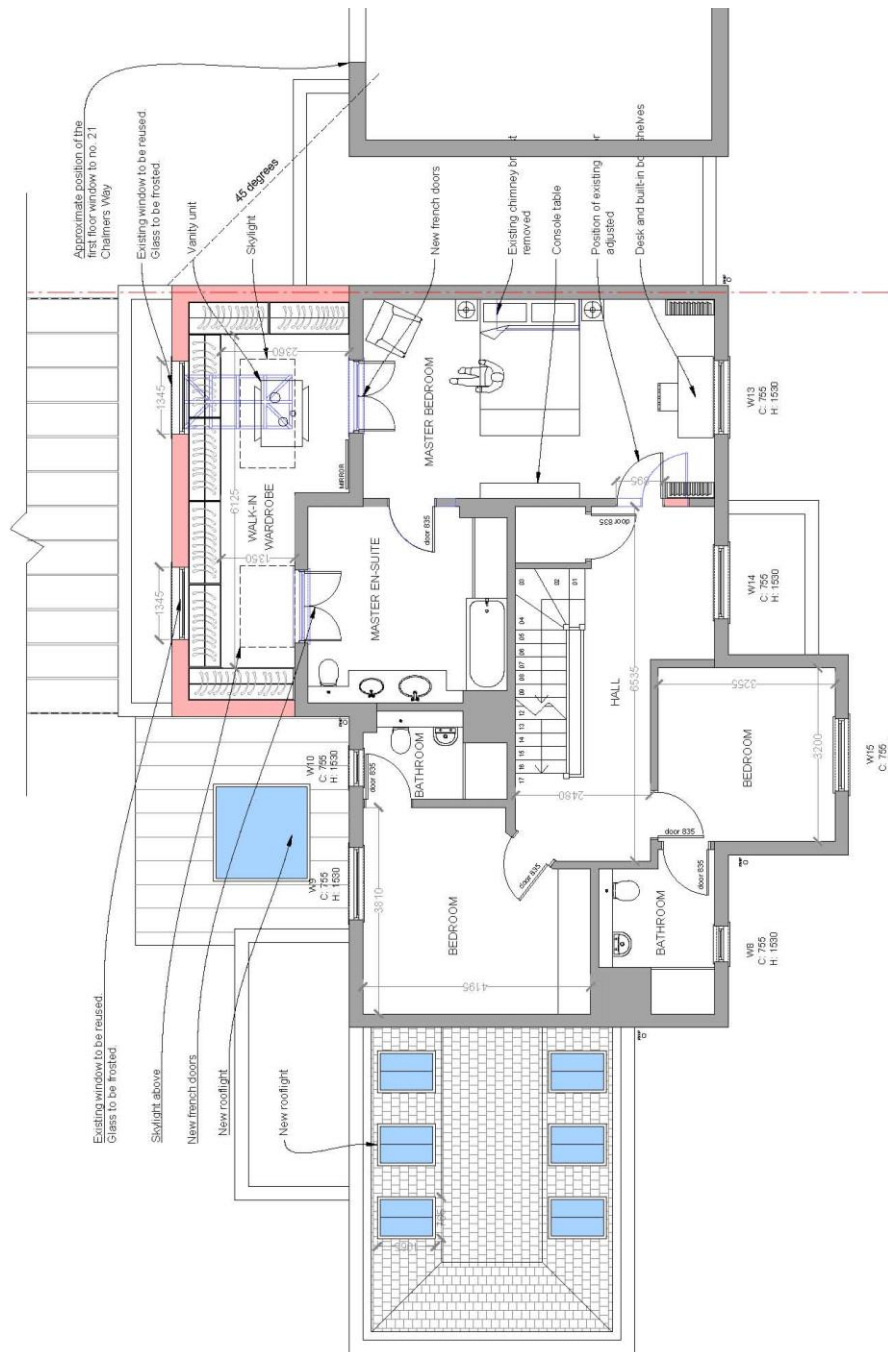


Figure 9 – Proposed first floor plan

## 5. USE

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The existing use of the building is a private residential dwelling, there will be no change of use as a result of these proposals.

## 6. RELEVANT PLANNING HISTORY

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There are three previous planning applications related to this property which are:

- 02/3734/FUL – (description not available online) - original planning consent for the property
- 09/1433/FUL - Proposed single storey rear extension.
- 13/T0169/TCA- Oak (T1) - Remove dead wood, weak, crossing and suppressed branches. Remove length of lateral branches which extend over garage of No.20 by a maximum of 1.5m. Blend in with remainder of crown as best as possible
- 20-P0311- PREAPP- Single storey front extension, rear ground floor infill kitchen extension, conversion of garage to a habitable living space, first floor rear extension and modest landscaping works.

The pre-application report received in January 2021 (copy attached at the end of the document) has considered the general proposal to be compliant with the relevant policies and likely to be supported under a formal application. Several items were raised which are described below:

- Removal of the single storey front extension- this has been removed as part of the revised design
- The roof of the garage has been revised to mimic the style and finish of the main roof
- Concerns raised over the impact of the first-floor rear extension to no. 21 Chalmers Way – This has now been resolved (see item 4.2 for further information)
- Request for a tree report- this has been submitted as part of the planning application documents

## 7. PRIVACY, OUTLOOK AND AMENITY

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It is considered that issues of privacy, outlook and amenity are not undermined by the proposals. We have considered this in our design development. The proposed size, bulk and design of the extensions will not be visually intrusive and will not detract from the character, appearance and siting of the existing building, the wider area, and the amenities of the neighbouring residents. It is considered that the proposed changes to the Corsellis Square elevation will enhance the presence of the building on the corner plot as its presence is currently underwhelming.

