

WILLOUGHBY ROAD, LONDON

DESIGN AND ACCESS STATEMENT

MAY 2021

JO COWEN ARCHITECTS

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01 INTRODUCTION

1.1 Executive Summary

This application is proposing amendments to the already approved application (13/2484/FUL) & subsequent approved variation of condition drawings (16/2357/VRC) proposing to demolish “The Bungalow” and “The Annexe” on Willoughby Road, London and to construct a pair of semi detached three storey houses with garages, access, forecourt, bin stores, landscaping and ancillary works.

1.2 Planning History

This application has been preceded by the following relevant applications in chronological order:

1. 10/P0067/PREAPP (2010.07.14) - Pre-application advice - Demolition of the Bungalow and Annexe and construction of the two houses
2. 11/1097/FUL (2011.03.29) - Full planning application - Demolition of the Bungalow and Annexe and construction of the two houses
3. 11/1513/CAC (2011.03.29) - Demolition of the Bungalow and the Annexe
4. 12/P0009/PREAPP (2012.01.24) - Pre-application advice - Demolition of the Bungalow and Annexe
5. 12/1007/FUL (2012.03.29) - Full planning application - Demolition of the Bungalow and Annexe and construction of the two houses
6. 13/P0035/PREAPP (2013.02.20) - Demolition of the Bungalow and Annexe and construction of the two houses
7. 13/2484/FUL (2013.07.10) - Full planning application - Demolition of the Bungalow and Annexe and construction of the two houses
8. 14/2247/FUL (2014.06.02) - Demolition of the Bungalow and Annexe with renewal of previous Conservation Area Consent 11/1513/CAC
9. 13/2484/DD01 (2015.12.03) - Condition discharge for application 13/2484/FUL
10. 13/2484/NMA (2016.04.27) - Non-Material Amendment to facades and roof
11. 16/1647/VRC (2016.04.27)- Condition removal for application 13/2484/FUL
12. 13/2484/DD02 (2016.04.27) - Condition discharge for application 13/2484/FUL
13. 16/2357/VRC (2016.06.09) - Variation of drawings (latest approved set) for application 13/2484/FUL
14. 17/4149/ES191 (2017.11.21) - Lawful Development Certificate for enabling external & drainage works



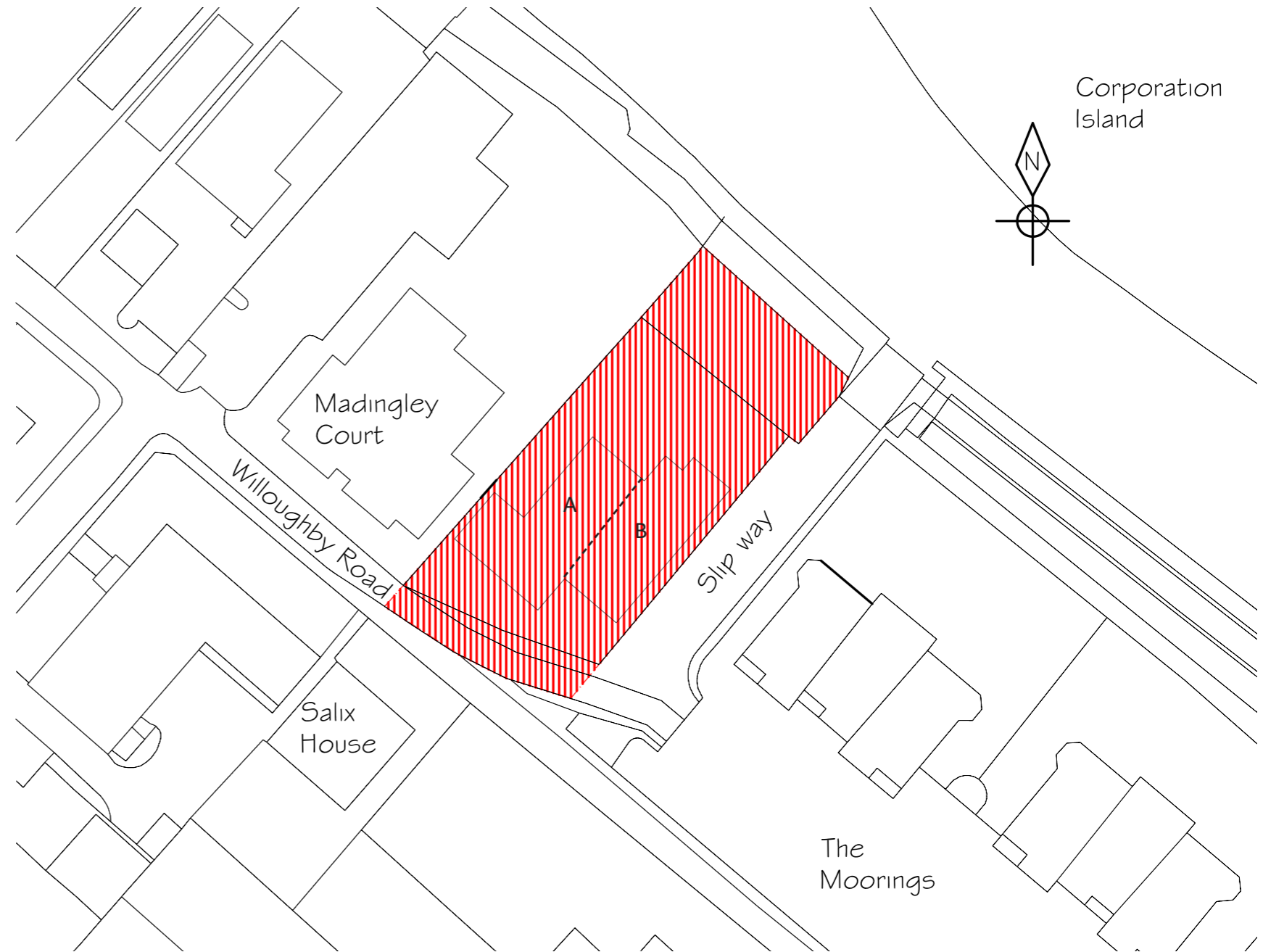
CGI of the latest approved scheme

01 INTRODUCTION

1.3 Proposed amendments

The following amendments are proposed to the the latest approved variation set of drawings 16/2357/VRC:

- 1) Raising the front, side and rear parapet height at roof level and amending the mansard roof profile.
- 2) 1.1m rear ground floor extension of the living space of house A
- 3) 4m and 2.2m rear ground floor extension of the living space of house B
- 4) Reconfiguring the internal layouts of each house
- 5) Amendments to the openings, doors and fenestration, to all facades of House A and B as described in the proposed drawings
- 6) Creating additional windows to the side elevations of house B
- 7) Amending the approved stairs to the front entrance of both house A and B and creating covered porches



Site plan (nts) - as part of the previous application 16/2357/VRC

02 SITE APPRAISAL

2.1 Site Location

The site is located on Willoughby Road, opposite Richmond town centre, facing the western bank of the River Thames. It is situated in close proximity to Corporation Island and half distance between two bridges, Richmond and Twickenham.

2.2 Existing Property

A two bed bungalow is currently located on the property, with an attached garage, previously converted and extended to form an extra semi-detached single bedroom unit and double garage. The bungalow is flanked by Madingley Court to the NW and by The Moorings to the SE which are four and three storey multiple occupancy residential buildings.

2.3 Conservation Area

The site is part of Richmond Riverside Conservation Area and sited on land which is partly designated as Metropolitan Open Land (MOL), also as Thames Policy Area (TPA) and Archaeological Priority Area. Conservation Area consent to demolish the existing Bungalow and Annex has already been granted, ref. 11/1513/CAC.

2.4 Flood Risk

The site is also located within zone 3a (High risk) of the Councils Strategic Flood Risk Assessment (SFRA)

2.5 Arboricultural Survey

An Arboricultural survey has been undertaken and has concluded that the proposals take account of the horse chestnut tree at the back of the property. However the tree is beginning to reach the end of its safe useful life expectancy and aside from the development proposals consideration could be given to replacing the tree.



