

# 47a, 47 & 49 Lower Mortlake Road

Design and Access Statement



**boehm lynas**

February 2022

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## Design and Access Statement

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# Introduction

This Design and Access Statement has been produced on behalf of Westlake Property Limited ("the Applicant") to support an application for the Construction of a part 1/2/3 storey building (plus lower ground) to provide 14 co-living units (sui generis) and associated internal amenity space at lower ground floor level, with new lower ground level amenity space to neighbouring buildings, and alongside external communal space at ground and lower ground level ("the Proposed Development").

This is a revision to a previously submitted scheme (ref: 19/3352/FUL) for a part 2/3 storey building to provide 16 Co-Living unit in an infill development at 47A, Lower Mortlake Road (LMR), Richmond, TW9 2LW

Following refusal of the planning application and subsequent appeal, we feel the scheme can be substantially enhanced, and comments made by the Inspector and officers addressed, through extending the red line to include parts of the neighbouring sites at 47 and 49 Lower Mortlake Road, which are both within the Applicant's ownership. These two properties are both in lawful HMO use and the new scheme looks to amalgamate and enhance the external amenity areas to the rears of these properties as well as provide new lower ground spaces which are now being shown as extended internal amenity space as part of new lower ground levels.

The ground and upper floors of 47 and 49 LMR are not affected by this new scheme and would therefore not form part of a planning application, sitting outside of a red line boundary. Further details are provided later in this document.

The principle of the new scheme is considered to be acceptable, noting the Appeal Decision (paragraph 25 of the Inspector's Report) which concludes that "the proposal would result in benefits in terms of providing additional residential accommodation in a sustainable location and would re-use a vacant site." and "the proposed development would not harm the living conditions of future occupants".

This document sets out the design proposals from the fundamental principles established in the Appeal scheme, which we outline in the initial chapters as a starting point, highlighting changes and improvements resulting in this current proposal.

## The Site

The Site is located at 47a, 47 and 49 Lower Mortlake Road, Richmond, TW9 2LW ("the Site") and has a total site area of 610sqm.

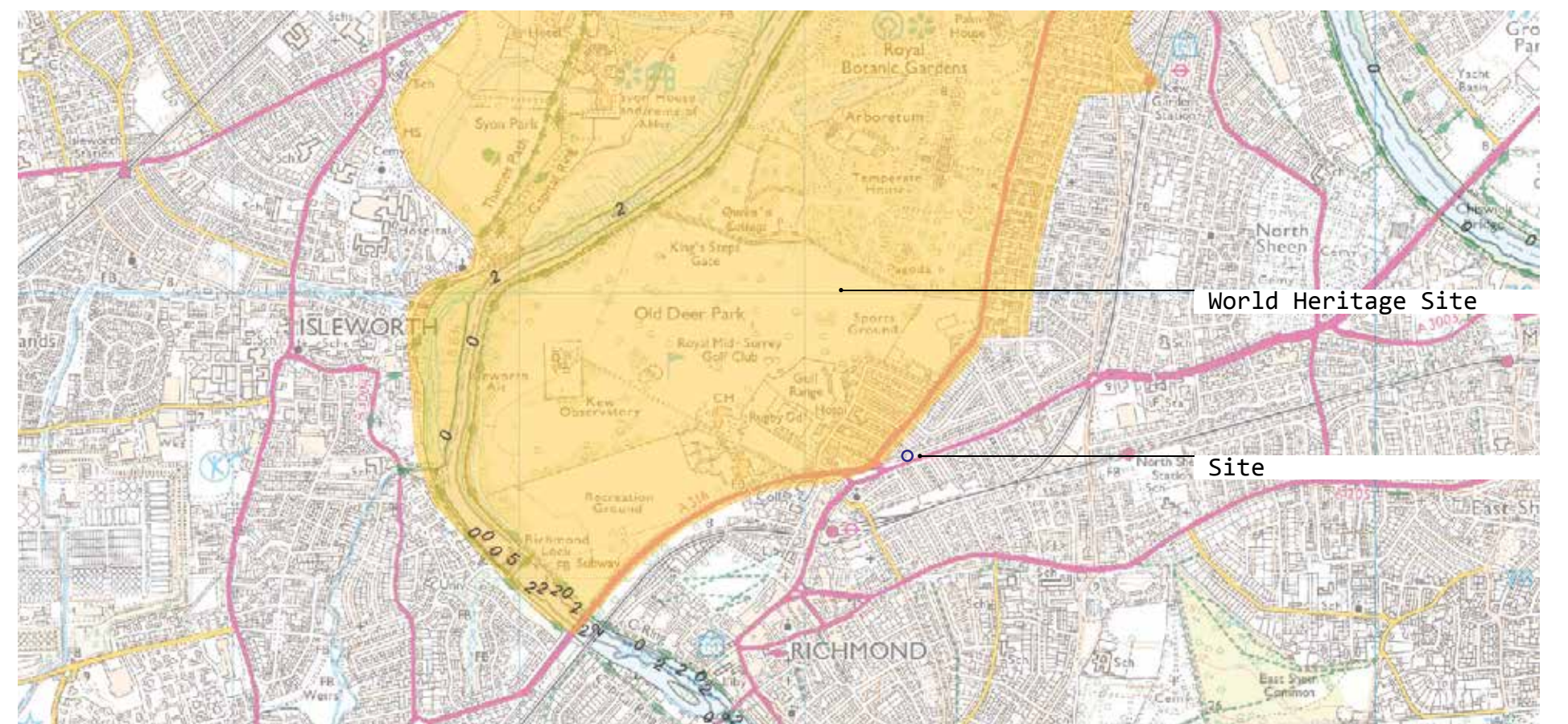
The current site at 47a comprises an unused yard which has previously been used as a car wash facility. Concrete hard-standing fills the entire site with a series of dilapidated shed like structures to the rear. The Western wall along Blue Anchor Alley is a high red brick wall with attractive brick but is in need of significant structural repair or replacing, with the existing or matching brick. To the front of the Site, the wall and fence extend right to the boundary and create an eyesore along the road as an open empty space with hoarding to the street on the edge of the Conservation Area, Kew Foot Road.

No. 47 and 49 are existing houses, occupied and used as HMO's.

# The Site Location



Planning Designation - Richmond World Heritage Site



Planning Designation - Kew Foot Road Conservation Area



47a, 47 & 49 Lower Mortlake Road P.4

# The Site

## Context

The northern edge of Lower Mortlake Road has a well defined, continuous built edge along the Road consisting of mainly residential terraced housing. Some breaks allow for semi-detached housing of a varying nature (at our Site). These buildings are primarily made up of 2/2.5 storey red brick buildings with simple openings. There are Tudorbethan style house, nos. 5 and 7, and cottages nos. 9, 11 and 13 which are designated as Buildings of Townscape Merit. The terrace of 2 storey cottages nos. 15-45 (odds), which are also Buildings of Townscape Merit, have unfortunately been altered over the years with the replacement of original windows and doors, which has affected the quality of this prominent row. In contrast to this, the Southern edge of Lower Mortlake Road lacks any hard edge and there is little continuity to the street scene. To the south of the road, there are a mix of Victorian and Edwardian terraces with the gable ends facing the road, set amongst later twentieth-century housing, offices and industrial units staggered along the street scene.

Blue Anchor Alley seems to have been a shortcut between Lower Mortlake Road and Kew Road, emerging onto the latter on the eastern side of the Blue Anchor pub, hence its name. For some years, the alley was a narrow path lined with high walls, of the sort commonly found backing onto shops and warehouses in the City. One side was still farmland right up to the turn of the 20th century when it was finally built on, and the alley, opened onto a row of charming cottages. Today it's still used by people seeking a short-cut. It has the air of a quaint mews with the cottages lining the heart of the alley, and the narrow high brick walls creating an imposing barrier at either end. The following is an Extract from "Conservation Area Study Kew Foot Road no.36 & Sheendale Road no.50" London Borough of Richmond upon Thames: May 2007 "This charming pedestrian cut-through is a fascinating lane but suffers from the impact of the ugly wall of the yard at 88 Kew Road. The concrete slab paving is inappropriate and in poor condition and the concrete lamp posts are unattractive. The pretty little cottages have been damaged by some inappropriate bow window fenestration. A very old wall in need of re-pointing borders the alley at the north west end."