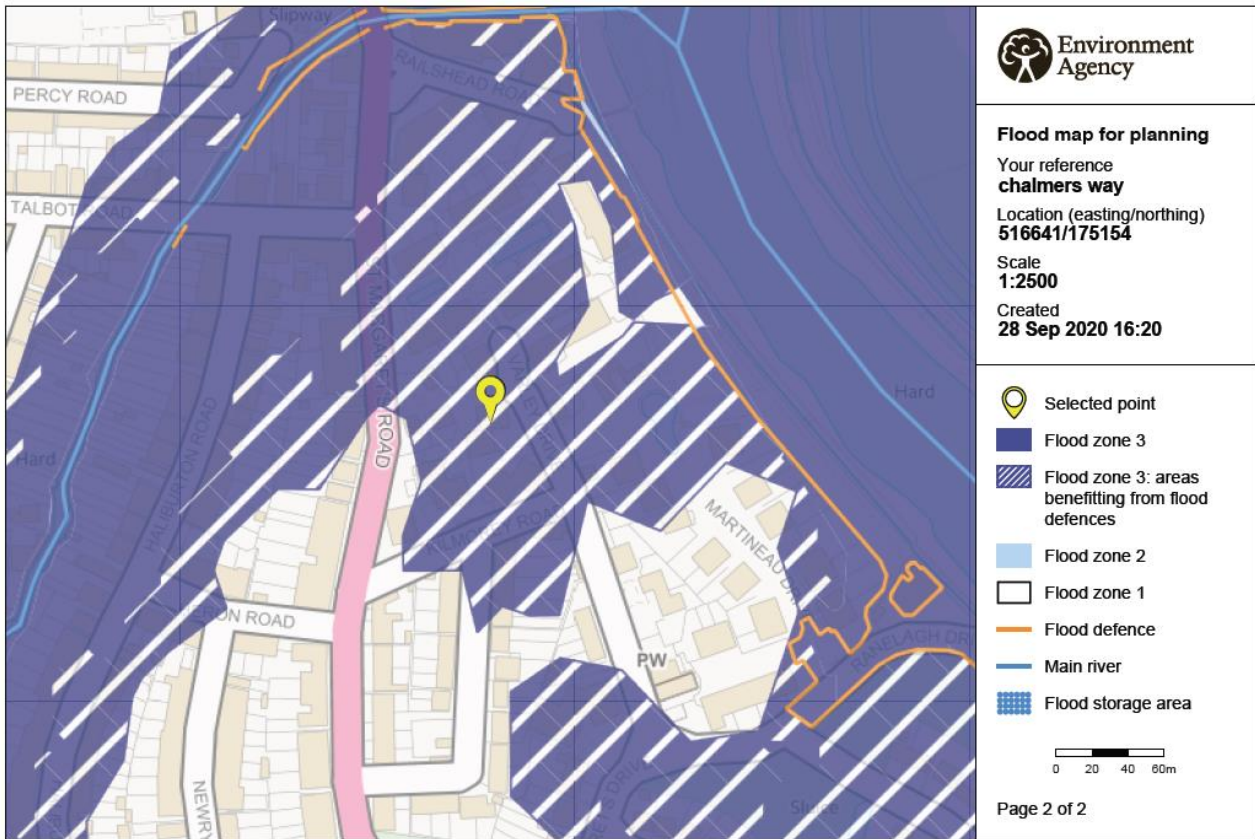
The impact on the street scene will be minimal because:

1. The rear ground floor extension will not be seen from the street and is an infill plot;
2. The first-floor extension will not be seen from the street or wider public realm.

## 8. FLOOD RISK ASSESSMENT

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The site is located in Flood Zone 3, an area that benefits from flood defences. This information is drawn from the Environmental Agency website.



**Figure 10** – Flood map of the wider area showing the site outlined with the ‘selected point’ symbol

## 9. ACCESSIBILITY

The property is currently accessed via the front door (centre of the plan) and via a rear secondary entrance door via the utility. The accesses will remain unaltered.

## 10. LANDSCAPING & TREES

The existing landscape to the front and the back of the property will not be detrimentally affected by the new proposal. Please refer to the tree reports submitted as part of this application for further information.

## 11. WASTE DISPOSAL AND RECYCLING

Household waste and recycling will continue to be carried out as per council requirements. No change is proposed.

## 12. SUSTAINABILITY

Integrated measures will be taken as part of the proposed overall works to the property to improve thermal performance and energy efficiency, amounting to a net reduction in its CO2 emissions.

### **13. CONCLUSION**

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The proposal is to carefully reconfigure and extend the existing house to make for a larger family home catering to modern standards of living while preserving, enhancing and complementing the building's exterior. It is hoped that the proposals demonstrated within this Design & Access Statement and the accompanying proposed drawings and documents will be supported by the London Borough of Richmond upon Thames and we would welcome any opportunity to discuss them with the case officer.



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Figure 11 – View of the existing rear elevation as seen from the garden.

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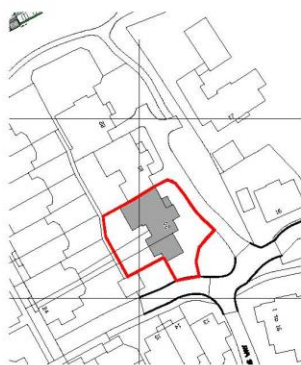
Figure 12 – View of the existing side elevation and garage door as seen from Corsellis Square.

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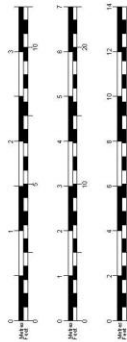
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Site Location Plan  
Scale 1:500