Street view of The Bungalow and Annex



The Moorings



Madingley Court

Aerial views of the site

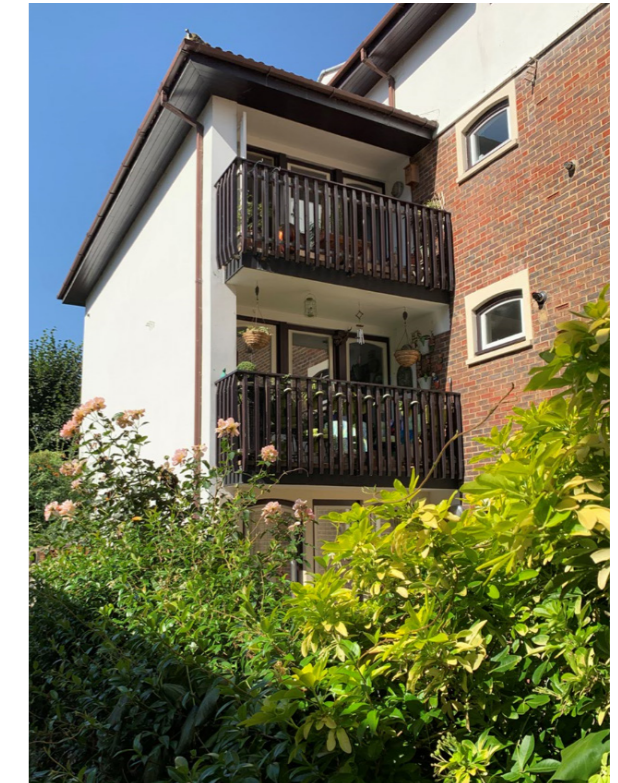
02 SITE APPRAISAL



North East Boundary to the river



Eastern Boundary fence



Balconies and windows to Madingley Court



South West Boundary to Willoughby Road



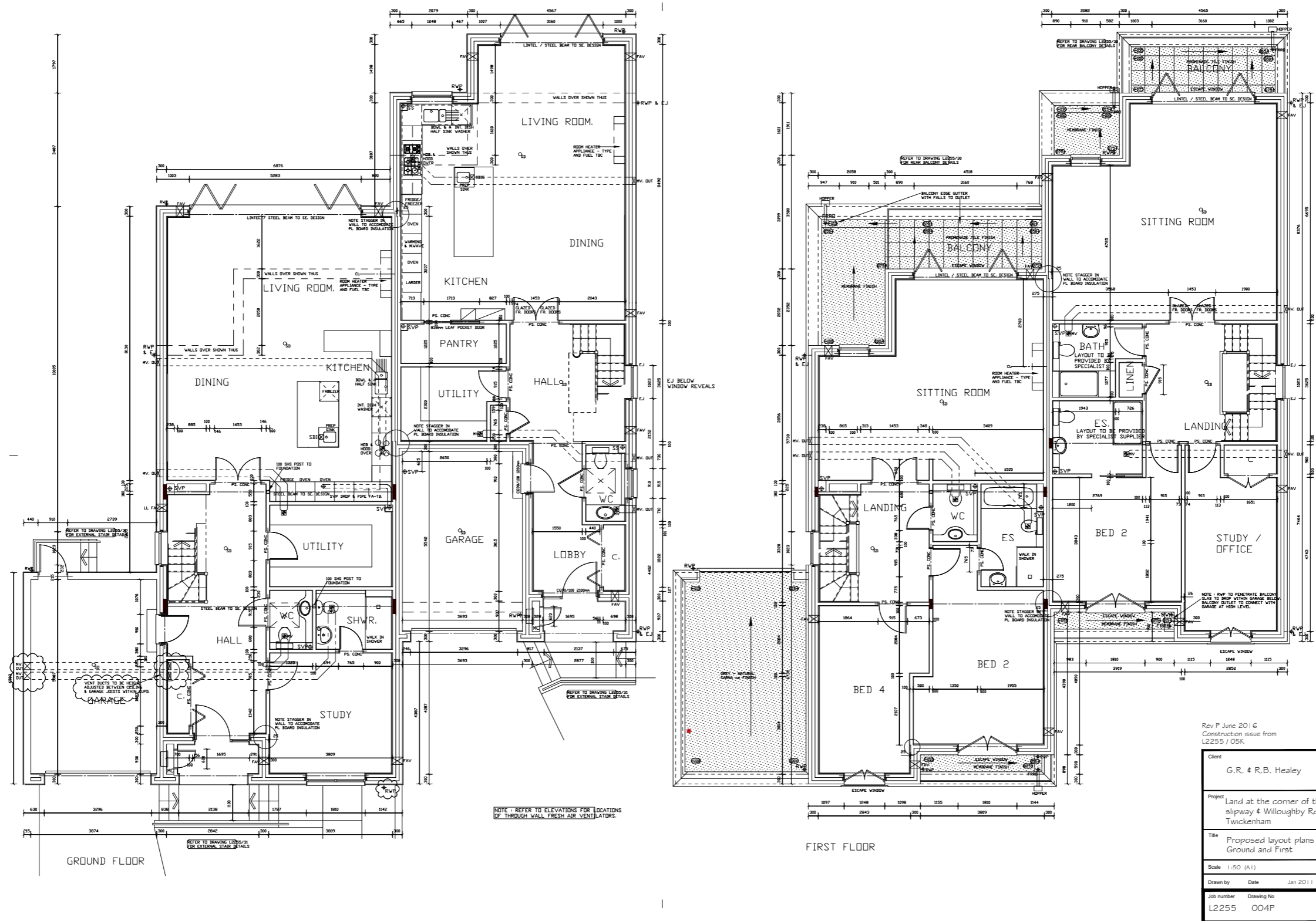
Western Boundary wall



T1 Horse Chestnut

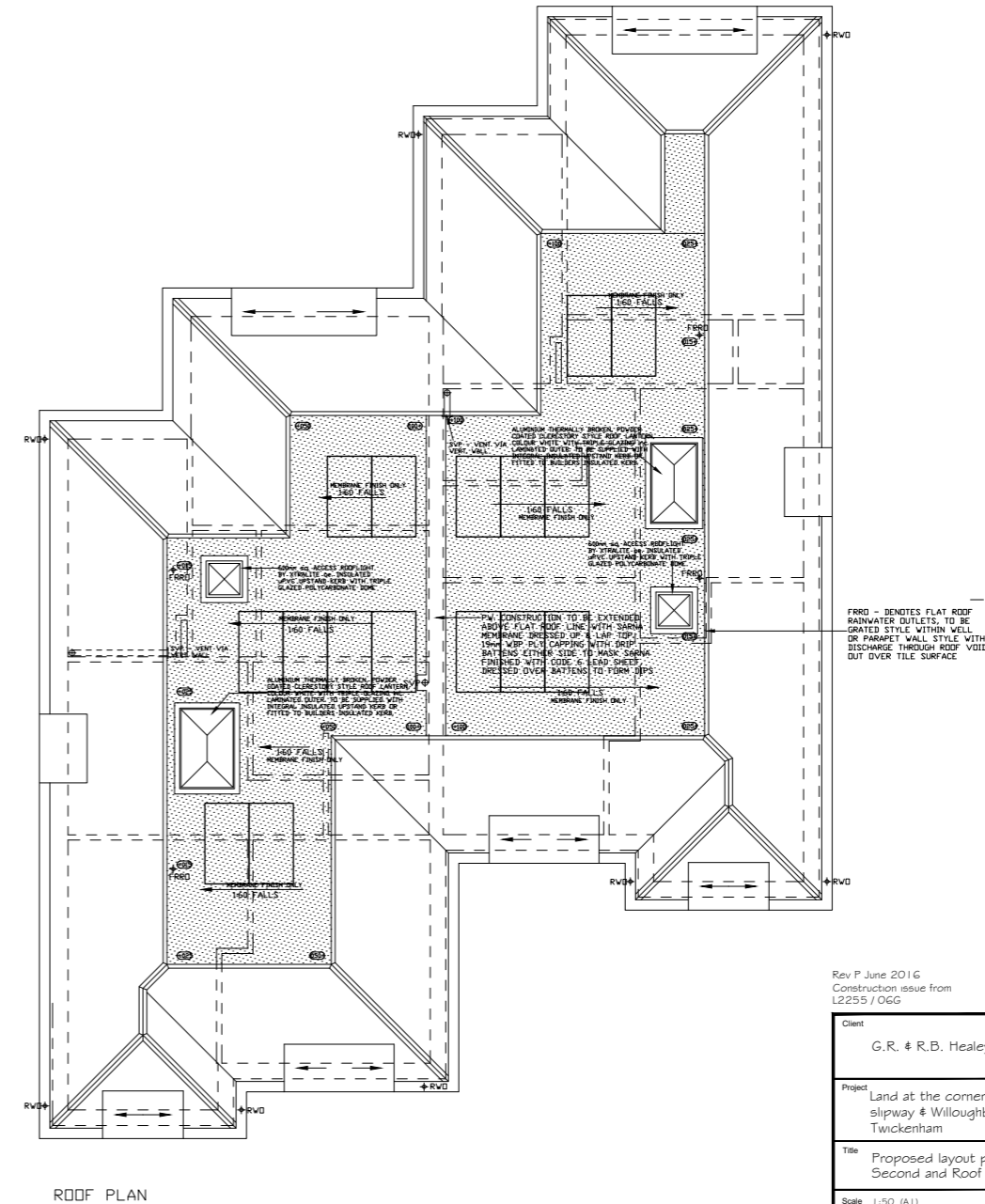
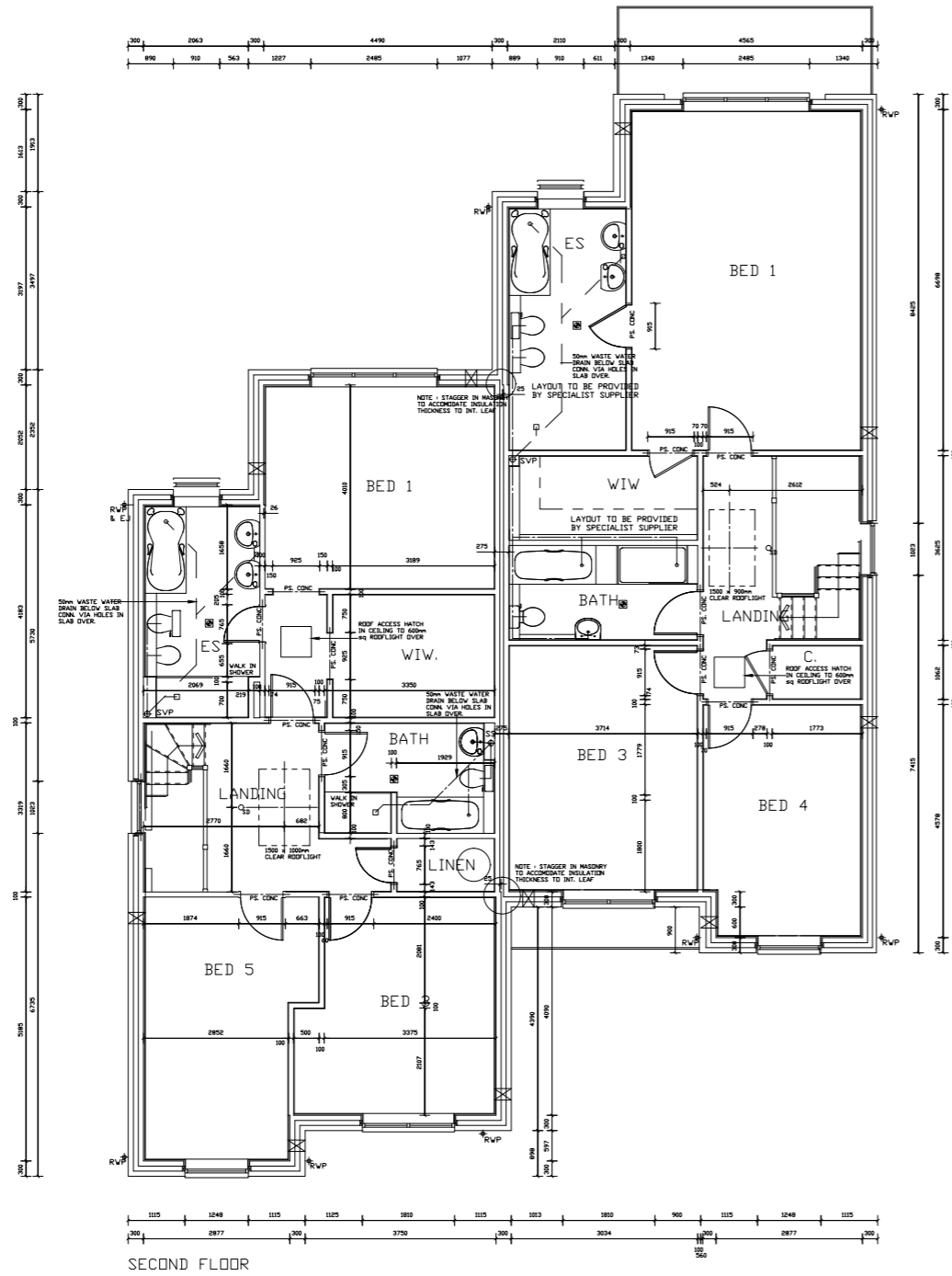
03 DESIGN APPRAISAL