Alley - South Entrance



Mews Cottages - Entrances



Alley - North Entrance



Chamfered Entrance with Fenestration



Resi - 2 Storey - East of Site



Resi - 3/2.5 Storey - West of Site



Resi - West of Site - Adhoc Alterations



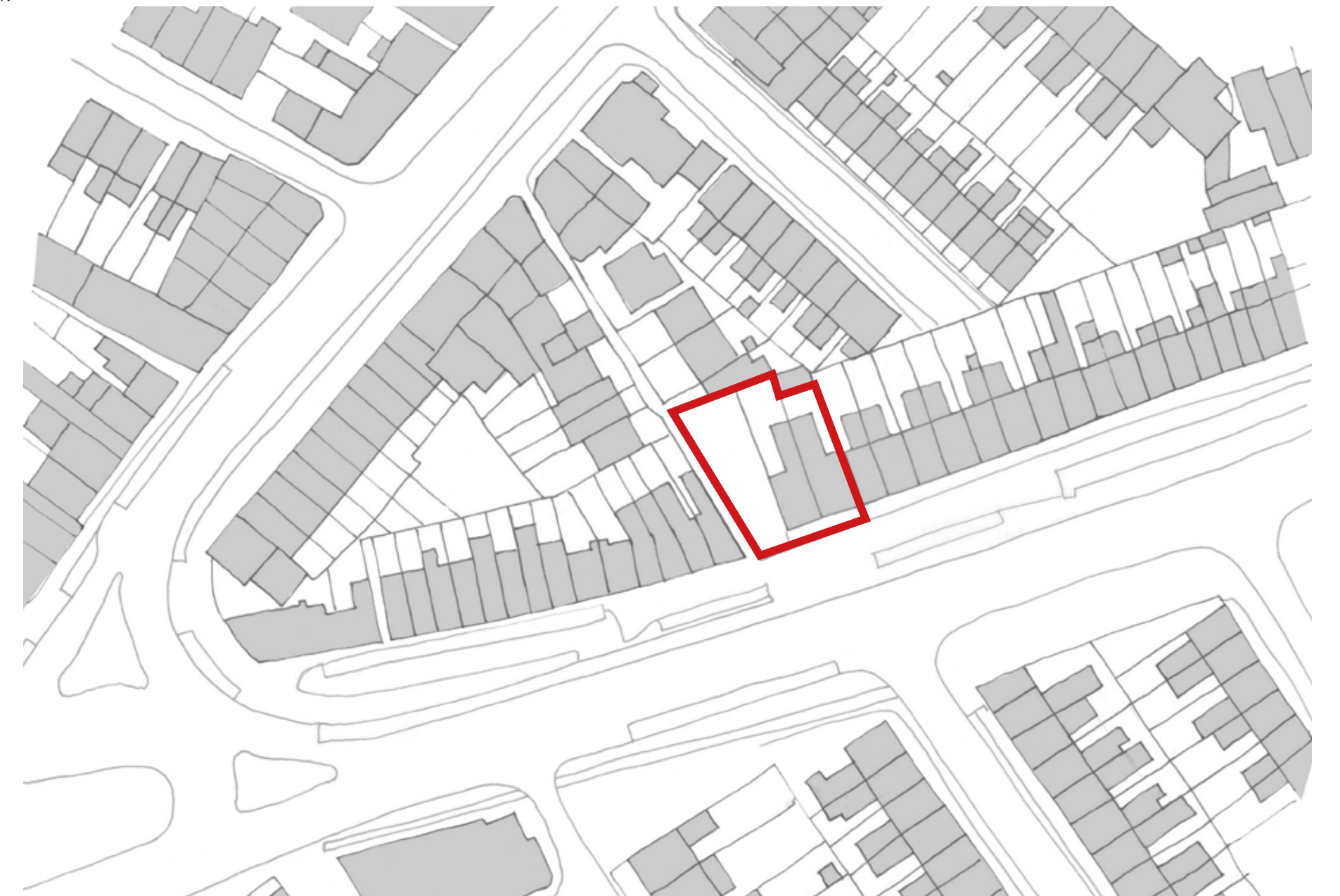
Residential Streets - Gable Ends



Out of context - Fragmented Commercial



Commercial - Modern Buildings



# The Previous Scheme

## Previous Planning and Appeal scheme

An application for a part 2/3 storey building to provide 16 Co-Living unit in an infill development at 47A, Lower Mortlake Road (LMR), Richmond, TW9 2LW was submitted in November 2019 following pre-application engagement with and direction from officers. The application was refused in June 2020 and the Applicant subsequently appealed that decision in 2020.

The appeal was dismissed in July 2021.

Through the application and appeal process a number of important principles have been established and it is these that the Applicant now seeks to build on and/or address as part of a new scheme.

1. Principle of redevelopment (IR para 25)
2. Land use here is supported as appropriate, albeit it is considered to be a blended HMO/Co-living use (IR para 7)
3. Accommodation quality supported (IR para 9)
4. Design approach supported (design officer comments at app stage)
5. Neighbour impact - scale and overlooking - needs consideration and refinement (IR para 12/14)
6. Loss of neighbour (47) amenity is not acceptable (IR para 18)

On the next page we have set out the pertinent points extracted from the Planning Decision and Appeal decision to enable us to address, one by one, in our revised proposals.

This design document responds to these principles in order to propose a revised scheme that should satisfy the Planning Authority.

# Planning and Appeal Decision

## Summary

### Planning Decision:

The Application 19/3352/FUL, was refused on 26th June 2020 for the following reasons:

1. Substandard Accommodation (the living conditions for future occupants of the property);
2. Residential Amenity (The living conditions of the occupiers of neighbouring properties);
3. Affordable Housing;
4. Energy Efficiency (on contributing to reducing the causes and effects of climate change).

### Design Officer comments regarding Design and Siting:

"The proposed front elevation is generally considered to relate well to the adjoining pair of houses which have distinctive front gables. The design is considered to be a positive modern interpretation of the adjoining elevations, which relates to the existing rhythm of street frontages."

"It is generally acknowledged that this would relate acceptably in terms of scale and design to the prevailing townscape of rather tight grain, and the fenestration arrangement proposed would avoid a dead frontage along the alleyway. The indication of materials is generally considered to be acceptable and to relate well to this setting, subject to appropriate conditions."

"In relation to the alleyway elevation, it is considered that the proposals have addressed previous advice provided and would relate adequately to the conservation area setting and would harmonise with the established character and architecture, respect the surrounding built form and subject to conditions, requiring further details of facing materials would adequately respect local character and design quality, in particular policies LP1 and LP3."

"Whereas the development would be large and assertive on a prominent corner site, it is considered that the design approach is generally acceptable and in accordance with design policies."

### Appeal Decision:

The Appeal APP/L5810/D/20/3260364 was dismissed on 22 July 2021 with reference to the 4 reasons set out in the refusal, the Inspector found the following:

1. That there would be "no harm to the living conditions of future occupants";
2.
  - i. An "Imposing built form when viewed in the context of the modest residential properties surrounding it";
  - ii. it "would be of a scale which would dominate the neighbouring property providing an overbearing outlook to existing residents and a sense of enclosure;
  - iii. (The communal garden) does not justify "a significantly reduced outside private space;
  - iv. retained private space to 47 will be overlooked and "would significantly diminish the enjoyment of the area and the property in general";
  - v. Concluding, "the proposed development would significantly harm the living conditions of the occupants of neighbouring properties.....developments should not be "visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure and overlooking."
3. Affordable Housing (not addressed in this document.)
4. Climate Change (not addressed in this document.)

### Conclusion:

1. The proposal would result in benefits in terms of providing additional residential accommodation in a sustainable location and would reuse a vacant site.
2. The proposed development would not harm the living conditions of future occupants, this does not outweigh the harm identified above. (in reason 2.)

# Dismissed Appeal Scheme

## Built form

Residential Amenity (The living conditions of the occupiers of neighbouring properties);

Appeal extract:

- i. An "Imposing built form when viewed in the context of the modest residential properties surrounding it";
- ii. it "would be of a scale which would dominate the neighbouring property providing an overbearing outlook to existing residents and a sense of enclosure;



Previous proposed massing sketch



Previous proposed elevation sketch

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# Dismissed Appeal Scheme

## Daylight / Sunlight



The technical assessment has been undertaken in accordance with the methodology outlined in The Building Research Establishment Report "Site Layout for Daylight and Sunlight 2011" (BRE 209). The BRE document is the principle guidance when considering daylight, sunlight and overshadowing, and is specifically referred to in the Richmond upon Thames Borough Council planning policy.

Overall, the proposed scheme will have a negligible effect to the sunlight the relevant neighbouring properties current receive, when assessed against the VSC and NSL assessment criteria. The internal daylight adequacy assessment demonstrates that all habitable rooms within the proposed scheme will fully comply with the BRE target values.

Overall, the findings indicate that the development is not of an excessive scale for the immediate surrounding area in daylight and sunlight terms and will meet the intentions of the BRE guide. Therefore, the Lynas Smith Architects scheme massing is in accordance with the aims of the London Borough of Richmond upon Thames planning policy in daylight and sunlight terms.