Site Block Plan  
Scale 1:1250

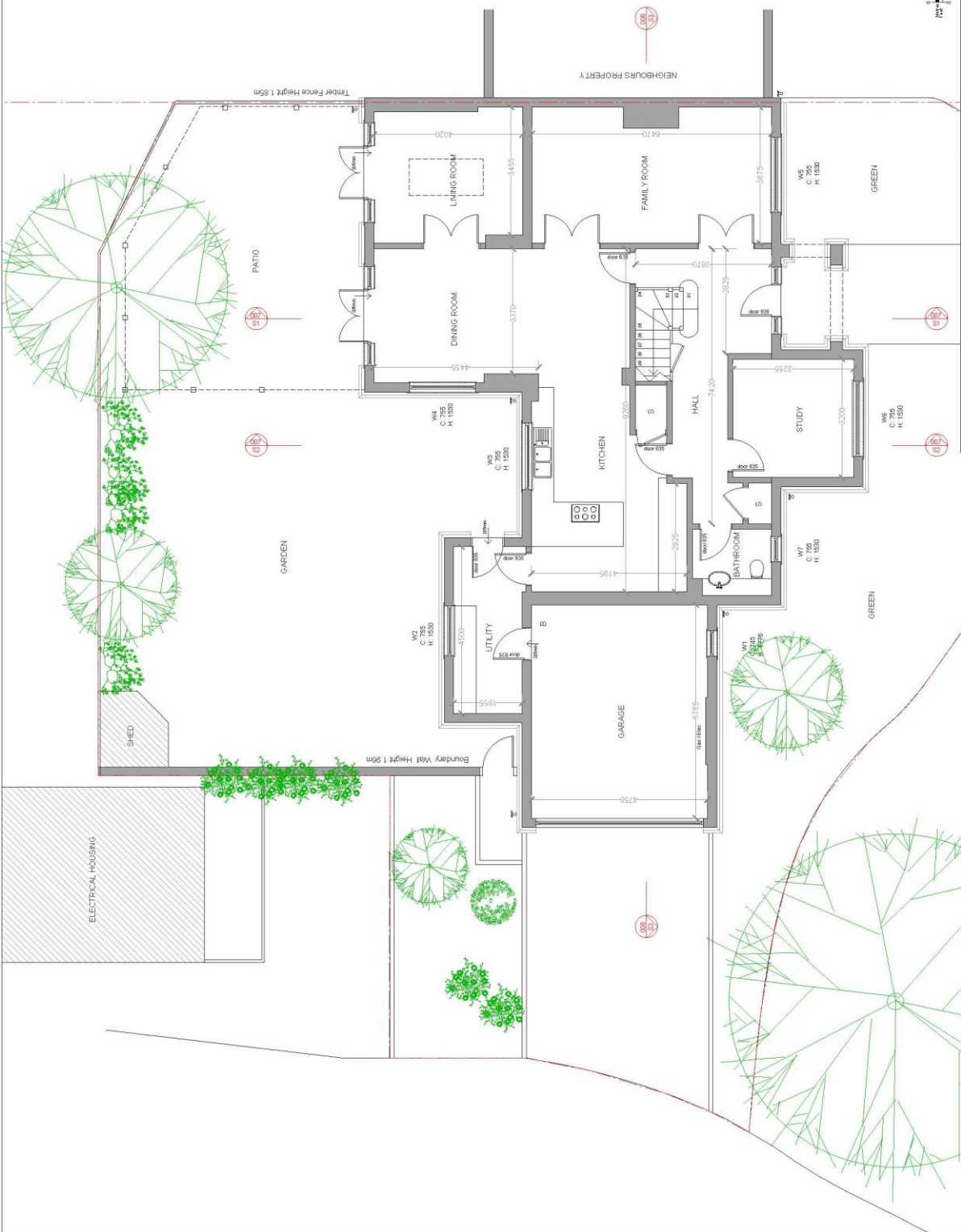


Revisions:  
- 22.09.20 - Drawings issued to planning



|  |  |                             |  |
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|  |  | SCALE                       | 001  |
|  |  | DESIGNER                    | 50° North<br>Architectural<br>Sustainability<br>Design |
|  |  | WEBSITE                     | 50degrees.co.uk  |

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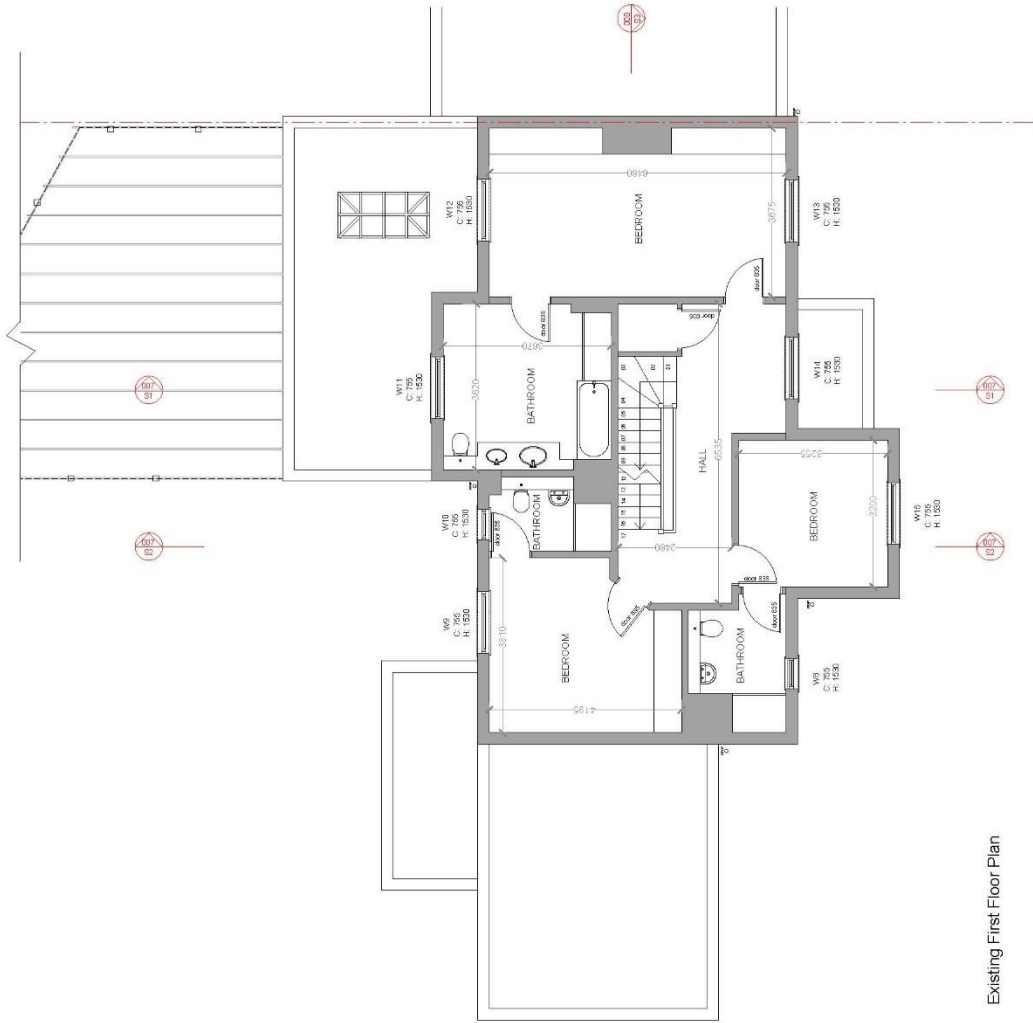
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| DRAWING TITLE   | Existing Ground Floor Plan   |            |                        |            |       |              |      |             |      |       |                 |
| 50°North        | Architectural<br>Sustainability<br>Design  |            |                        |            |       |              |      |             |      |       |                 |
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- Revisions:
- 20.03.20 - FIRST ISSUE
  - 02.04.20 - Per A - Changes issued to planning