3.1 16/2357/VRC (2016.06.09) - Latest approved plans



03 DESIGN APPRAISAL

3.1 16/2357/VRC (2016.06.09) - Latest approved plans



Rev P June 2016
Construction issue from
L2255 / OGG

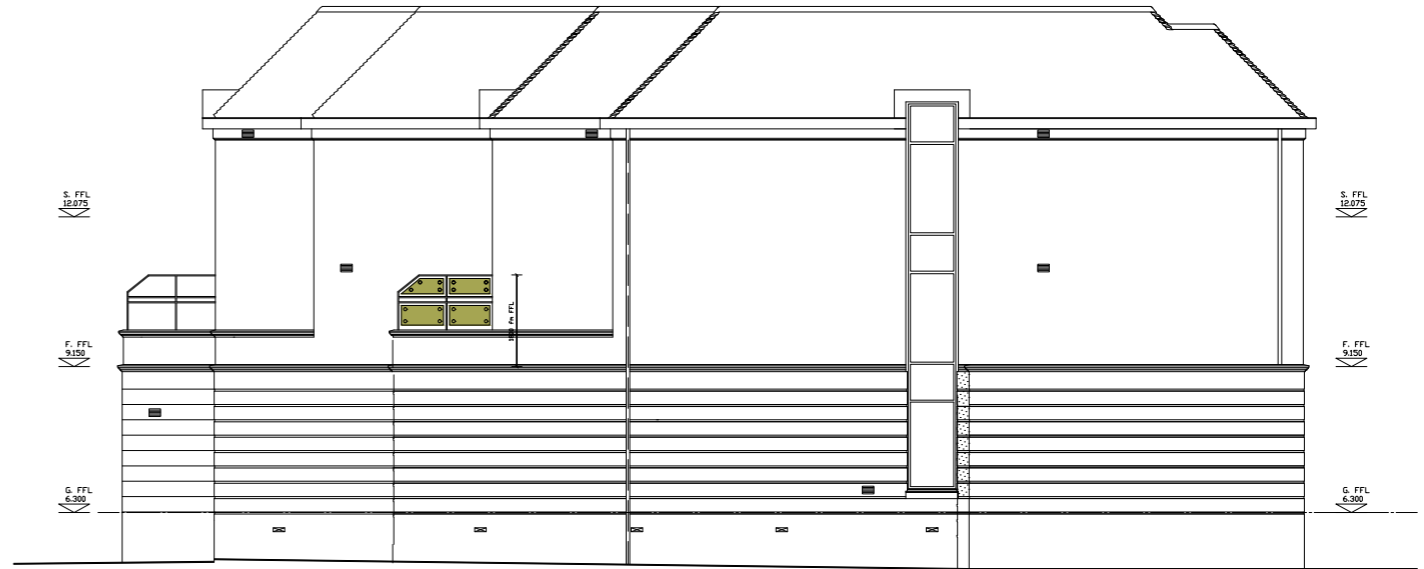
Client	G.R. & R.B. Healey
Project	Land at the corner of the slipway & Willoughby Rd Twickenham
Title	Proposed layout plans Second and Roof
Scale	1:50 (A1)
Drawn by	Date Jan 2011
Job number	Drawing No L2255 005P

03 DESIGN APPRAISAL

3.1 16/2357/VRC (2016.06.09) - Latest approved elevations



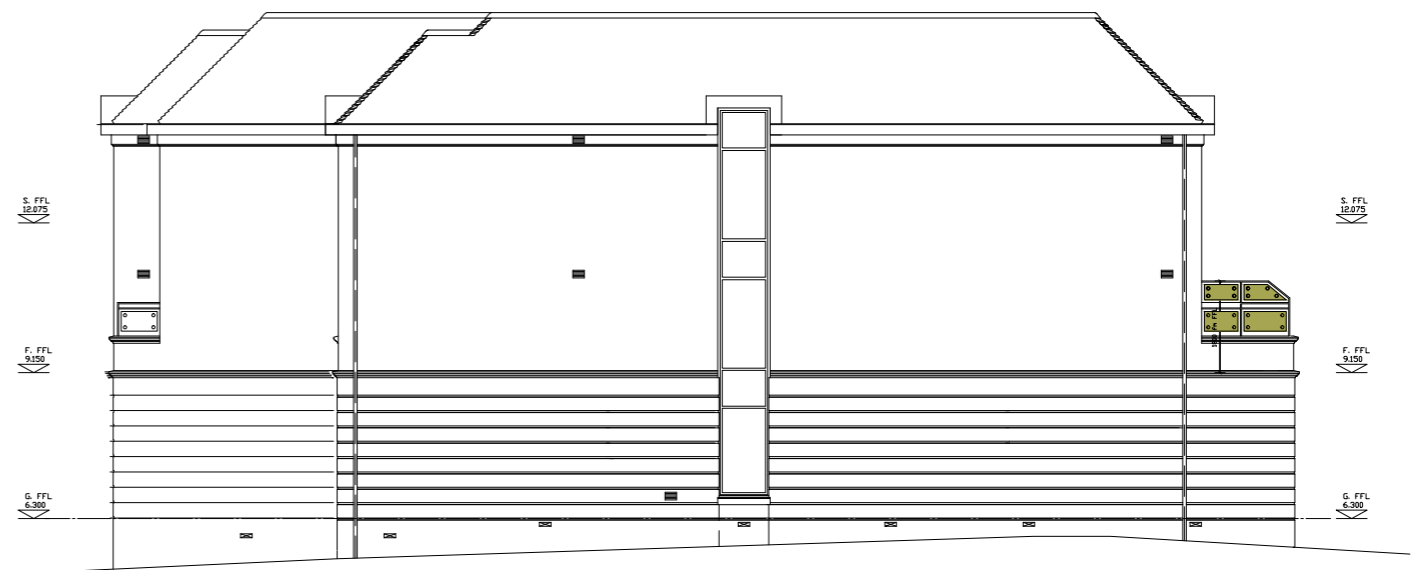
NORTH EAST ELEVATION
(PLOT 2 - PLOT 1)



NORTH WEST ELEVATION
(PLOT 1 SIDE)