Daylight and Sunlight assessment of Appeal scheme



3d sketch of Appeal scheme showing general massing within the context

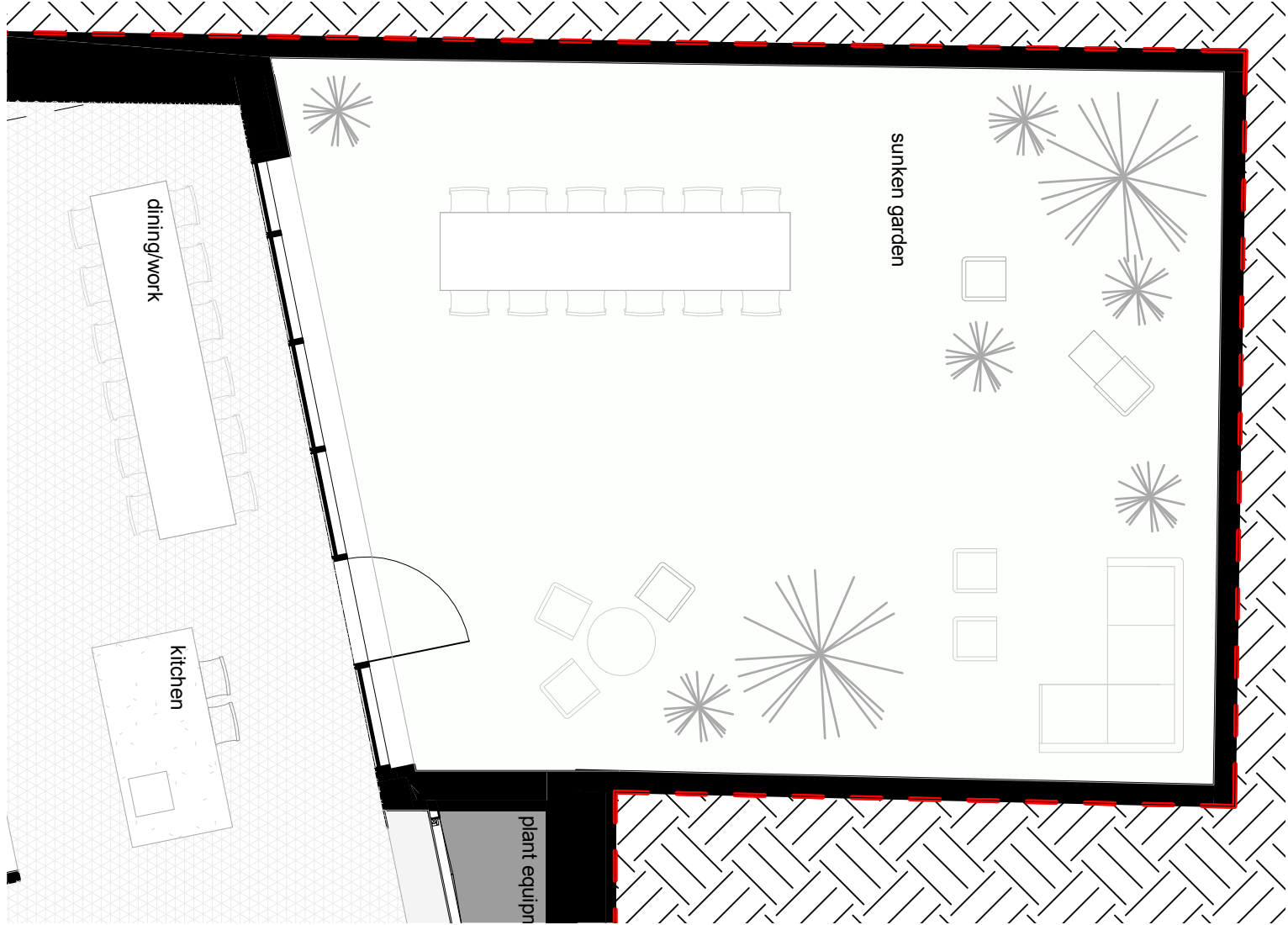
# Dismissed Appeal Scheme

## External Amenity

Residential Amenity (The living conditions of the occupiers of neighbouring properties);

Relevant Appeal extract:

- i. (The sunken garden) does not justify “a significantly reduced outside private space;
- ii. retained private space to 47 will be overlooked and “would significantly diminish the enjoyment of the area and the property in general”;
- iii. Concluding, “the proposed development would significantly harm the living conditions of the occupants of neighbouring properties.....developments should not be “visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure and overlooking.”

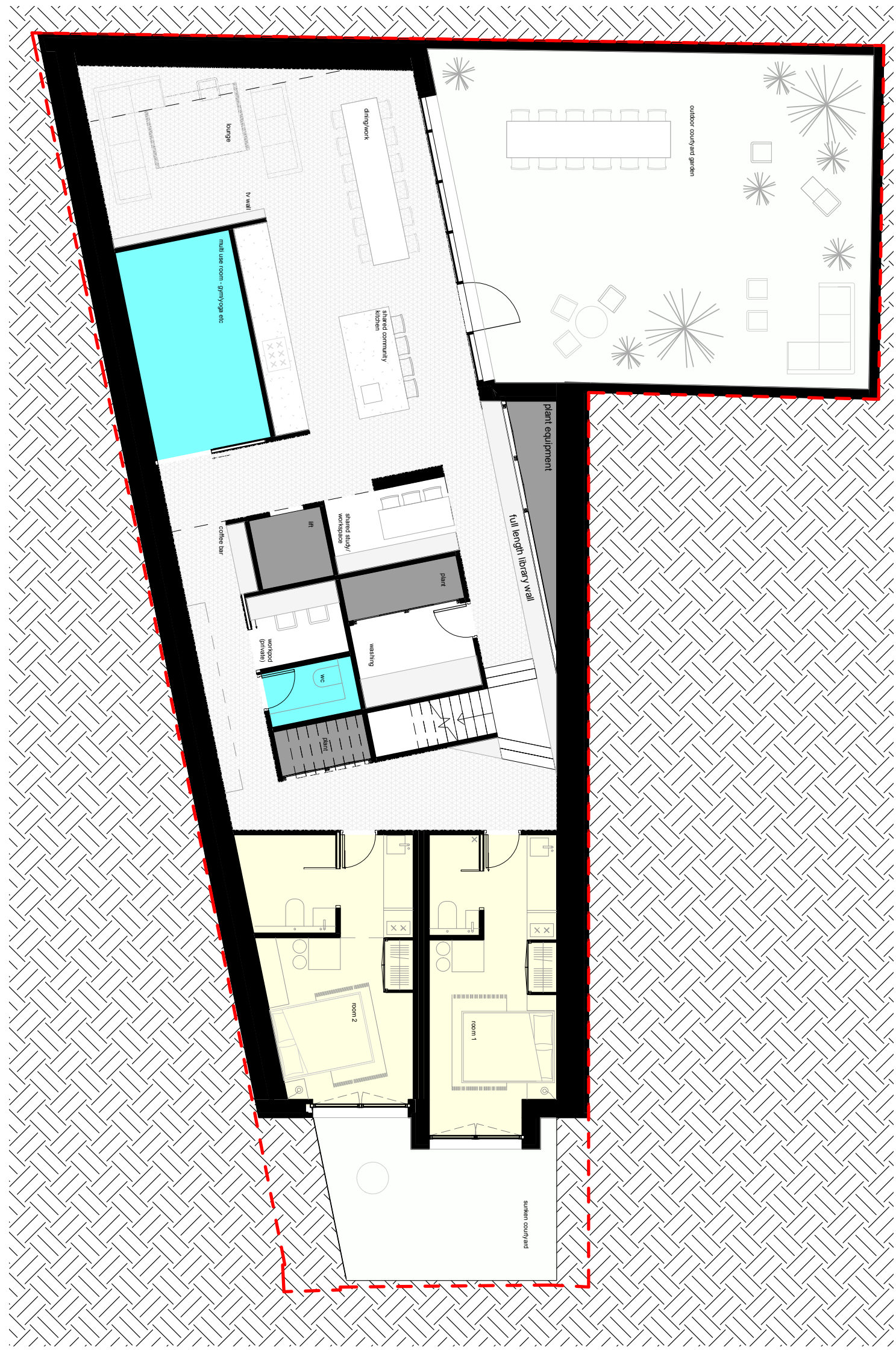


Appeal scheme external amenity



Appeal scheme external amenity in context

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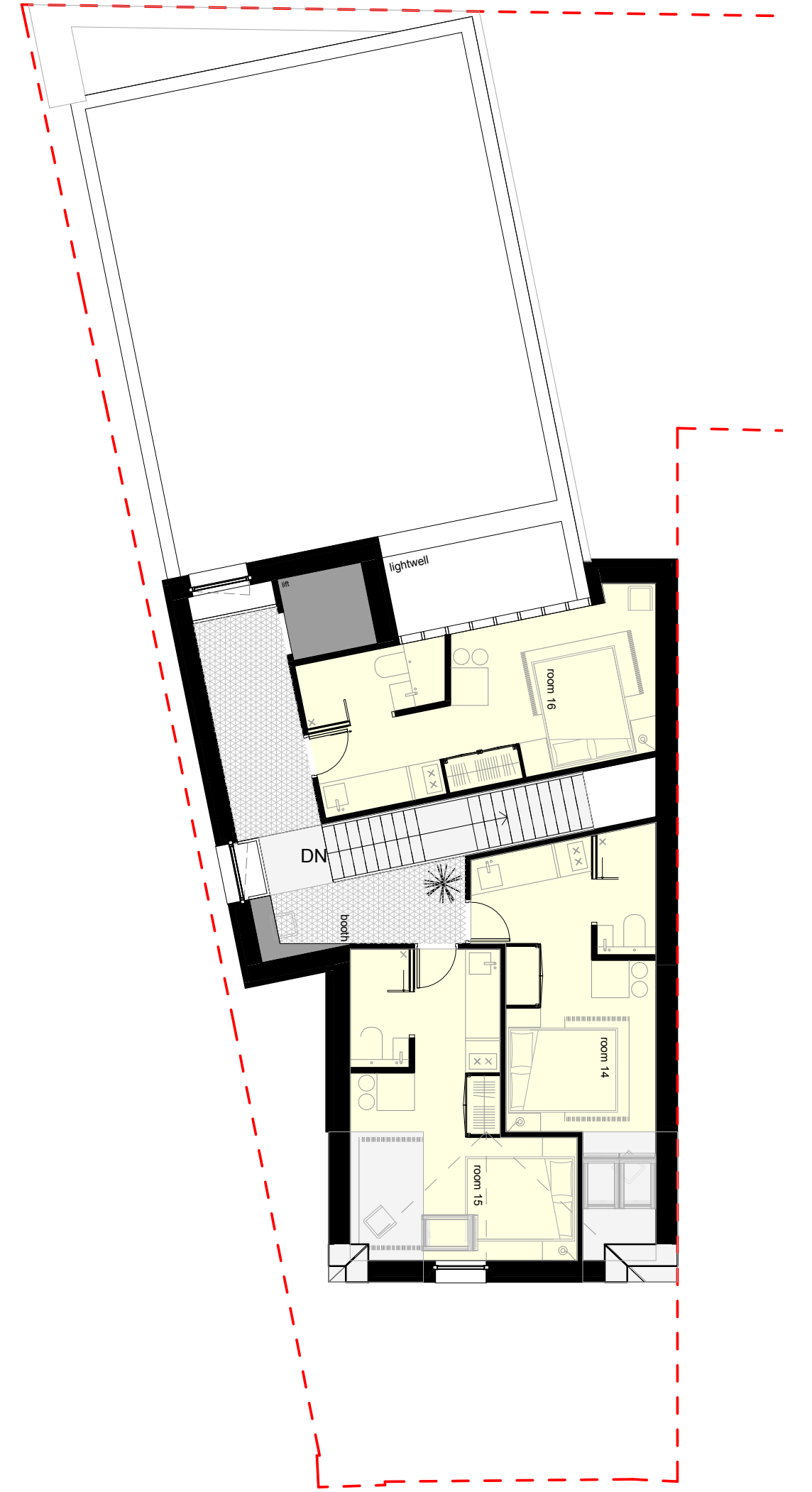
Appeal scheme Basement Plan