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Existing First Floor Plan

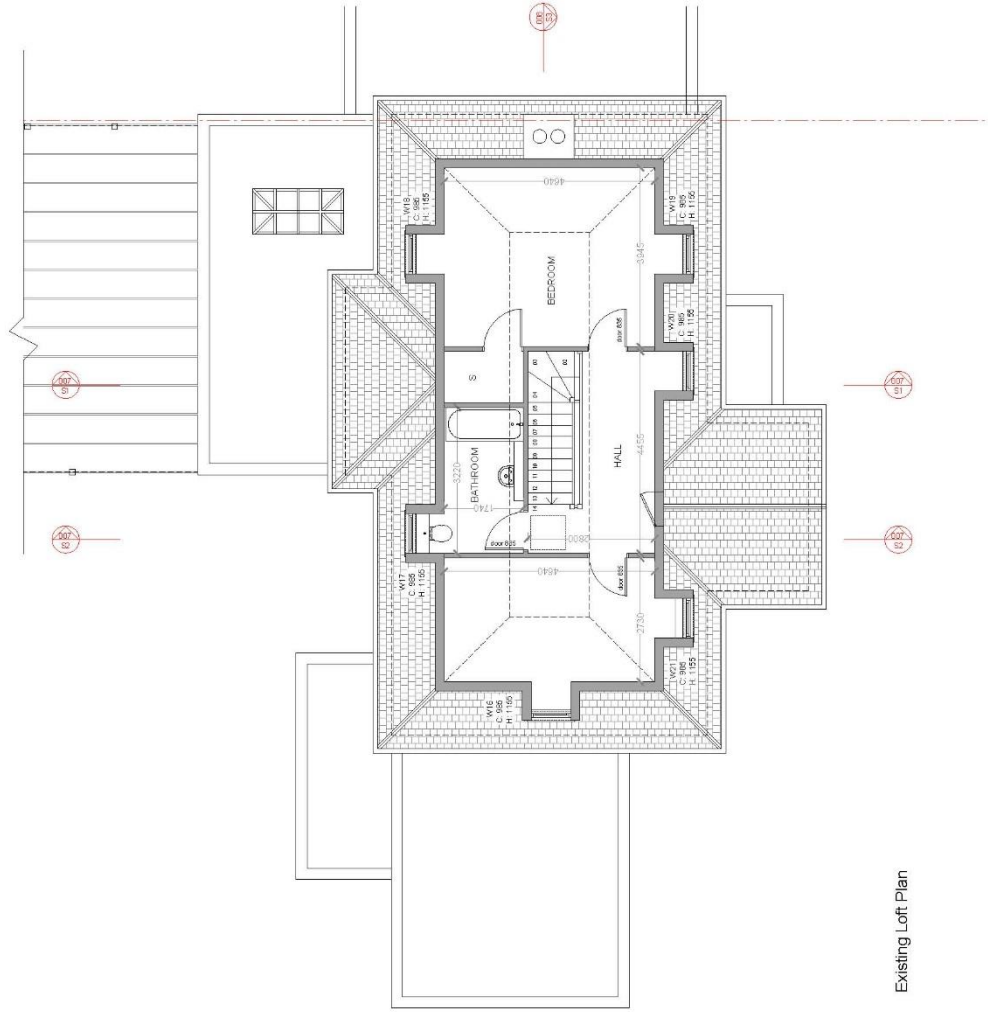
Revisions

- 06.03.20 - FIRST ISSUE
- 22.08.20 - Rev A, Drawings
- Issued for planning



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| First floor rear/front facing extension<br>garage conversion, internal alterations and rear facing kitchen extension. | 1:100 @ A3       | Planning |                           |
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Existing Loft Plan



- Revisions:
- 06.03.20 FIRST ISSUE
  - 22.09.20 Rev A: Drawings
  - 06.04.20 Rev B: Planning

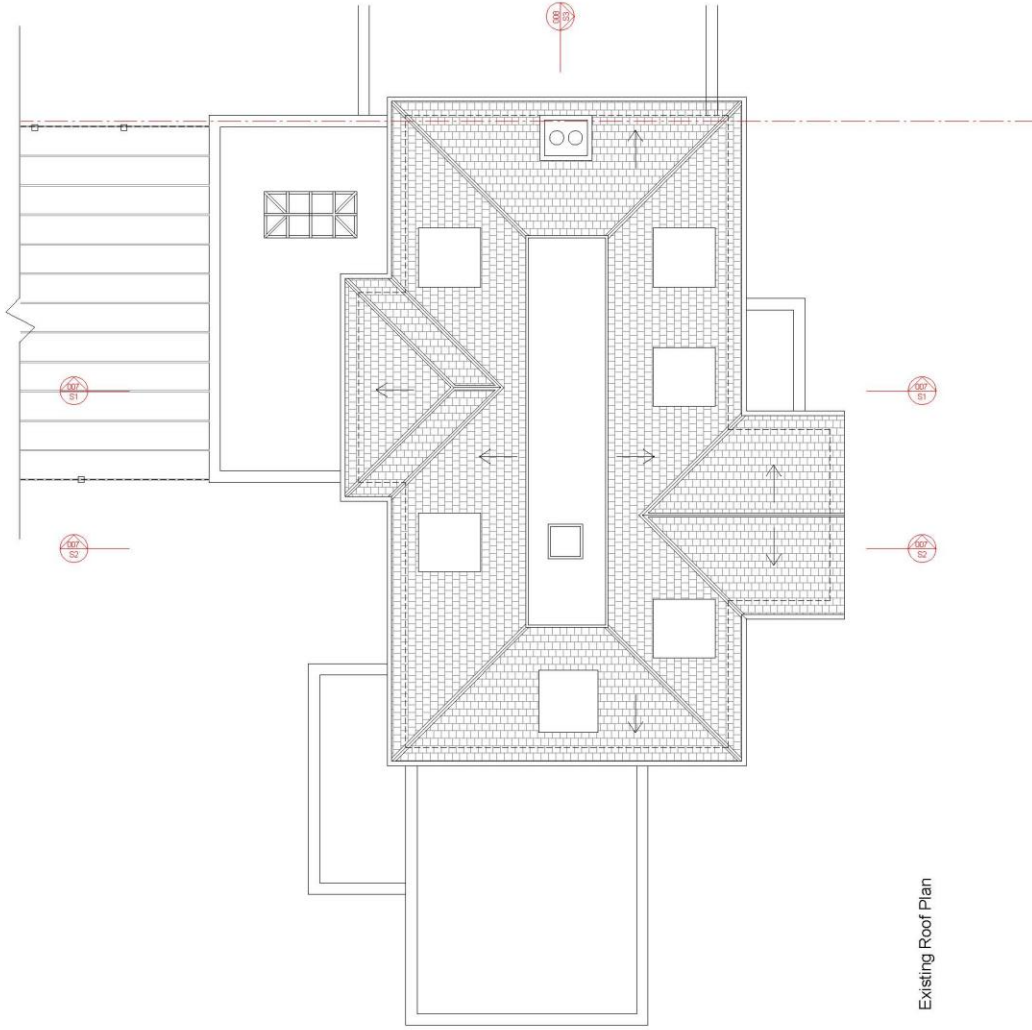


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| JOB DESCRIPTION   |                  | DRAWING NO |      |
| First floor rear/front facing extension<br>garage conversion, internal alterations and rear facing kitchen extension. |                  | 004        |      |

**50° North**  
Architecture  
Sustainability  
Design

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Existing Roof Plan

- Revisions:
- 00.03.20 - FIRST ISSUE
  - 00.03.20 - Issued to Planning Drawings
  - Issued to planning