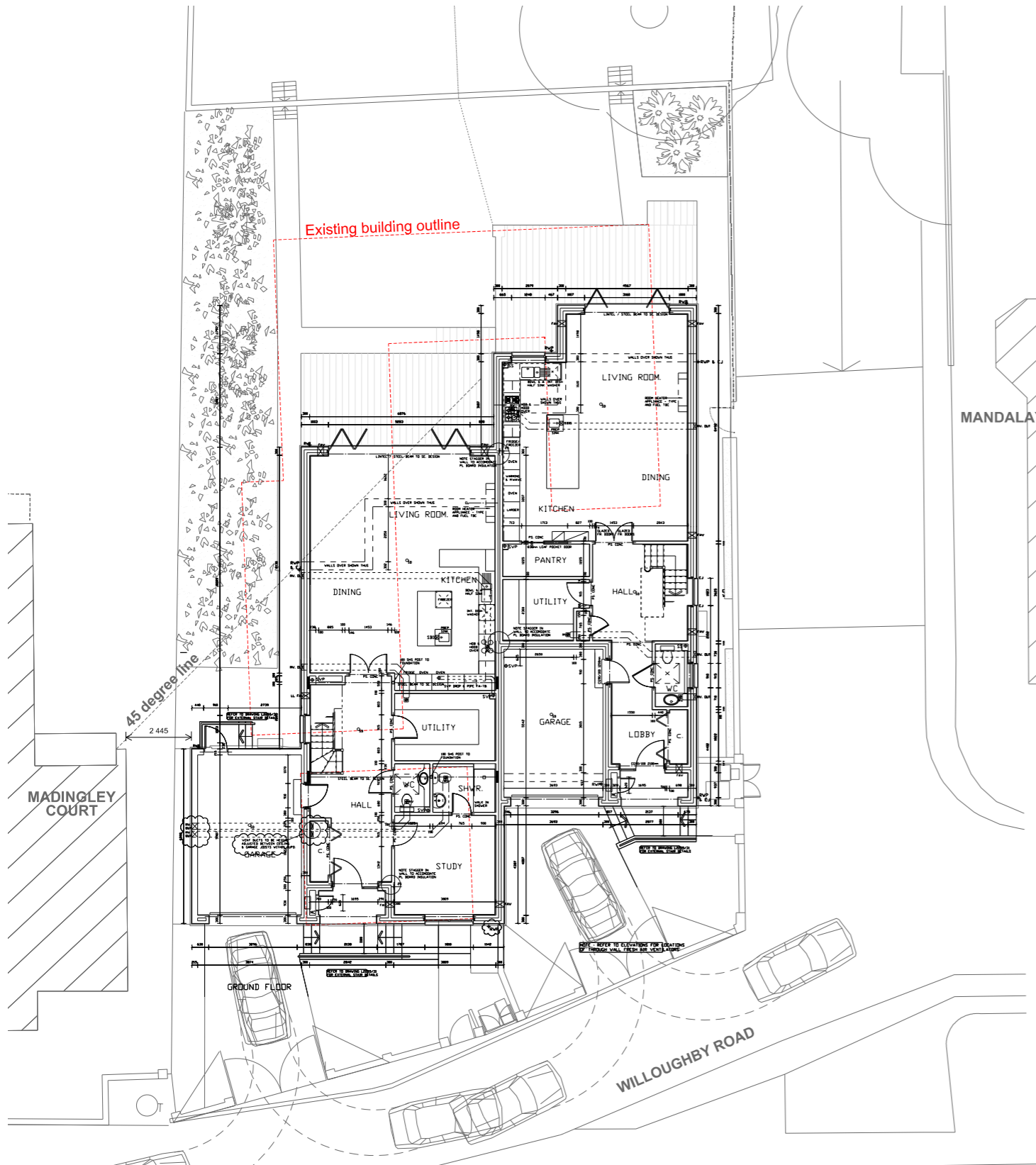
SOUTH WEST ELEVATION
(PLOT 1 - PLOT 2)



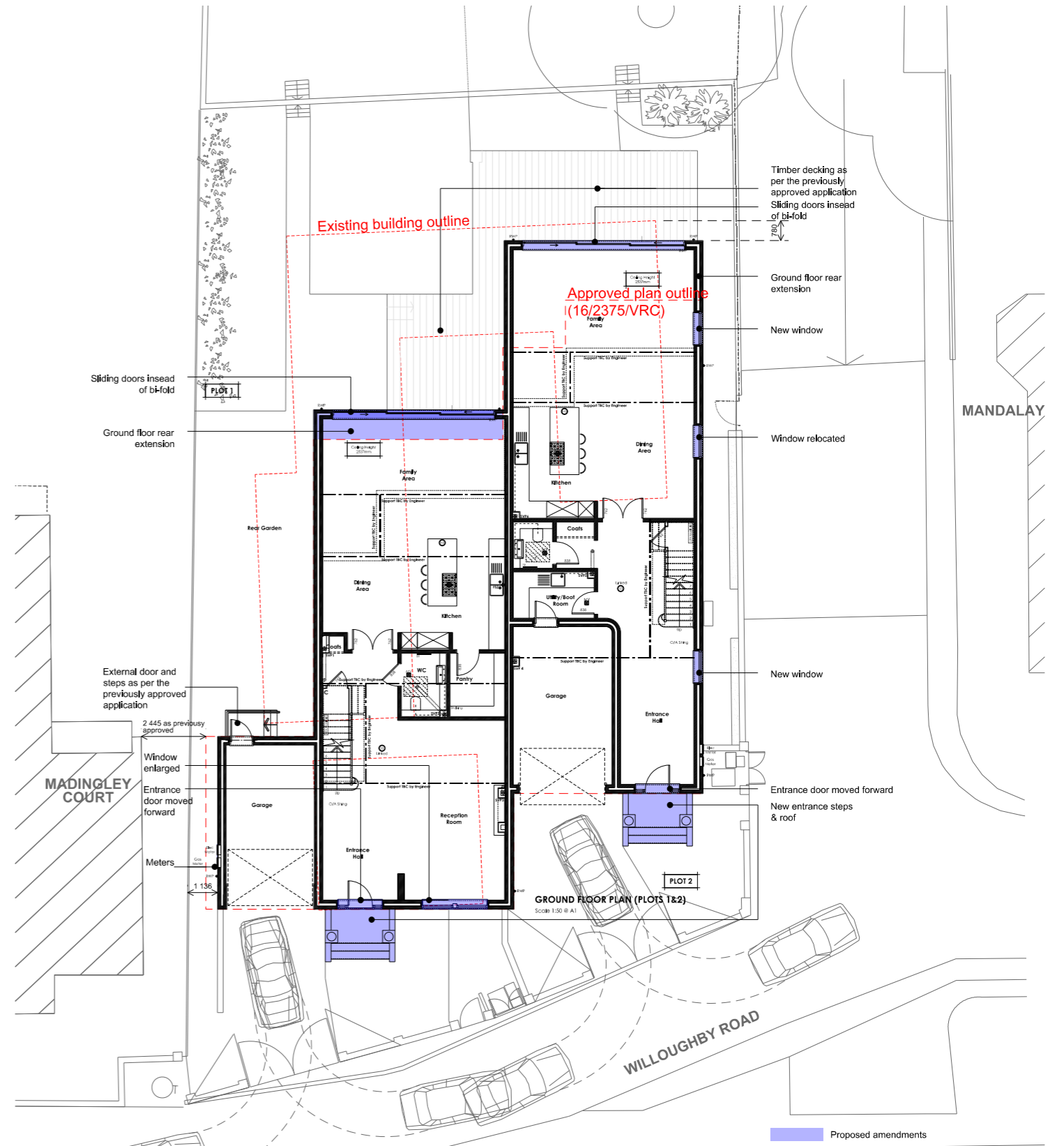
SOUTH EAST ELEVATION
(PLOT 1 SIDE)