Appeal scheme Ground Floor Plan



Appeal scheme First Floor Plan



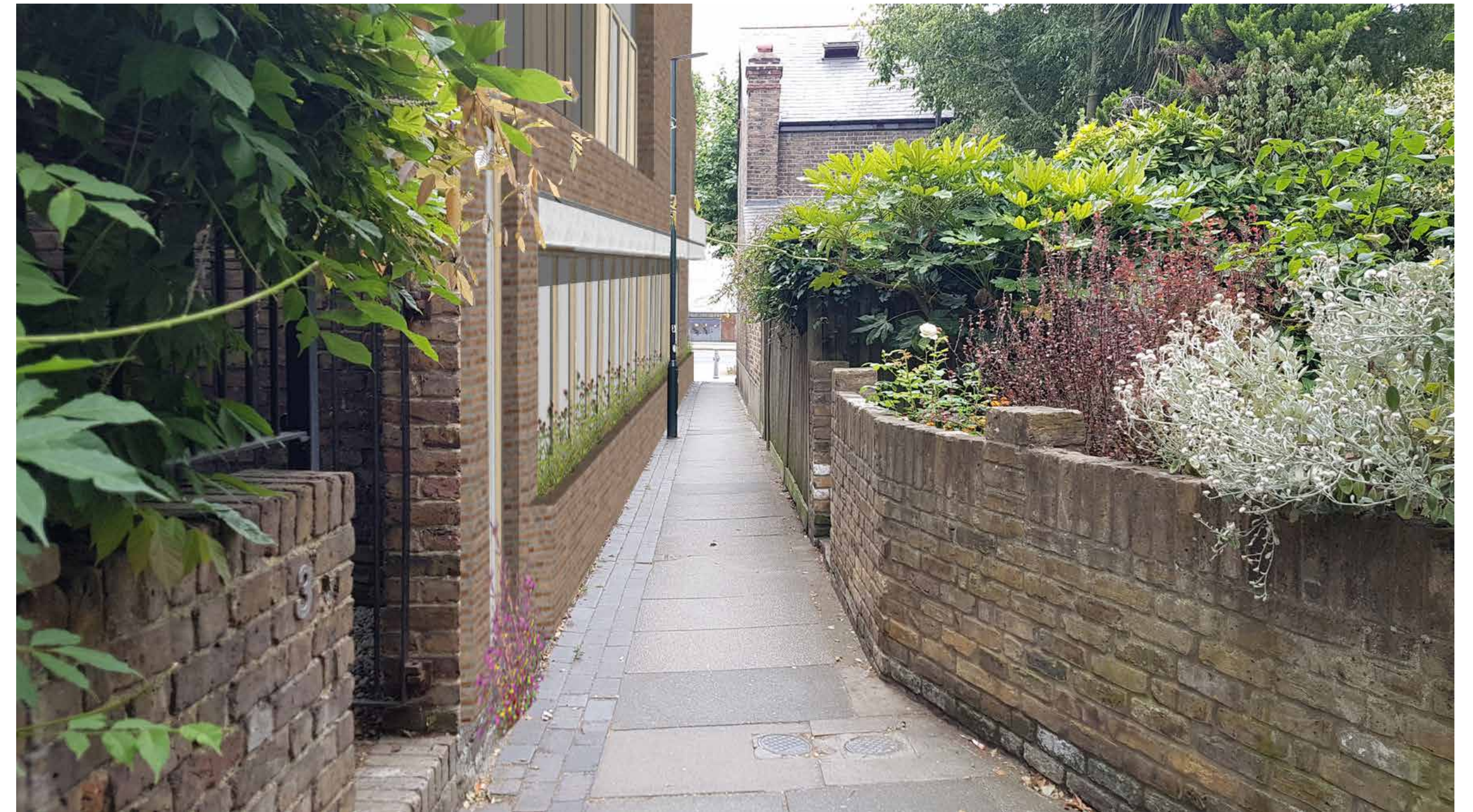
Appeal scheme Second Floor Plan

# Proposed Development

## Response to the Appeal decision

Following the Planning and Appeal Process we have analysed the findings and comments of the Inspector's report of the Appeal decision and used this to develop and enhance the scheme in a focused way to propose the following design.

During this process we have actively engaged with the Planning Department of the London Borough of Richmond Upon Thames, who have responded positively to these proposals. We have set out further information based on the conversations we had.



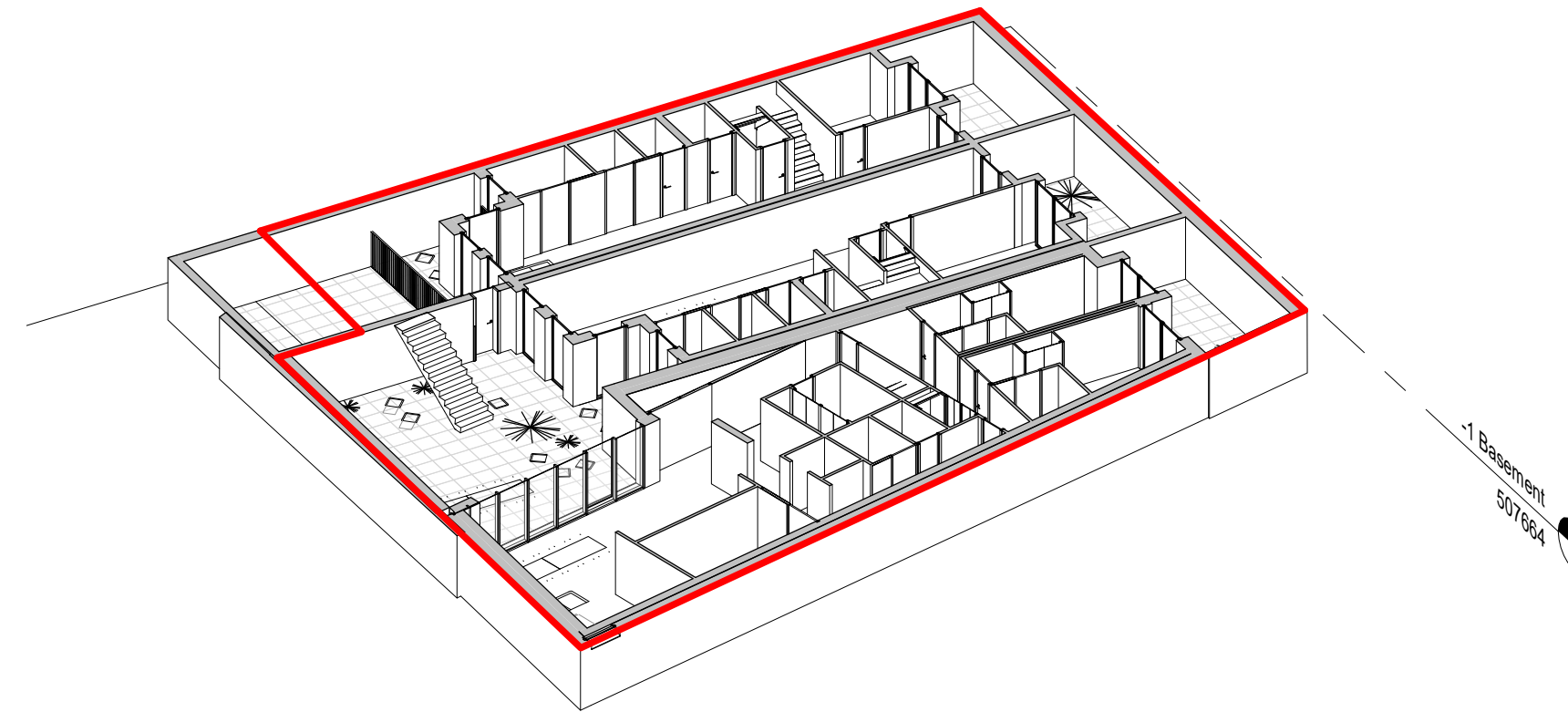
# Proposed Development

3d red line

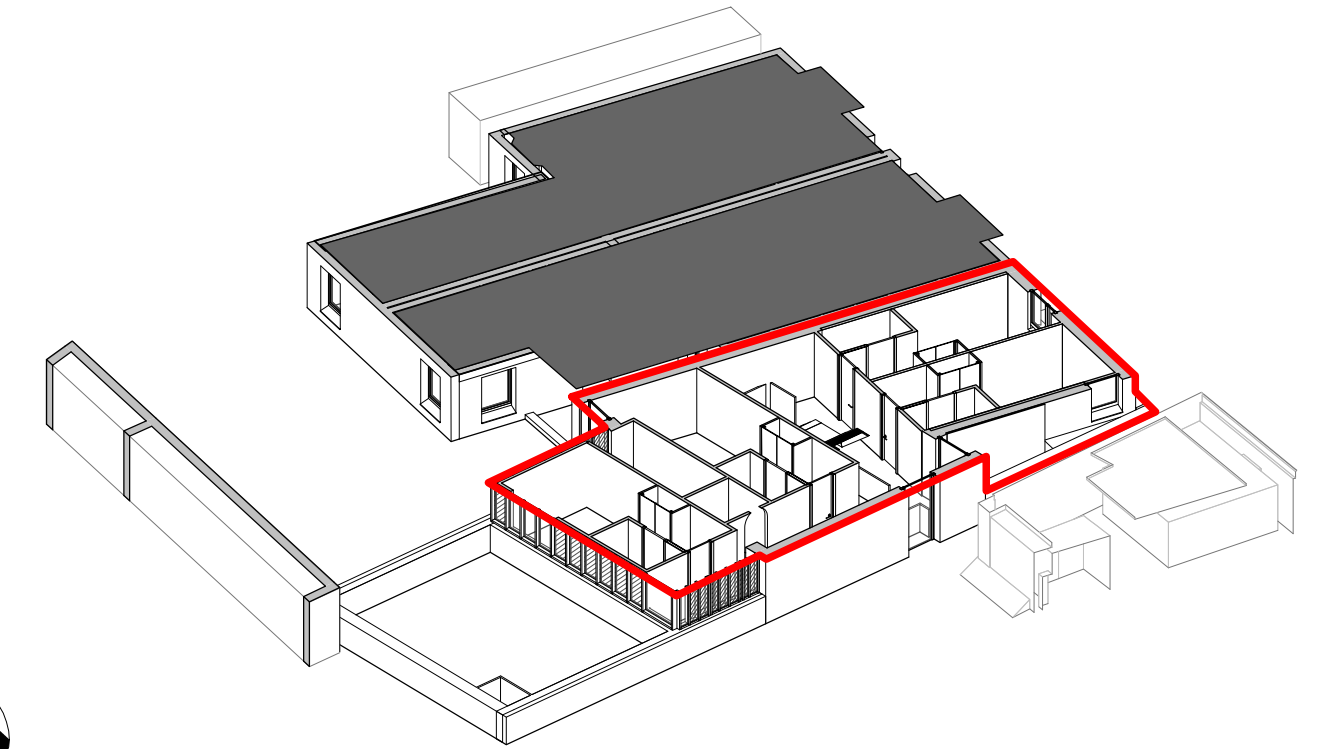
## Proposal

The Proposed Development incorporates parts of the adjacent 2 properties and seeks to enhance the offering of all three by combining them in the following ways:

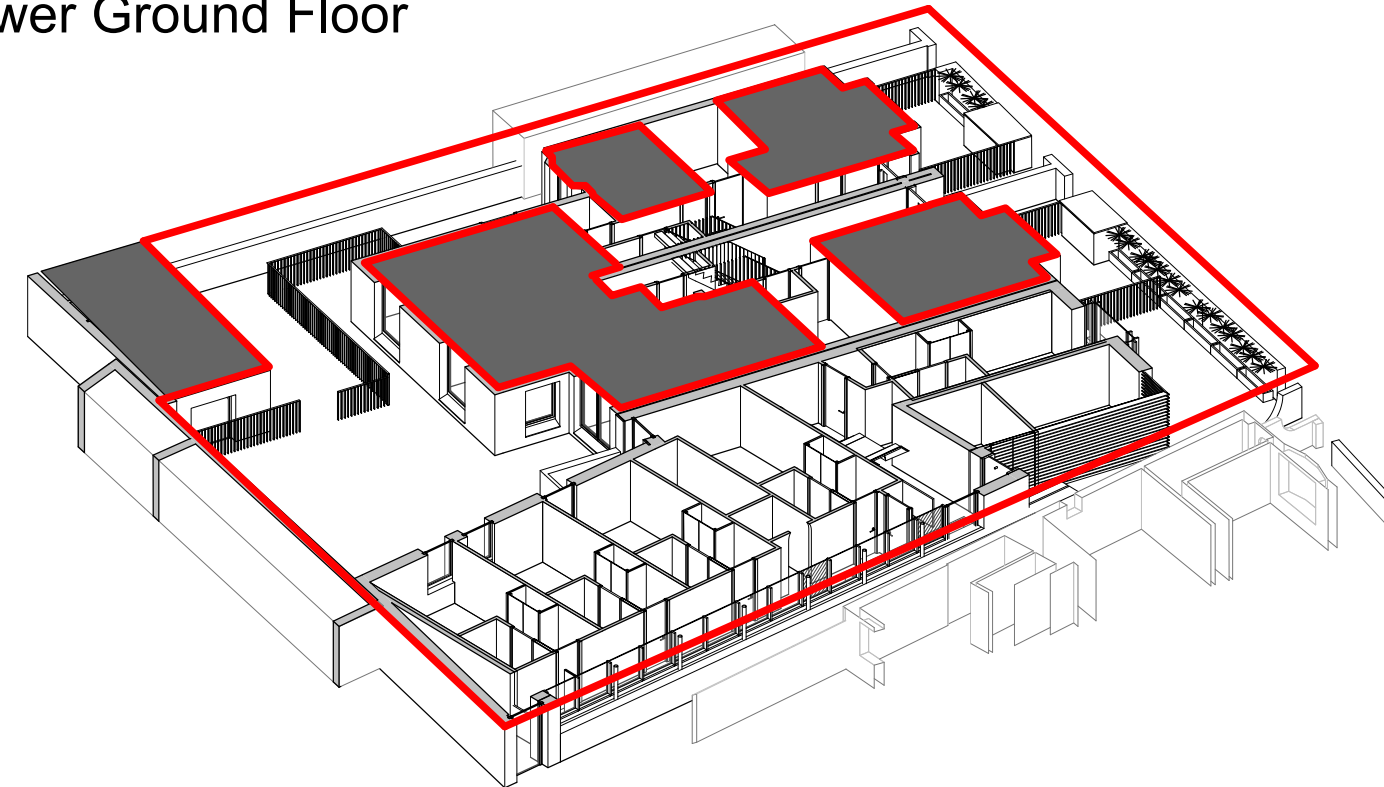
- i. To encapsulate a lower ground floor below and provide new amenity space to 47 and 49 which are both in the same ownership as 47a;
- ii. Combine the rear external amenity spaces of all three properties to produce one integrated community garden for use by all residents;
- iii. Provide a comprehensive and holistic approach to the site while leaving the living quarters of 47 and 49 unaffected.



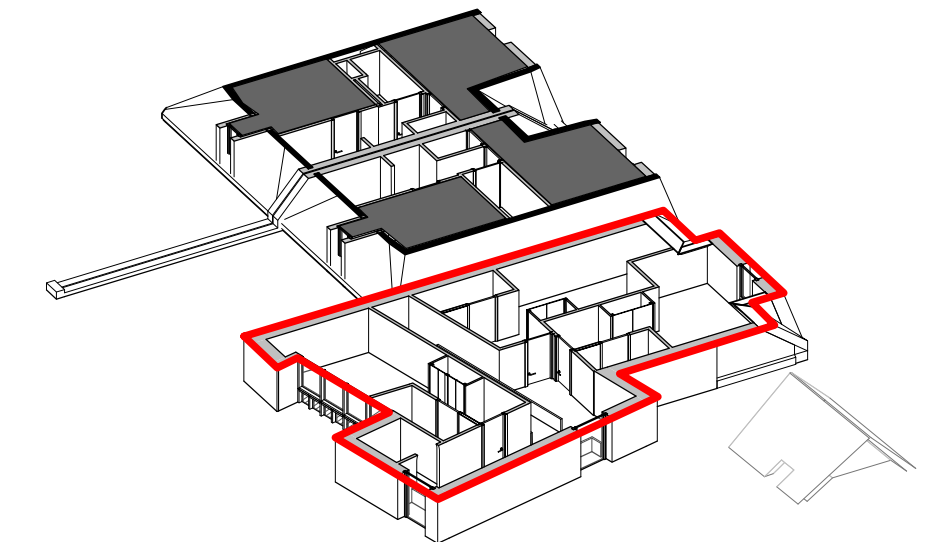
Lower Ground Floor



First Floor



Ground Floor



Second Floor

# Proposed Development

## Lower Ground Floor

### Proposal:

We have resolved the amenity issues surrounding 47 and 49 by re-examining the amenity space as a whole.

By creating lower ground floor area to 47 and 49 we have provided each property with its own internal amenity space for residents and given access to high quality outdoor spaces, creating a community garden.

Lightwells to the street front will create defensible, useable spaces and provide light and air to the new accommodation while, to the rear, sunken garden spaces provide more intimate amenity for residents.

The properties will act independently but come together in the space created by the community garden to the rear.

Extend Sunken Garden to include 47 and create a community garden

Internal arrangement of 47a remains unchanged

Create Lower Ground Floors to under 47 and 49 providing internal amenity space with good quality daylight and access to external amenity space.

Lightwells to front of 47 and 49 to provide light and amenity to lower ground floors.



# Proposed Landscape

## Internal and External Amenity Space



### Proposal:

The landscaped external space is a highly designed space, enhancing the concept of external liveable space for residents, blurring the line between internal and external living.

Designed to provide seating, break-out and relaxing community based space.

A biophilic approach, calming and protected as a contrast to the surrounding streets.