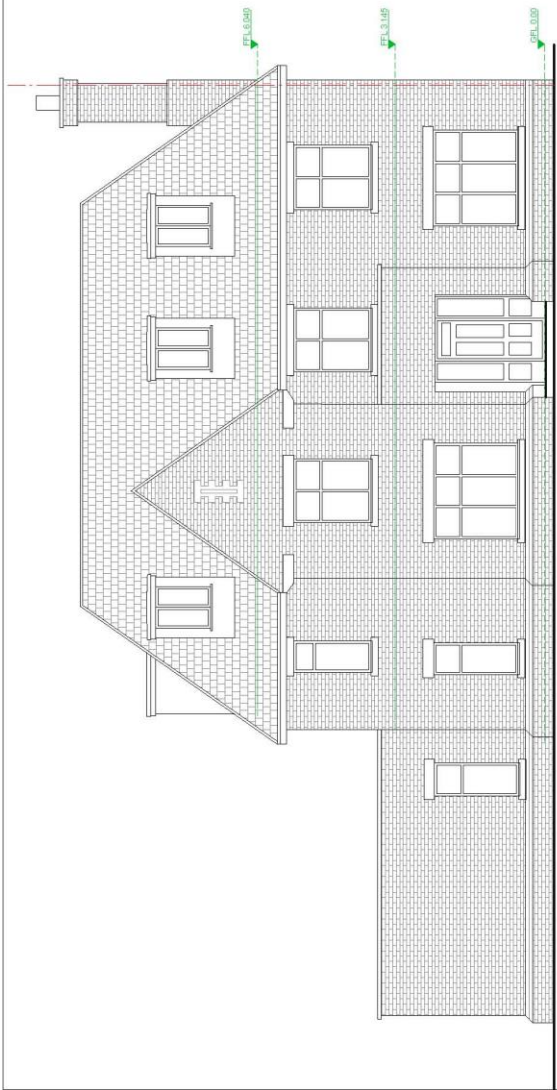


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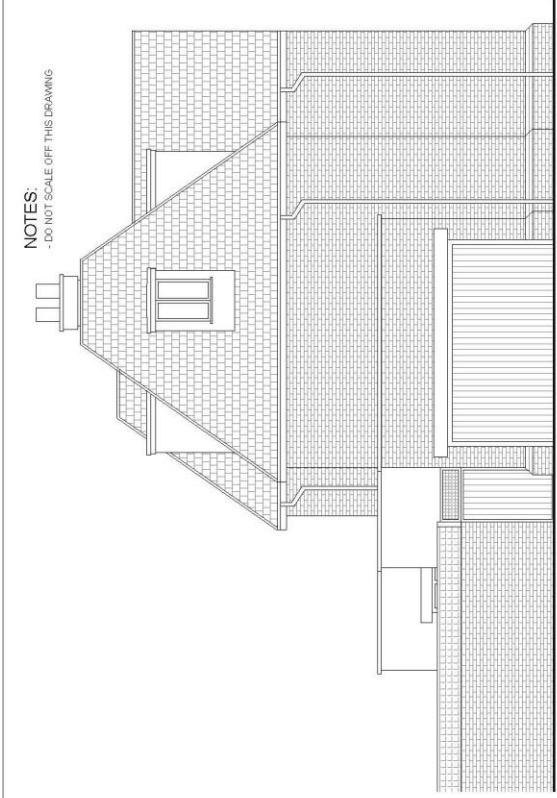
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Architecture  
Capability  
Design  
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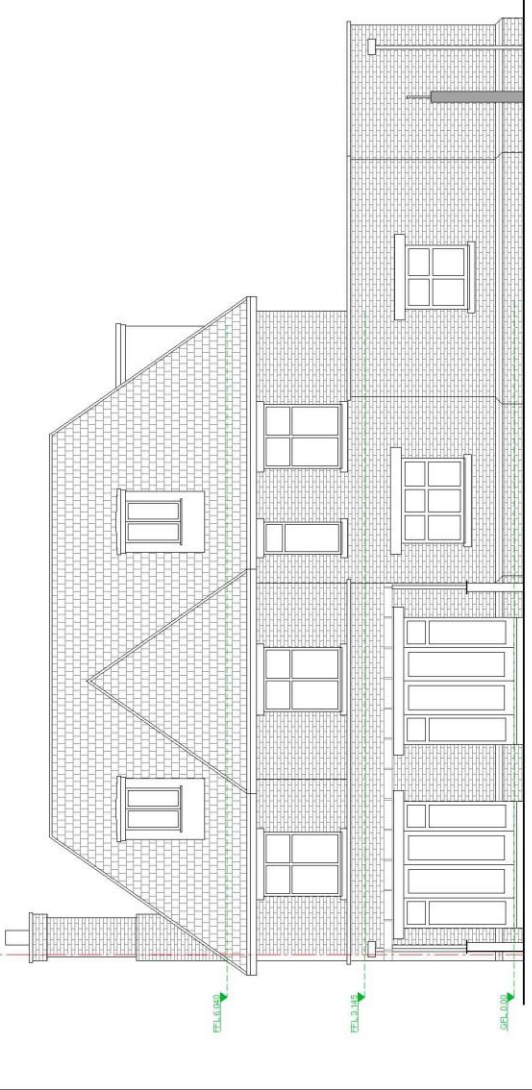
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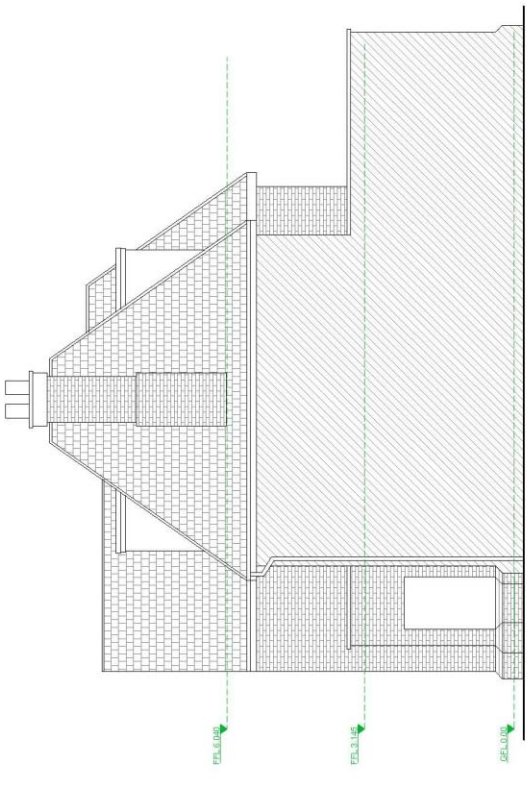
Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