03 DESIGN APPRAISAL

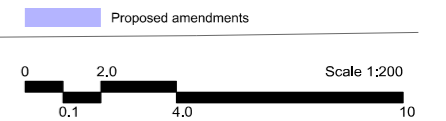
3.2 Proposed Drawings



01 Approved Plan 16/2375/VRC
Ground Floor 1:200

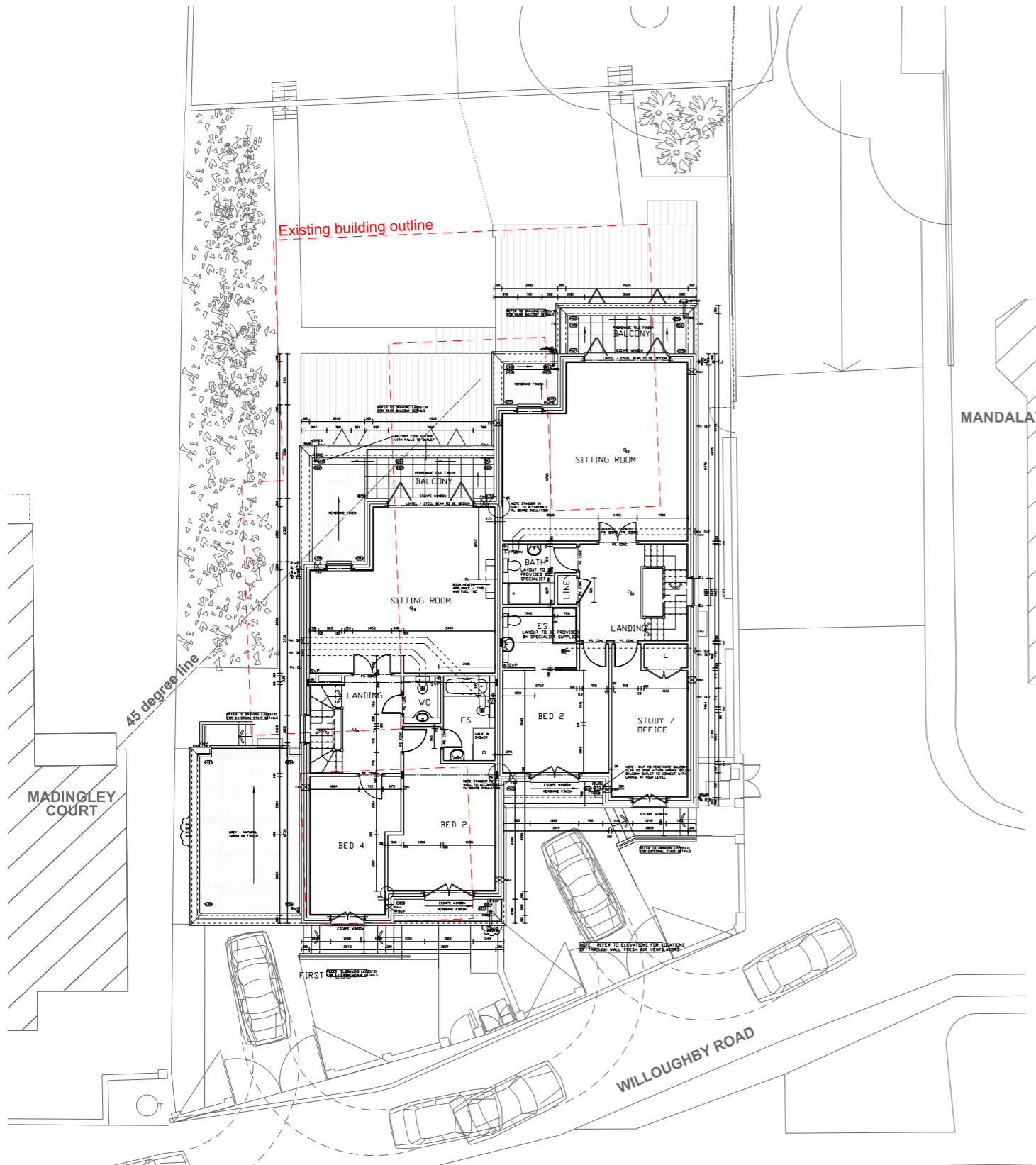


02 Proposed Plan
Ground Floor 1:200

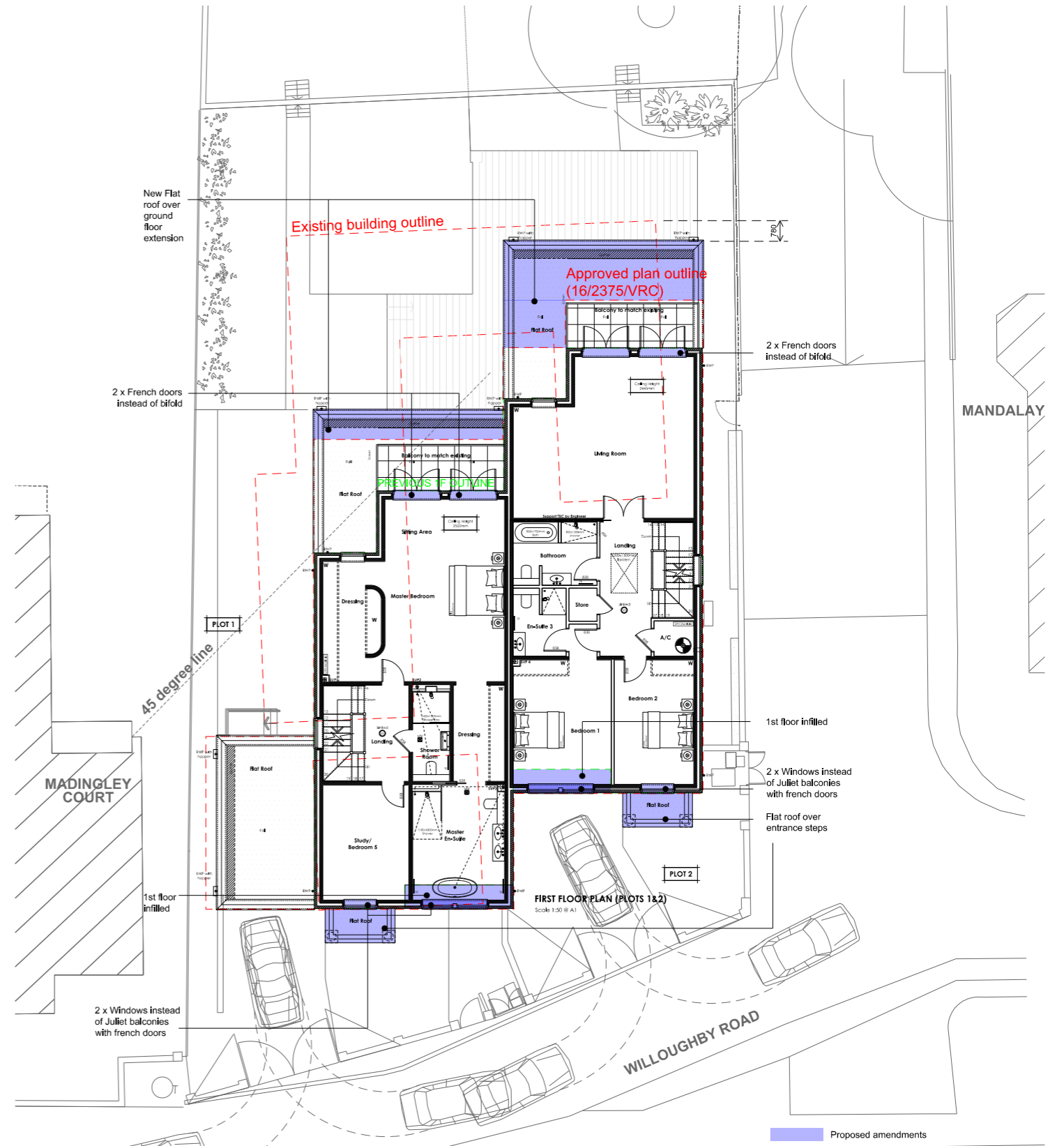


03 DESIGN APPRAISAL

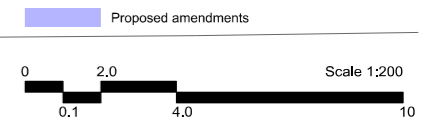
3.2 Proposed Drawings



01 Approved Plan 16/2375/VRC
First Floor
1:200