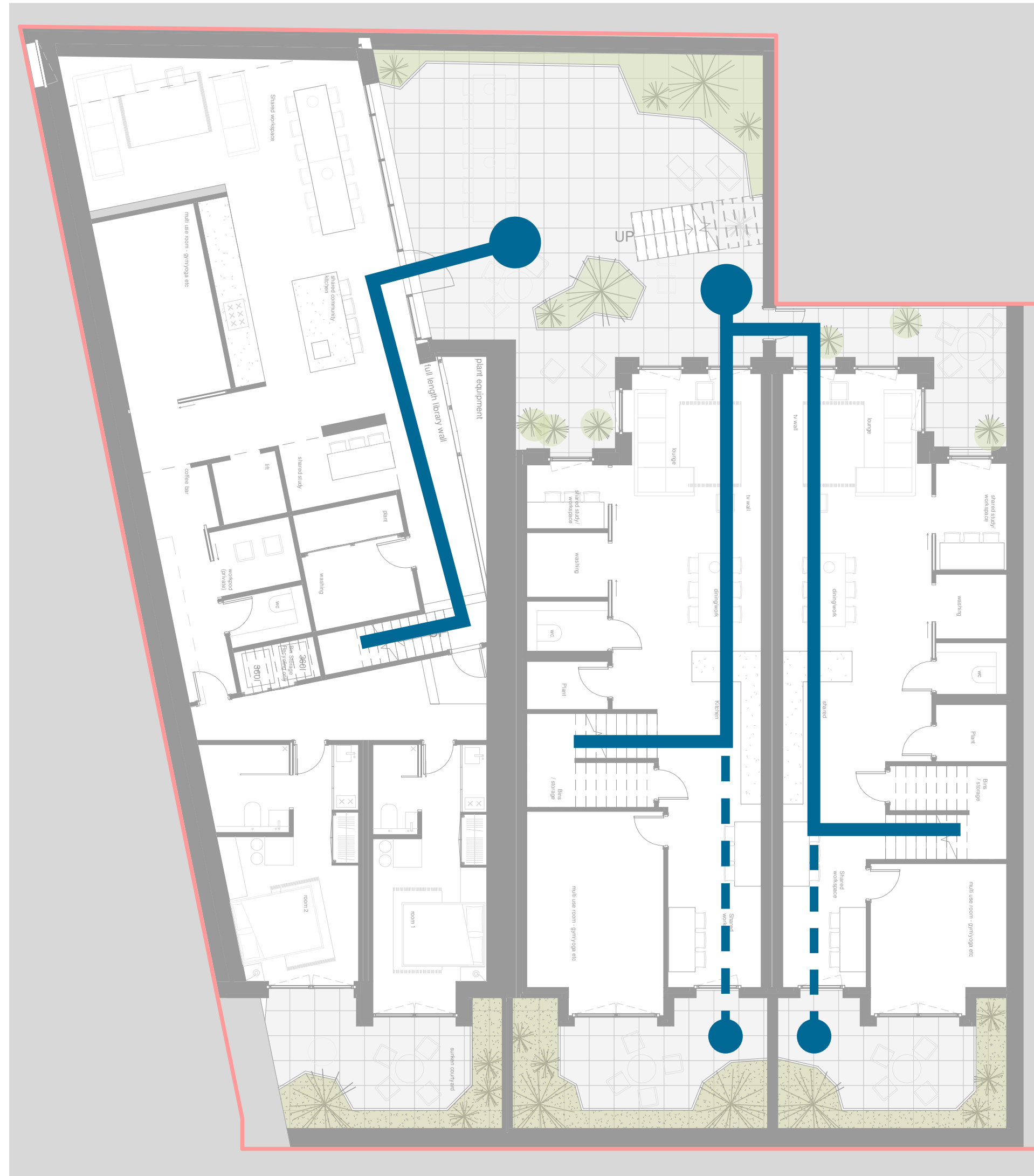
These precedents and mood images provide a feeling of the space which is envisaged as an urban landscape with stepped tiers and sunken elements of planting.



Precedent: Internal - external amenity spaces. Design Quality.

# Amenity Access

Access for residents to communal amenity



Lower Ground Floor Plan



Ground Floor Plan

Resident pass through the lower ground floor internal amenity and into the rear external amenity or to the front lightwell space.

Resident descends existing staircase to ground floor and continues to lower ground via the new staircase



# Proposed Lightwells

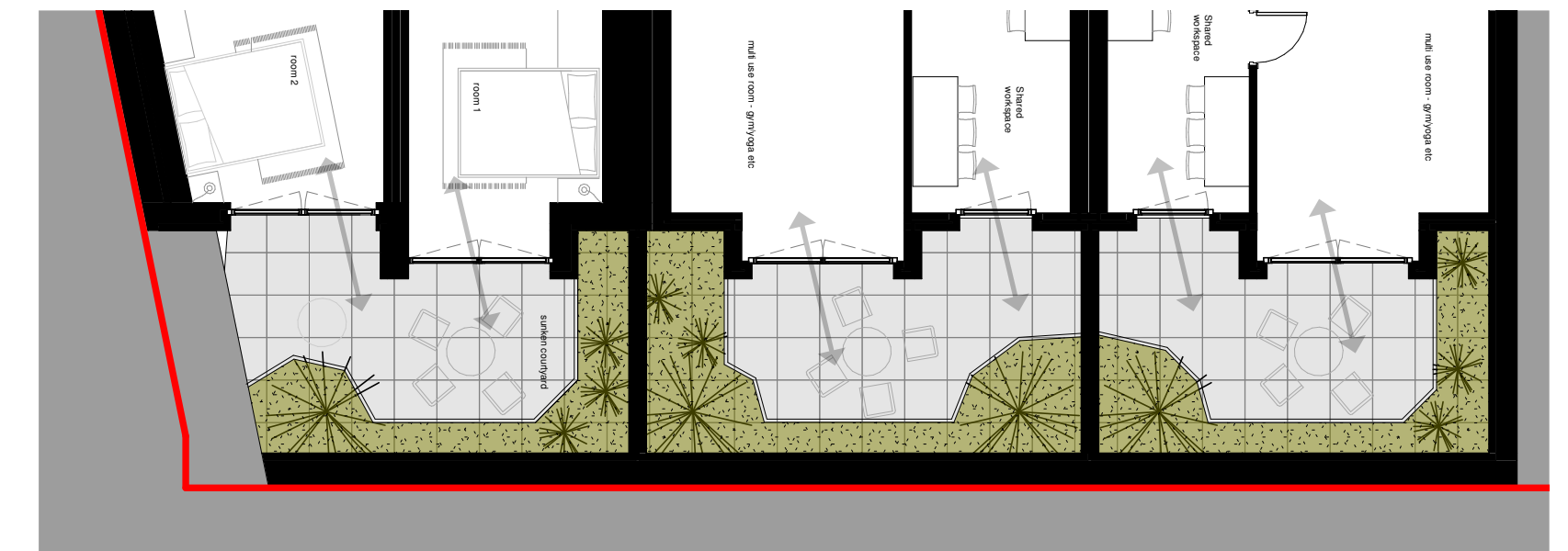
## The street and private external space

### Proposal

Having incorporated the three properties, the lightwells to Lower Mortlake Road have remained exclusive to each property, giving an alternative space, whether due to sunlight or climatic change and feeling. Accessed from the internal amenity of each house.

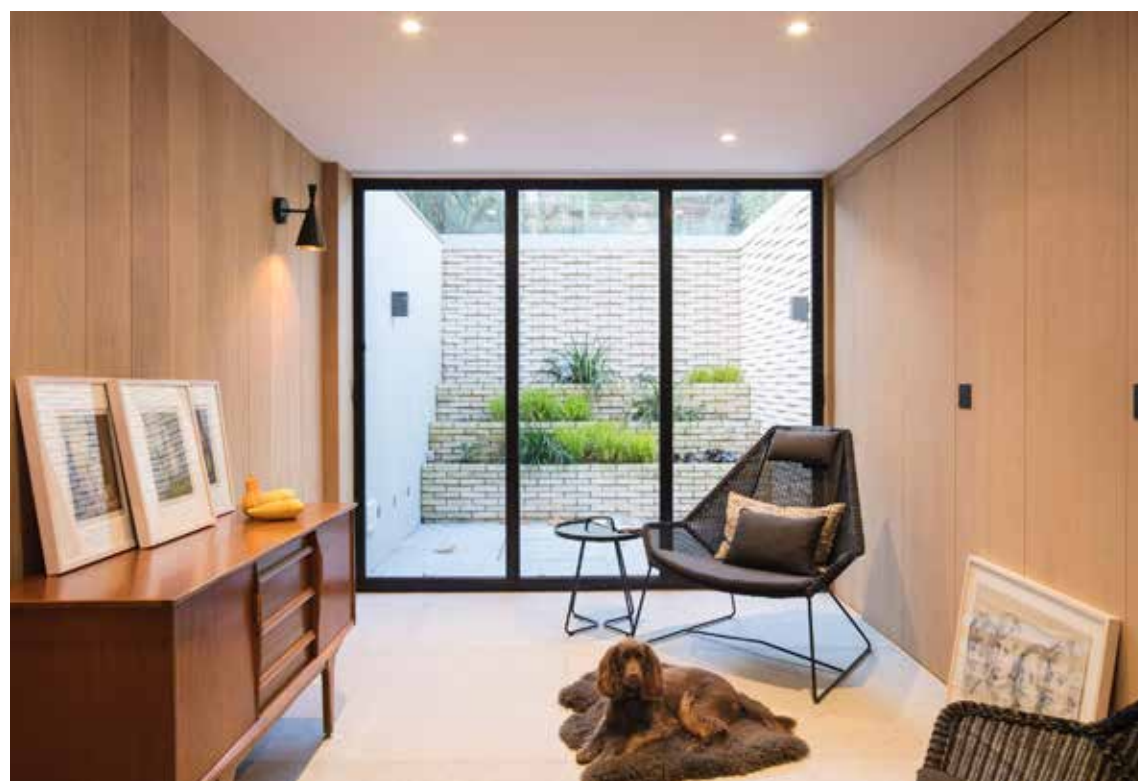
Again, a calm space with biophilic conditioning.

The lightwells are generous, creating a defensible space from the street but also typical of a London street. A solid brick wall separating the spaces from each other and the public space beyond.



Plan of landscaped lightwells

Precedent: Internal-external relationship, quality of living.



Precedent: walled external amenity space



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Lower Ground Internal Amenity Space @47 and 49

Typical Section through Lightwell

# Proposed Lightwells

The street and private external space



Sketch showing the street frontage and proposed garden wall along the property frontage

## Proposal

From the street, the lightwells sit behind a traditional brick garden wall. Discreet bin store doors to 47 and 49, alongside gate entry to each house.

Planters, integrated into the wall allow a further visual separation between the lightwells and the street.