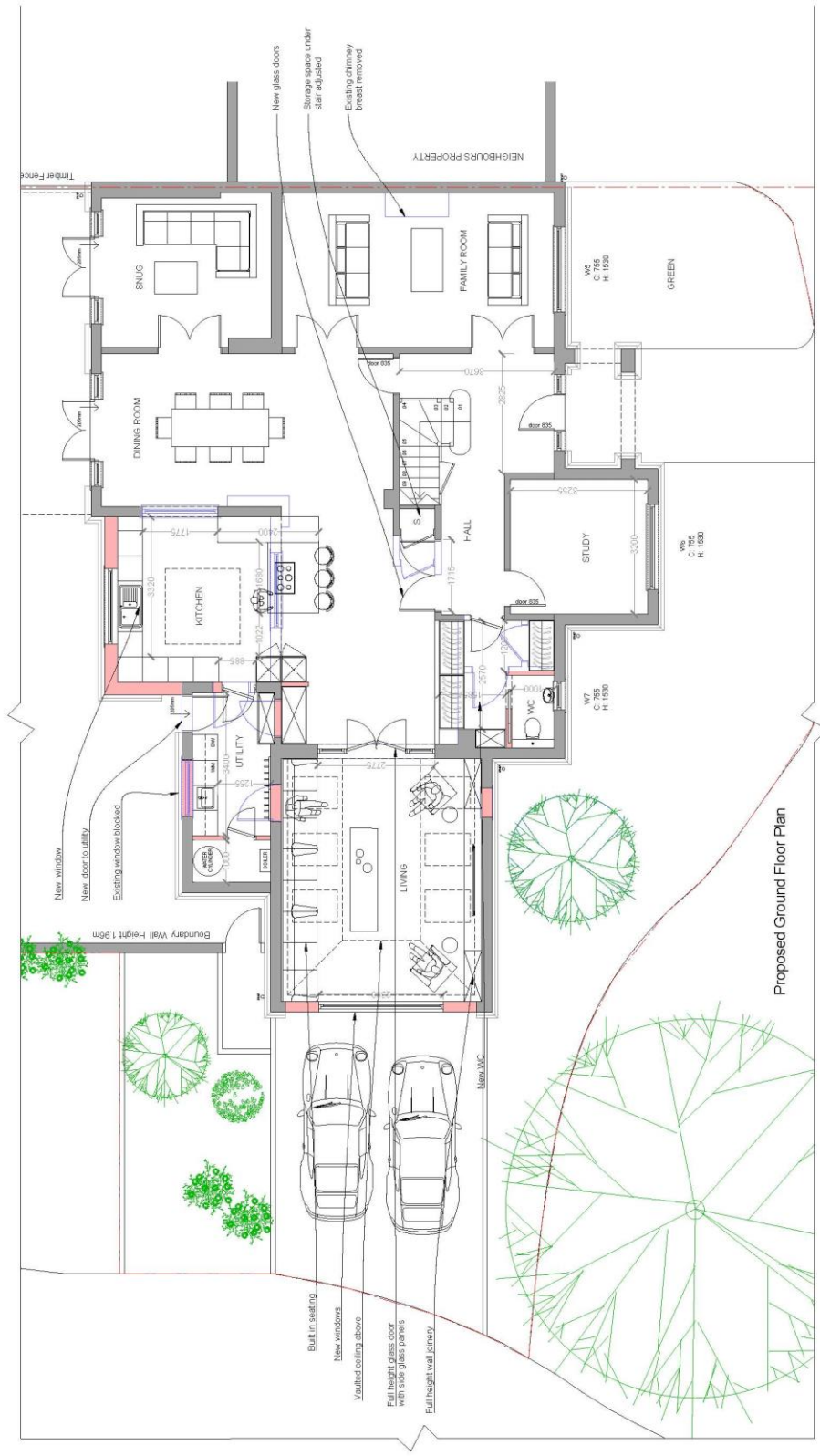
Existing Side Elevation

- Revisions:
- 06.03.20 - FIRST ISSUE
  - 22.09.20 - Rev. A - Drawings issued to planning

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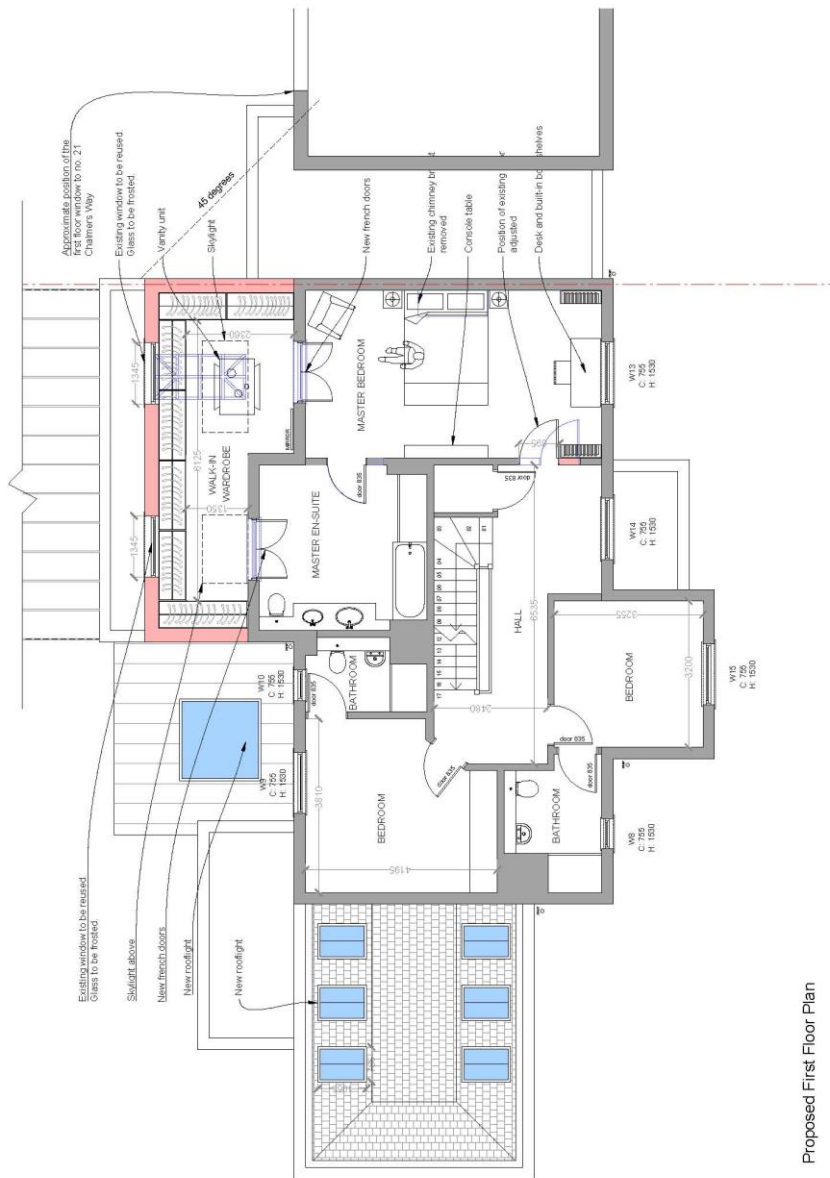
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|  |                            |                        | REVISION<br>D                               |
|  |                            |                        | 50degrees.co.uk                             |

- Revisions:
- 06.03.20 - FIRST ISSUE
  - 23.06.20 - Rev. A - Revised drawings issued to client for comment
  - 17.09.20 - Rev. B - Revised drawings issued to client for comment
  - 22.09.20 - Rev. C - Drawings issued to client for comment
  - 17.03.21 - Rev. D - Revised drawings issued to client for comment