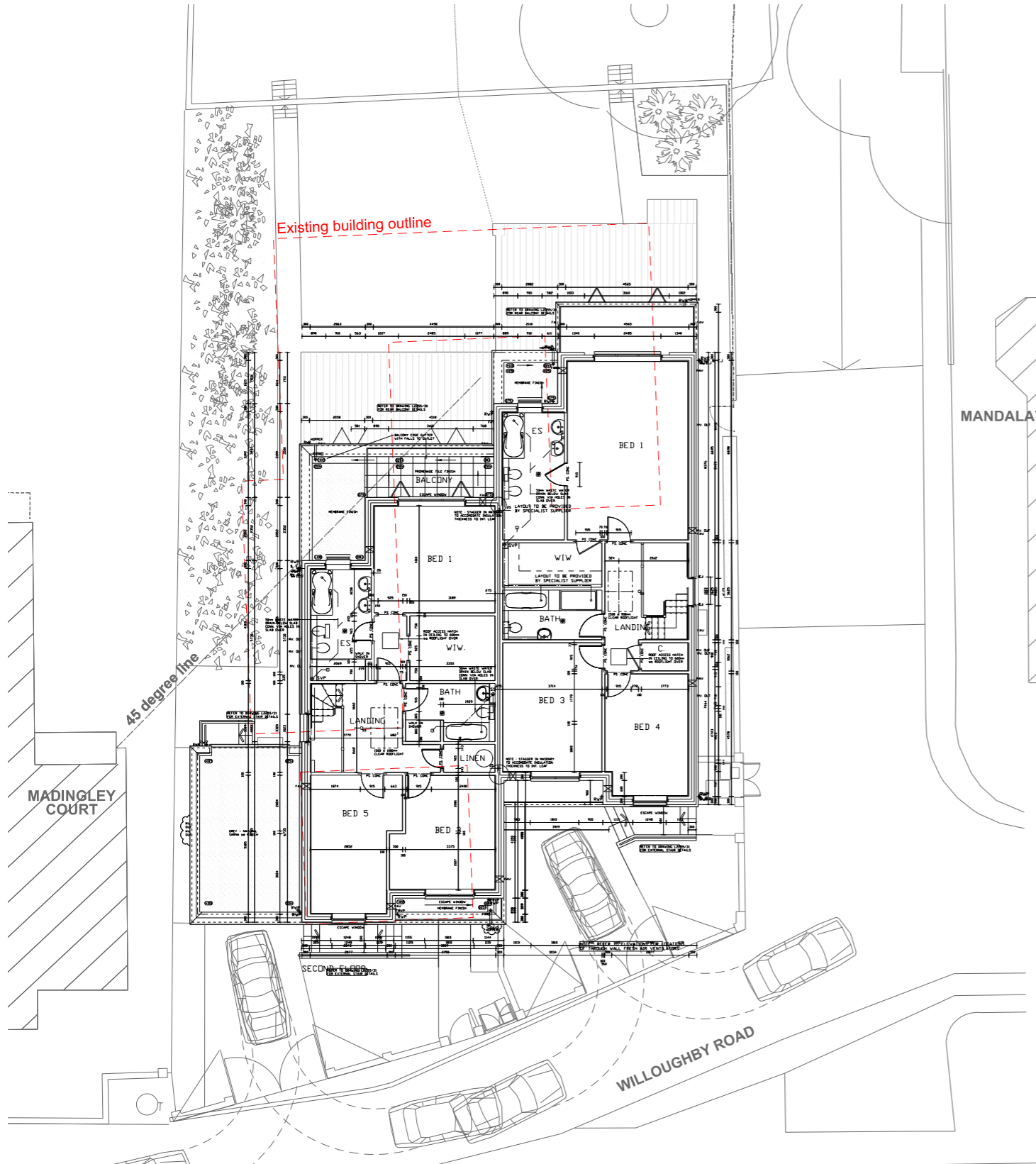


02 Proposed Plan
First Floor
1:200

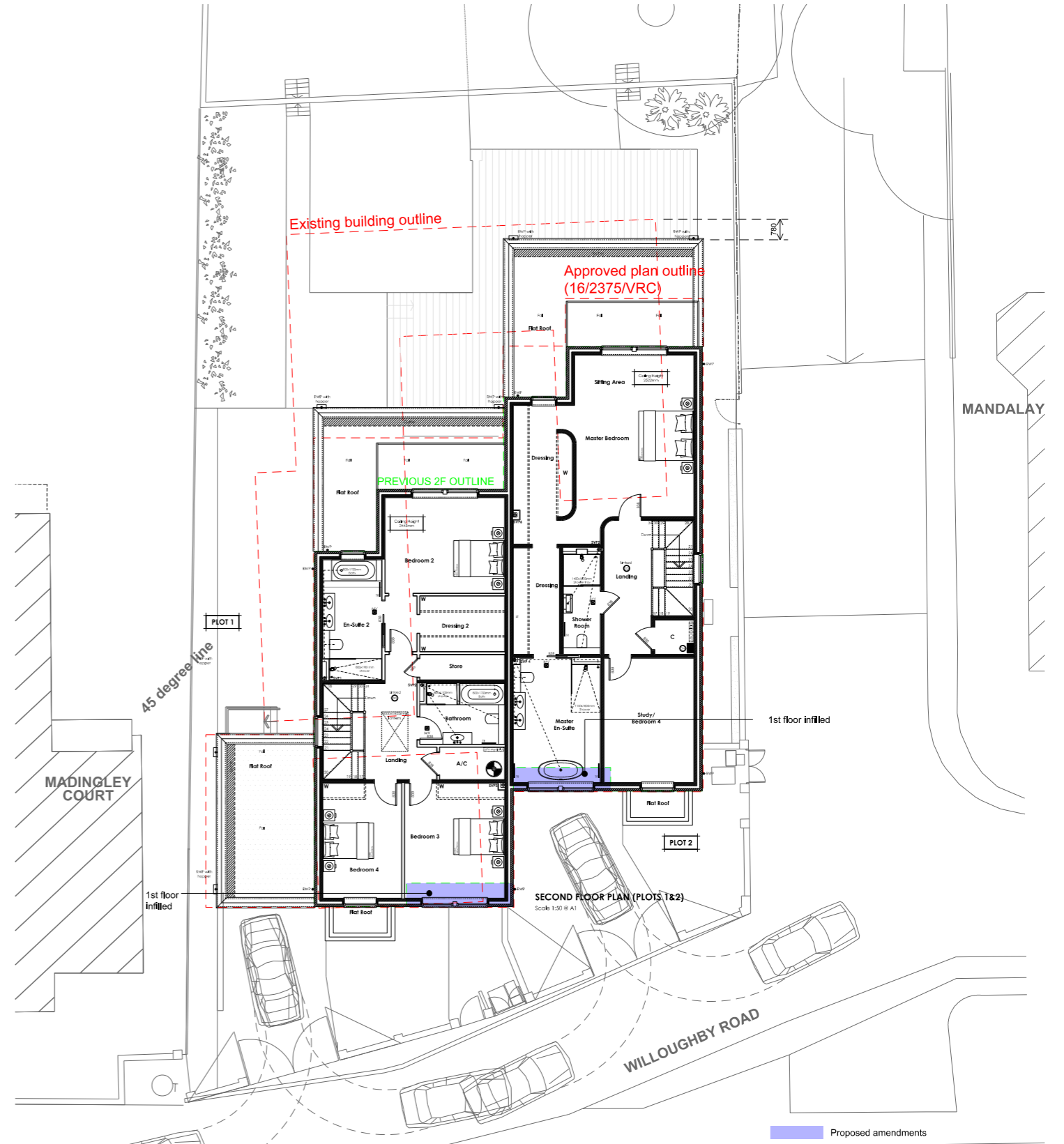


03 DESIGN APPRAISAL

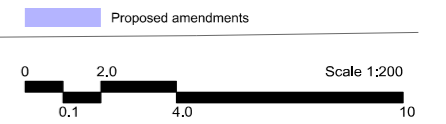
3.2 Proposed Drawings



01 Approved Plan 16/2375/VRC
Second Floor
1:200

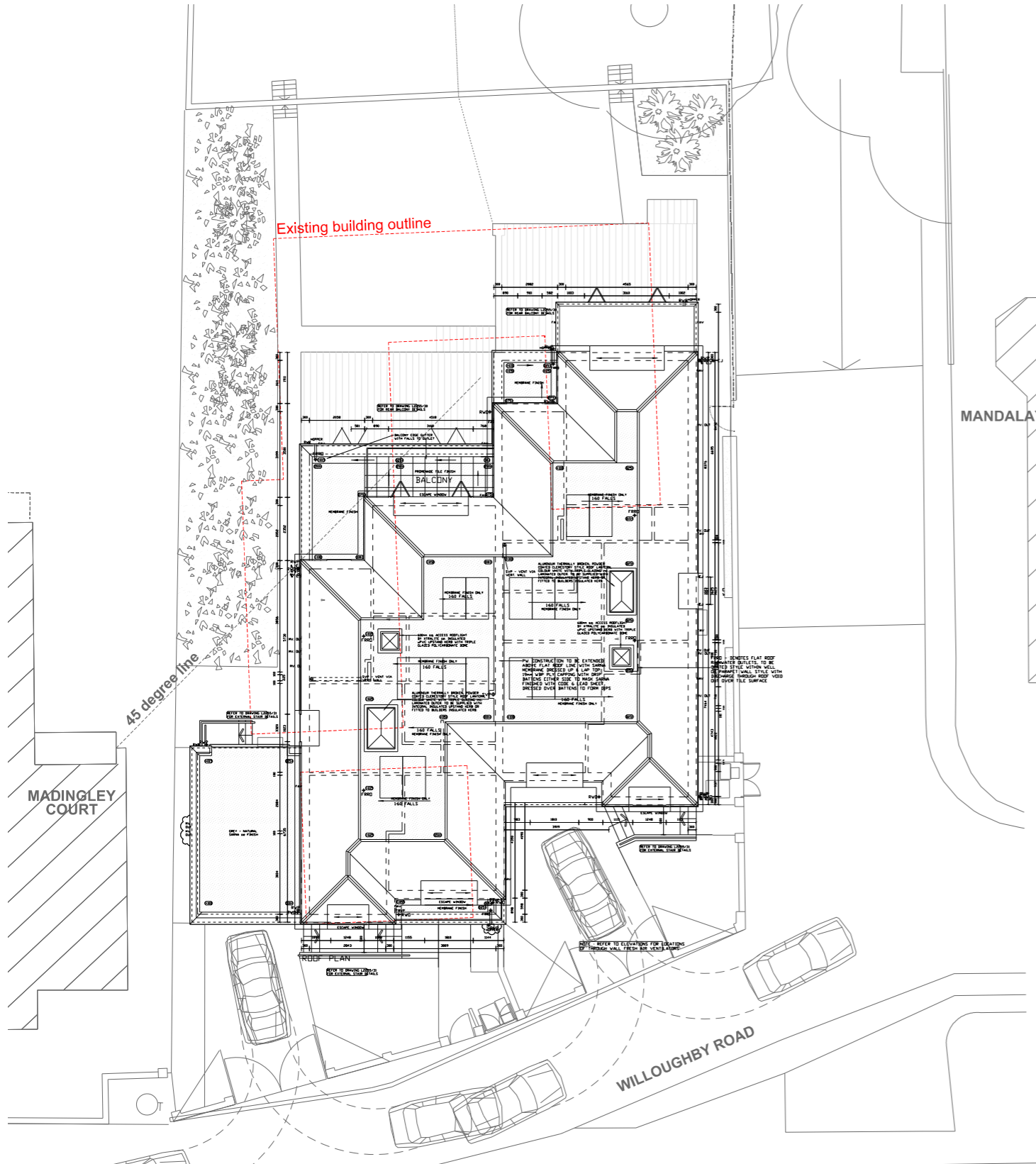


02 Proposed Plan
Second Floor
1:200

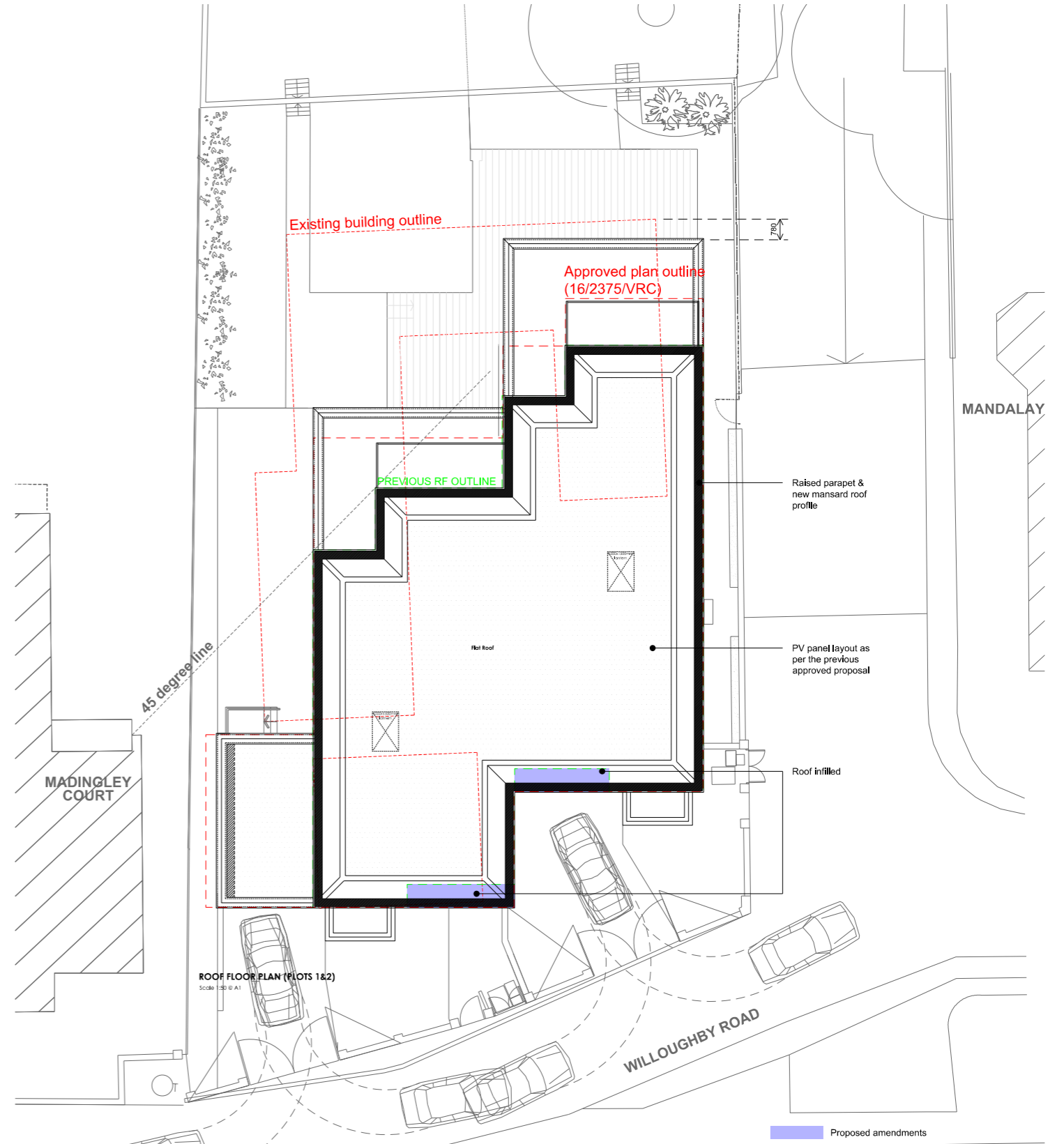