Ground Floor plan showing relationship to the street

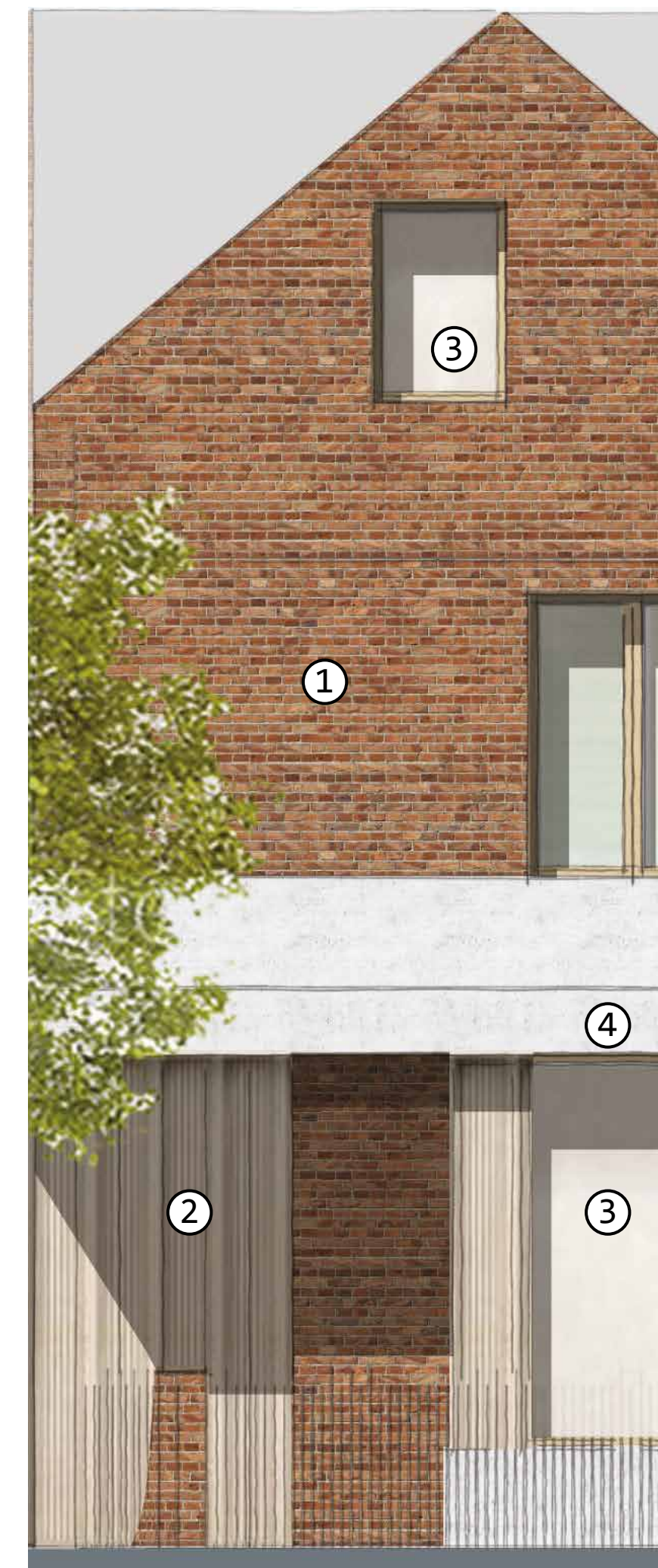
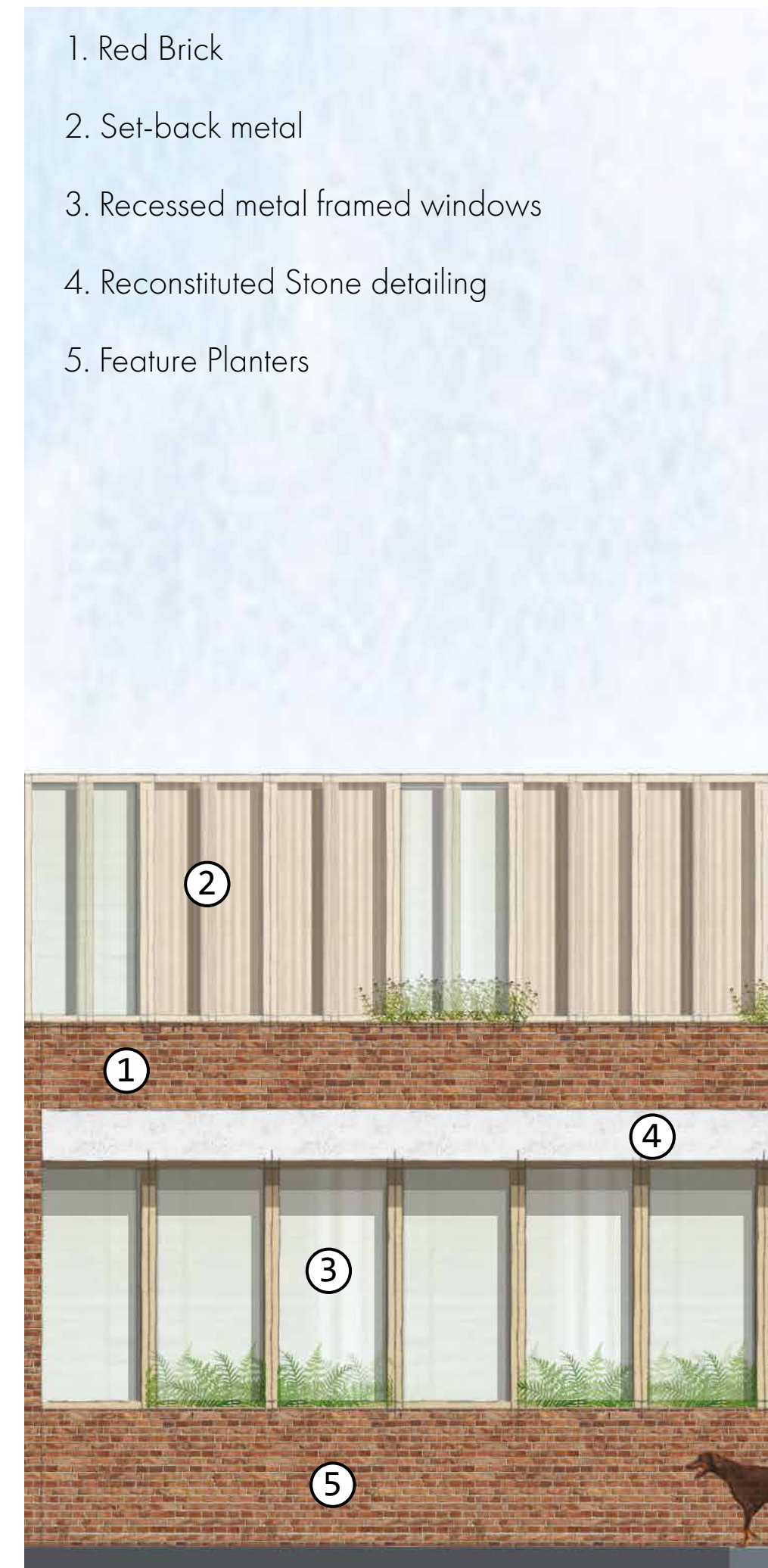
# Proposed Materials and elevational treatment

## Proposal:

The materiality and approach to elevation and form has remained unchanged, the principles having been supported.

The brick remains the predominant material and aesthetic, tying both existing and proposed on the site, as well as knitting the new building into the existing fabric and context.

As well as the overall form and composition of the façades, materiality also plays a vital role in ensuring that the building is appropriate to both the context and in creating a high quality building of architectural merit. Following site analysis and a study of local context and materiality, we feel that the main volume will be brick which will help to root the project into the context and continue the frontage along Lower Mortlake Road with something appropriate and welcoming. Introducing a series of different complimentary materials can add richness and depth to a scheme and this is something which we propose also, through the use of a set-back metal element and window recesses. We also plan to look further into an option of re-using the existing brickwork on the side alley to rebuild the planter along the proposed alley facade. The facade will have these different material treatments in carefully placed together. This ensures that the building has both interest as well as a hierarchy of how it is read from the street as different elements.



# Proposed Development Ground Floor



We feel that our proposal successfully opens the alley to be less of a bottle neck and more of a passageway like on the northern end. The simple curve on the Wall which is a mirror of that on No.45 and the cut back of brickwork on the corner of our building with the use of timber, creates a welcoming and enticing route and helps to activate the space.

Floor plan of 47a remains unchanged

Landscape at Ground floor to provide amenity for 49, lightwell to new lower ground floor

Entrance to 47a

Improved entrance to 47 and 49 including new refuse storage and gated entrance



# Proposed Development

## First Floor

### Proposal:

To respond to the Inspectors comments regarding an imposing built form, We have cut back the building at 1st floor;

This will reduce the bulk of the building adjacent to the rear neighbour;

It will also improve the condition of enclosure on the rear gardens of 47 and 49.

Remove two rooms at first floor level to set back the building

Windows look out over the flat roof, limiting over-looking to neighbours.

No windows to this facade at first floor reducing over-looking to 47.

Reduction in height to rear of the building, this lessens the impact on the rear neighbour and improves light and space to the community garden.