Existing retained  
 Existing to be removed  
 Proposed



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Proposed First Floor Plan

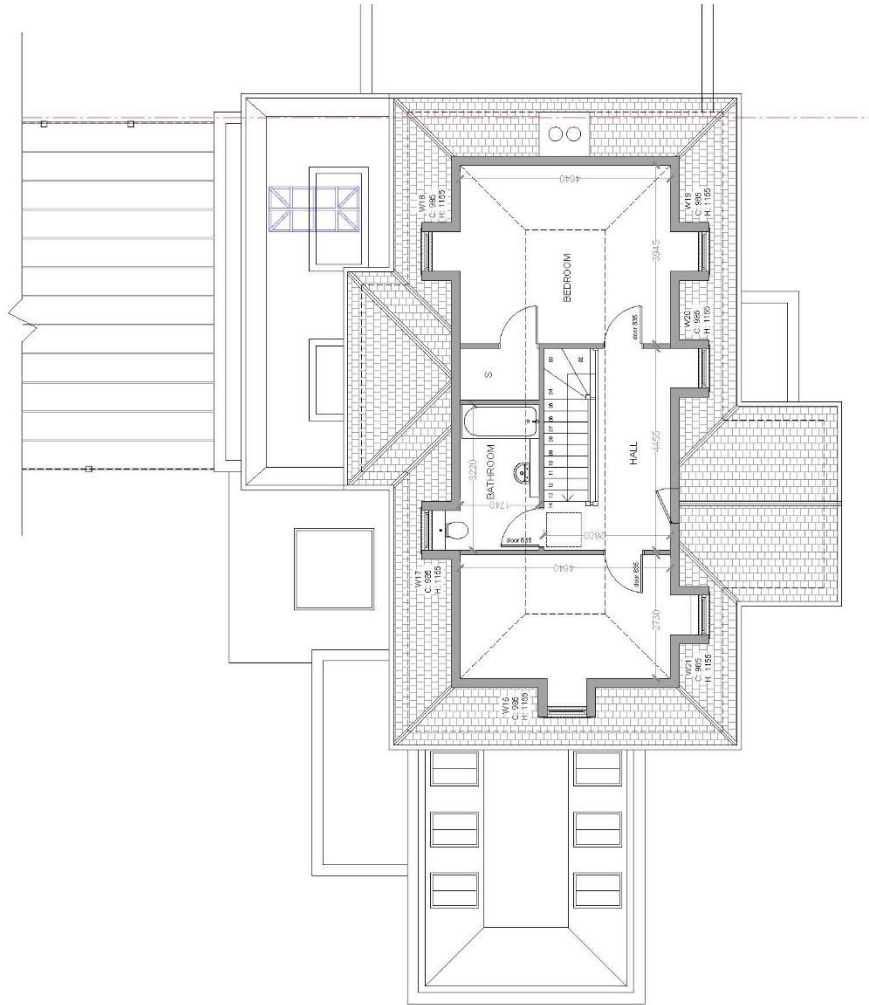
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- Proposed

- Revisions:
- 06.03.20 - FIRST ISSUE
  - 23.05.20 - Rev. A - Revised drawings issued to client for comment
  - 17.09.20 - Rev. B - Revised drawings issued to client for comment
  - 17.09.20 - Rev. C - Drawings issued to planning
  - 17.03.21 - Rev. D - Revised drawings issued to client for comment



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Revisions:

- 08.03.20 - FIRST ISSUE
- 17.09.20 - Rev. A - Revised drawings issued to client for comment
- 17.09.20 - Rev. B - Drawings issued to planning
- 17.03.21 - Rev. C - Revised drawings issued to client for comment

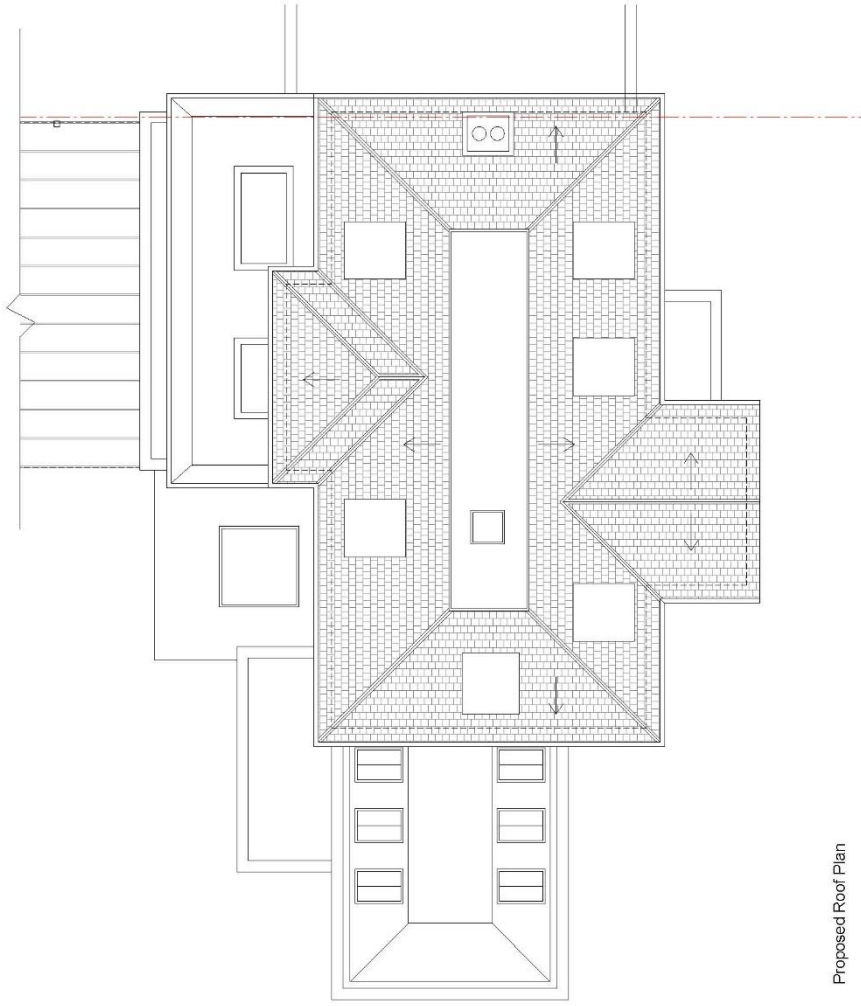
- Existing retained
- Existing to be removed
- Proposed



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| PROJECT DESCRIPTION<br>First floor rear/front facing extension garage conversion, internal alterations and rear facing kitchen extension. |  | SCALE<br>1:100 @ A3        | CHECKED BY<br>TB/LB | DATE<br>Planning                    | DRAWING NO.<br>022 | REV.<br>C       | 50degrees.co.uk |






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Proposed Roof Plan

Revisions  
 06.03.20 - FIRST ISSUE  
 22.03.20 - Rev. A - Drawings  
 17.03.21 - Rev. B - Revised  
 drawings issued to client for comment.