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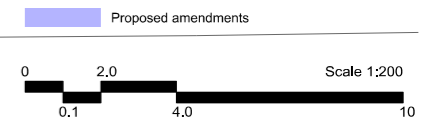
3.2 Proposed Drawings



01 Approved Plan 16/2375/VRC
Roof 1:200

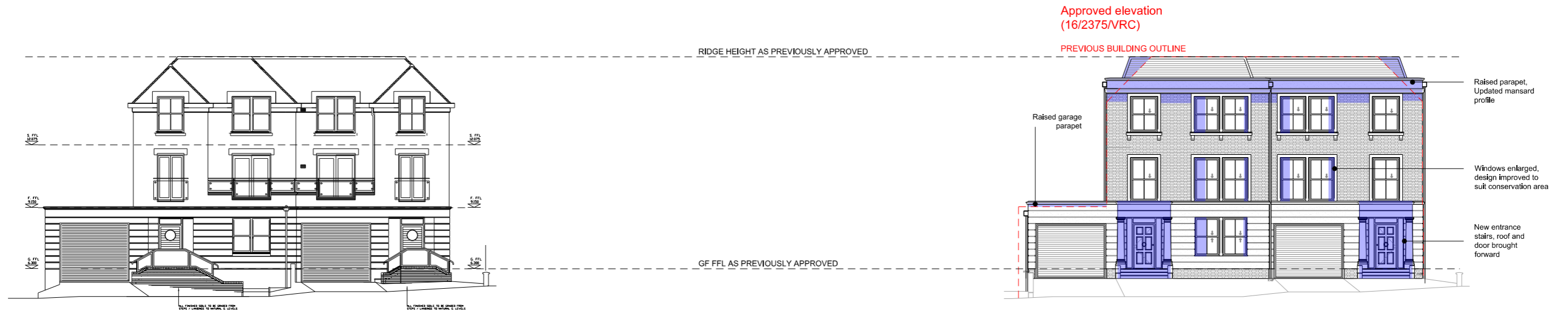


02 Proposed Plan Option
Roof 1:200



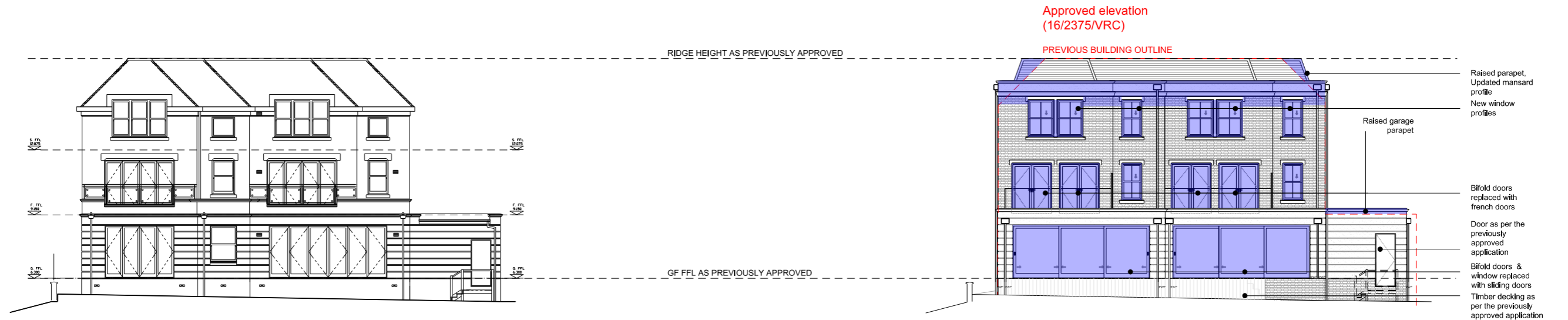
03 DESIGN APPRAISAL

3.2 Proposed Drawings



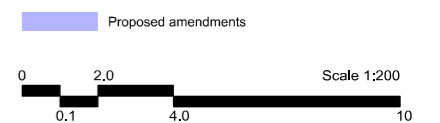
01 Approved Planning Drawing 16/2375/VRC 1:200
South-West Elevation (Front)

03 Proposed drawing 1:200
South-West Elevation (Front)



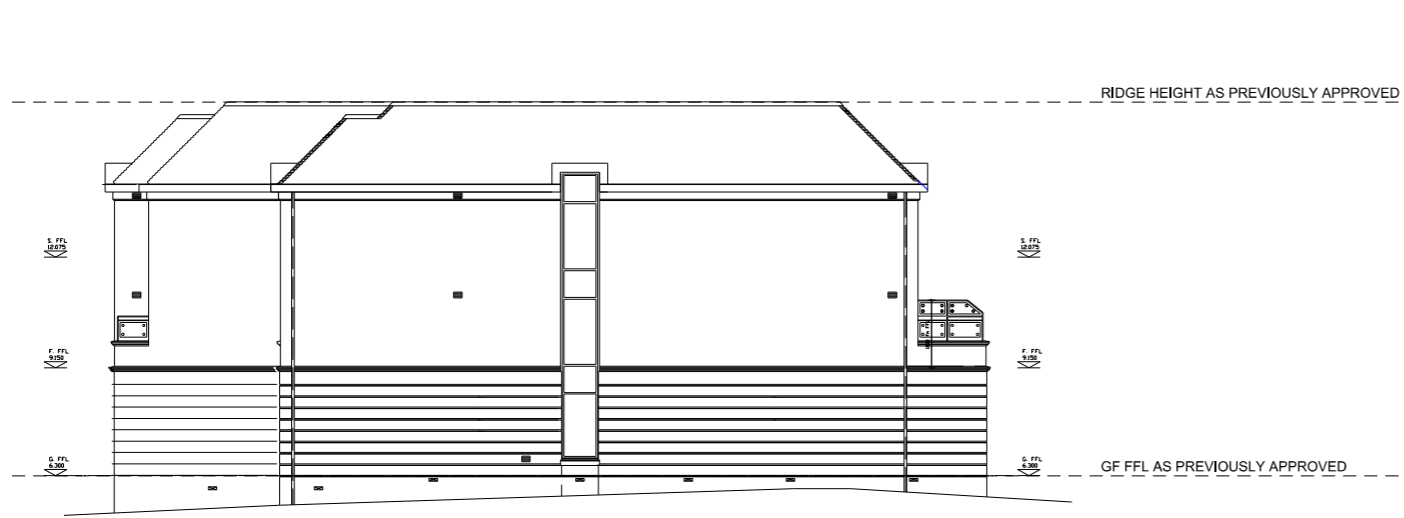
02 Approved Planning Drawing 16/2375/VRC 1:200
North-East Elevation (Rear)

04 Proposed drawing 1:200
North-East Elevation (Rear)

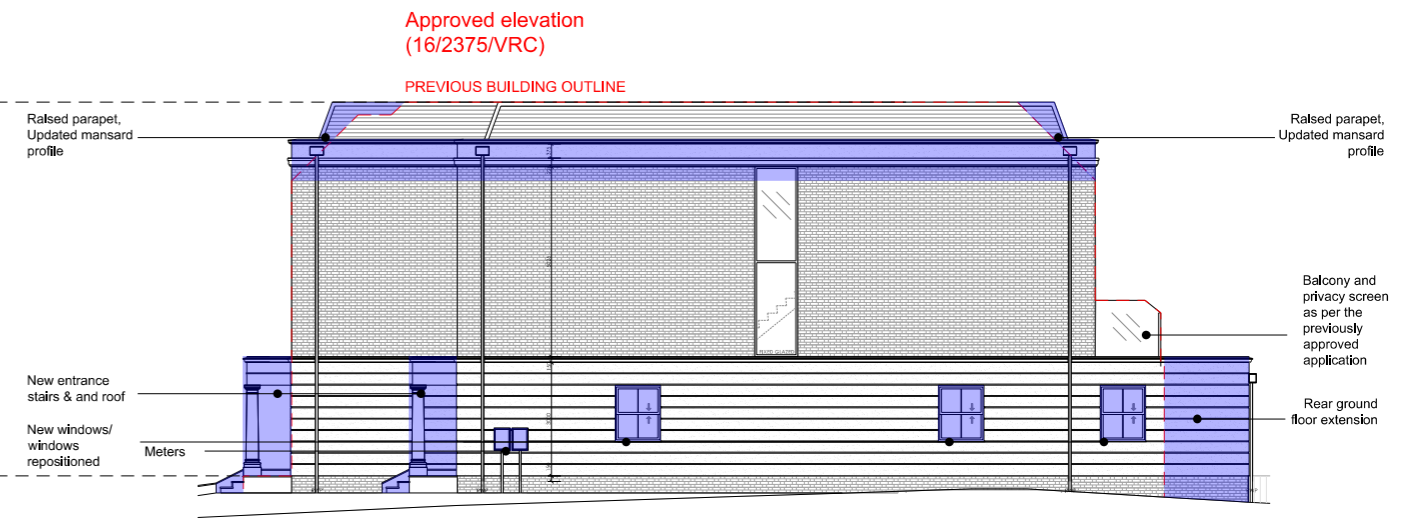


03 DESIGN APPRAISAL

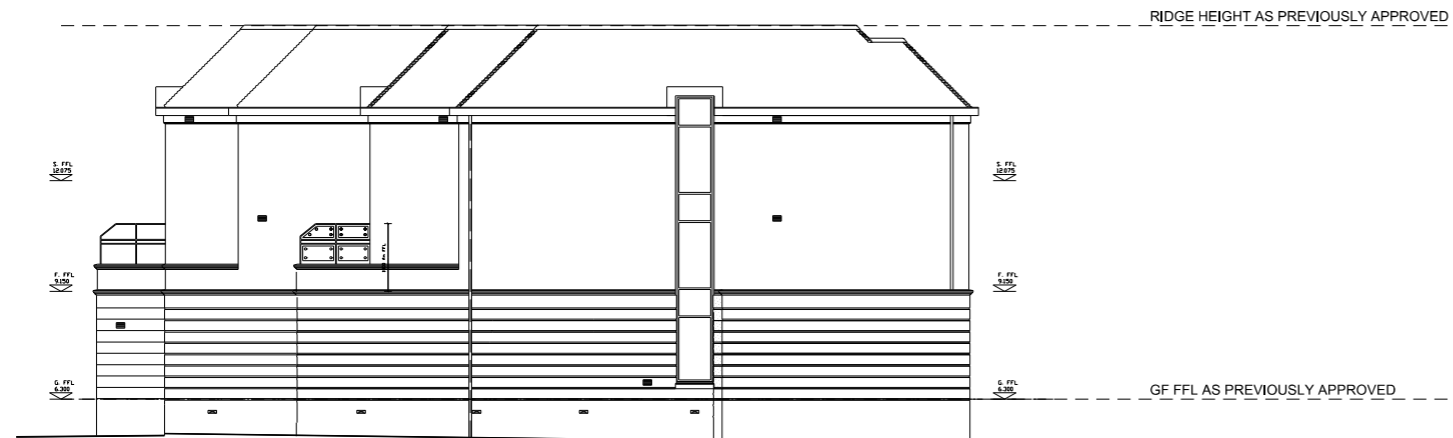
3.2 Proposed Drawings



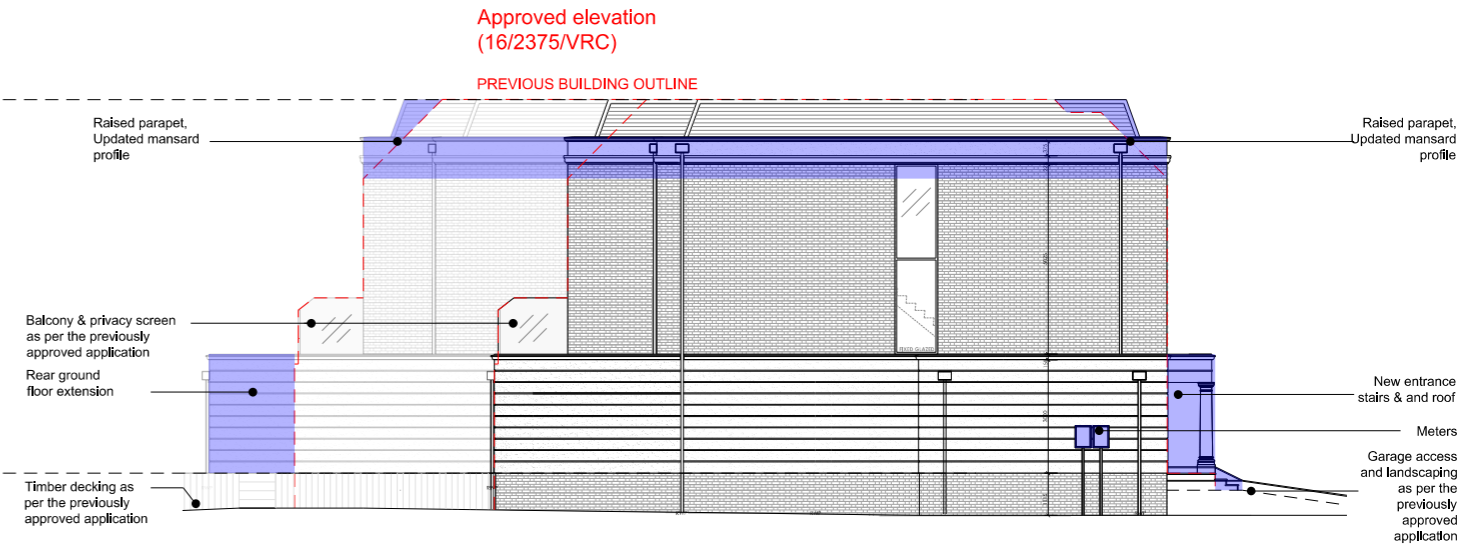
01 Approved Planning Drawing 16/2375/VRC 1:200
South-East Elevation



03 Proposed drawing 1:200
South-East Elevation



02 Approved Planning Drawing 16/2375/VRC 1:200
North-West Elevation



04 Proposed drawing 1:200
North-West Elevation