-  Existing retained
-  Existing to be removed
-  Proposed

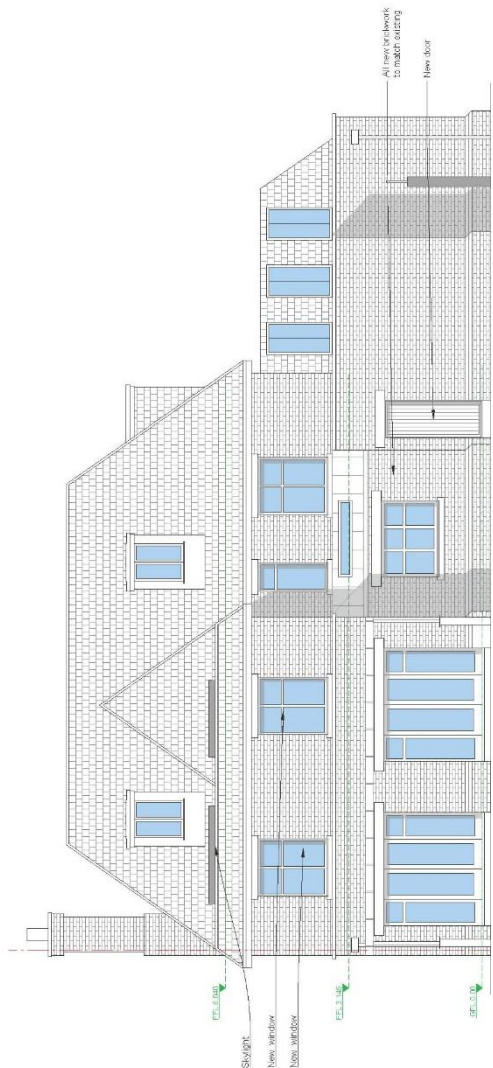


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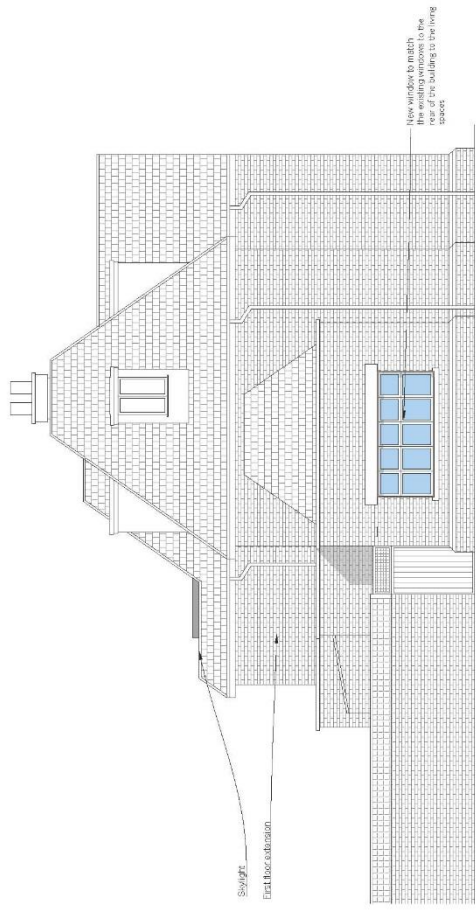




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Proposed Rear Elevation



Proposed Side Elevation

- Existing retained
- Existing to be removed
- Proposed

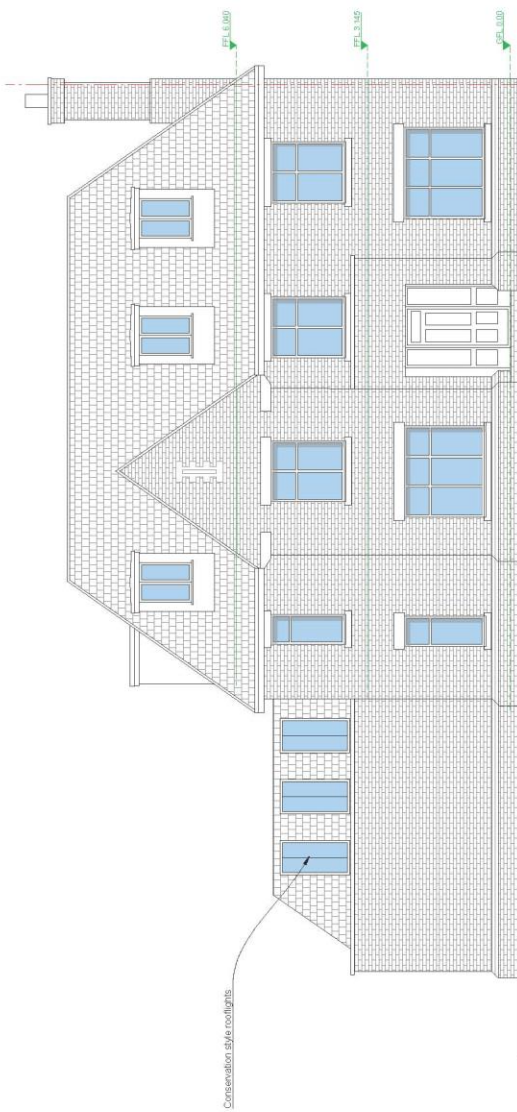
- REVISIONS
- 08.03.20 - FIRST ISSUE
  - 23.03.20 - Rev A - Revised
  - 07.04.20 - Rev B - Revised
  - 17.05.20 - Rev C - Revised
  - 22.06.20 - Rev D - Revised
  - 22.06.20 - Rev E - Revised
- Issued to planning by D. Deakins  
Drawings issued to client for comment

|  |                  |          |                     |
|--|------------------|----------|---------------------|
| LOCATION   | CLIENT           | DRAWN BY | PROPOSED TITLE      |
| 20 Chalmers Way<br>Richmond<br>TW1 1QG   | Sarah Lancashire | YK       | Proposed Elevations |
| Scale: 1:100 @ A3  | DATE             | DATE/REV |                     |
| Project: First floor rearfront facing extension garage conversion, internal alterations and rear facing kitchen extension. | 030              | TBALB    | D                   |

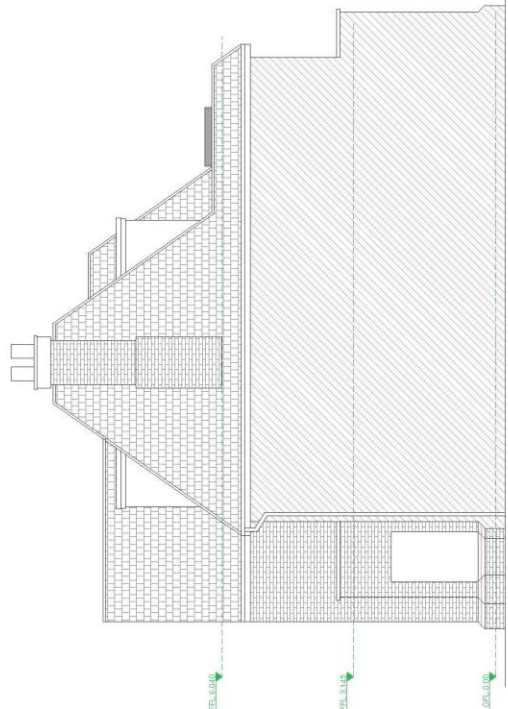
50° North  
Architecture  
Sustainability  
Design

50degrees.co.uk

NOTES:  
- DO NOT SCALE OFF THIS DRAWING



Proposed Front Elevation



Proposed Side Elevation

- Existing retained
- Existing to be removed
- Proposed

Revisions:

- 06.03.20 - FIRST ISSUE
- 25.06.20 - Rev. A - Revised drawings issued to client for comment
- 17.09.20 - Rev. B - Revised drawings issued to client for comment
- 17.09.20 - Rev. C - Drawings issued to planning
- 17.03.21 - Rev. D - Revised drawings issued to client for comment

|   |                  |            |                     |
|---|------------------|------------|---------------------|
| LOCATION  | CLIENT           | DRAWN BY   | DRAWING TITLE       |
| 20 Chalmers Way<br>Richmond<br>TW1 1QG  | Sarah Lancashire | YK         | Proposed Elevations |
| SCALE   | STATUS           | CHECKED BY |                     |
| 1:100 @ A3  | Planning         | TB/LB      |                     |
| JOB DESCRIPTION: First floor rear/front facing extension garage conversion, internal alterations and rear facing kitchen extension. |                  |            |                     |

|             |      |   |
|-------------|------|---|
| JOB NO.     | SIZE | 50° North<br>Architecture<br>Sustainability<br>Design |
| 2425        | A3   |   |
| DRAWING NO. | REV. | 50degrees.co.uk                                       |
| 031         | D    |   |