Side Elevation to Blue Anchor Alley



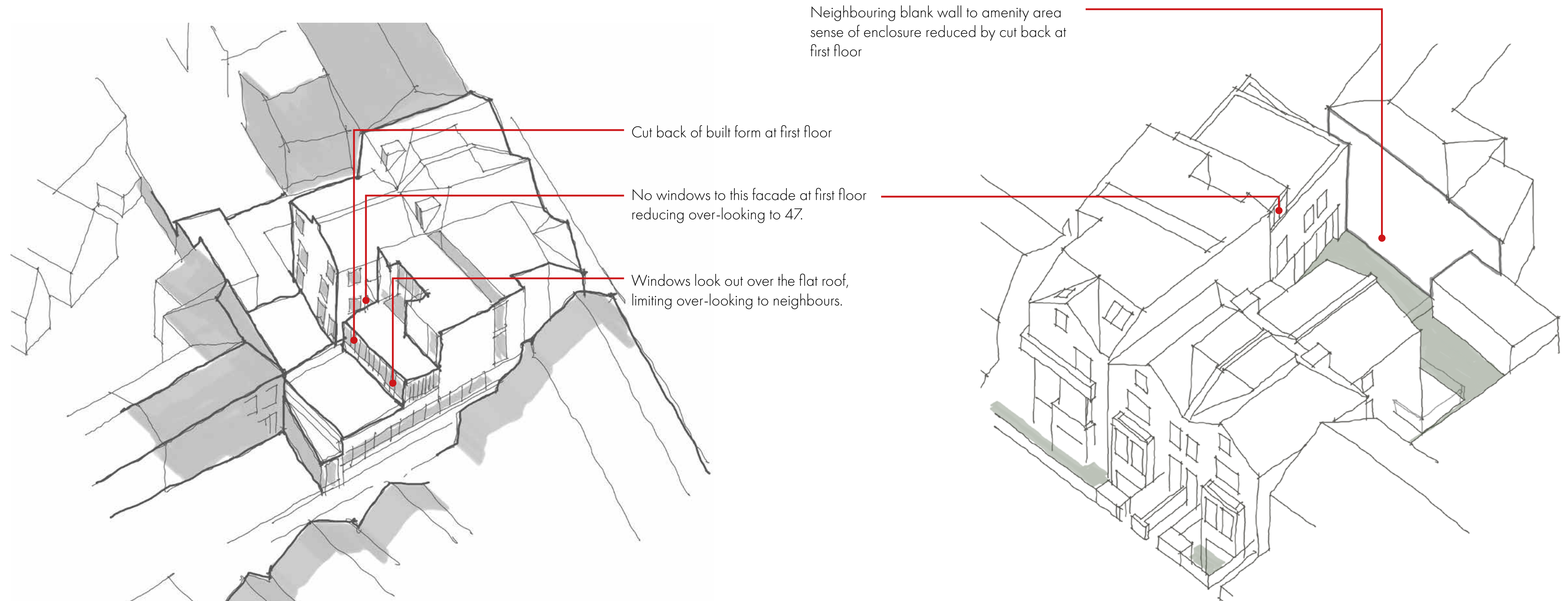
First Floor Plan

# Proposed Development

## Scale and Over-looking

### Proposal:

These diagrams demonstrate the 3-dimensional massing of the new built form and its relationship to the neighbouring buildings, both within the site and to the boundaries.



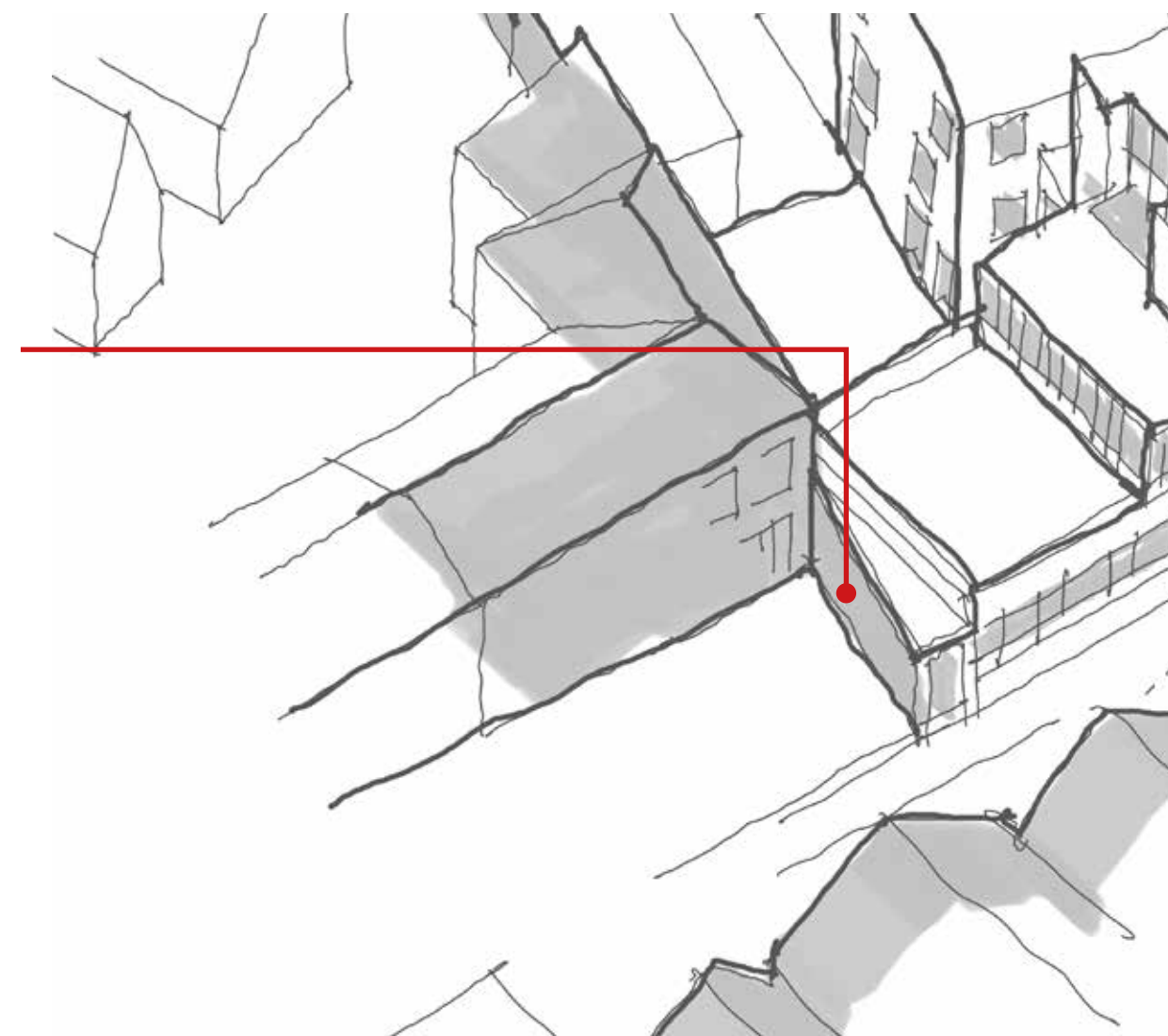
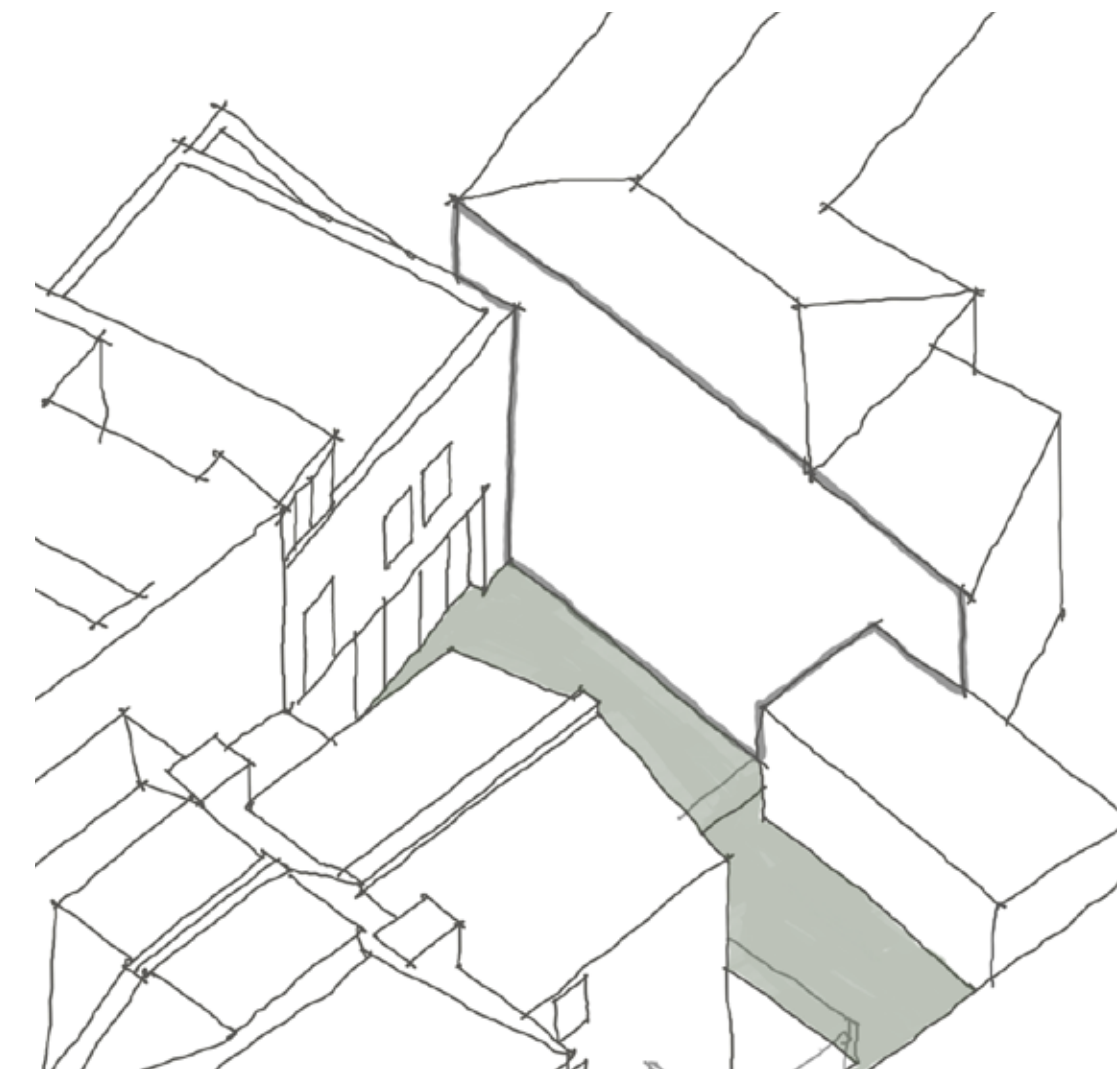
# Proposed Boundary

Connection to existing boundaries

## Proposal:

The proposed building was designed around the enclosure of the existing yard, so that the immediate feeling of Blue Anchor Alley remained the single storey brick wall.

The boundary wall and relationship to no.3 Blue Anchor Alley is improved through the set back of the first floor mass.



Single Storey garden wall to no.3 Blue Anchor Alley

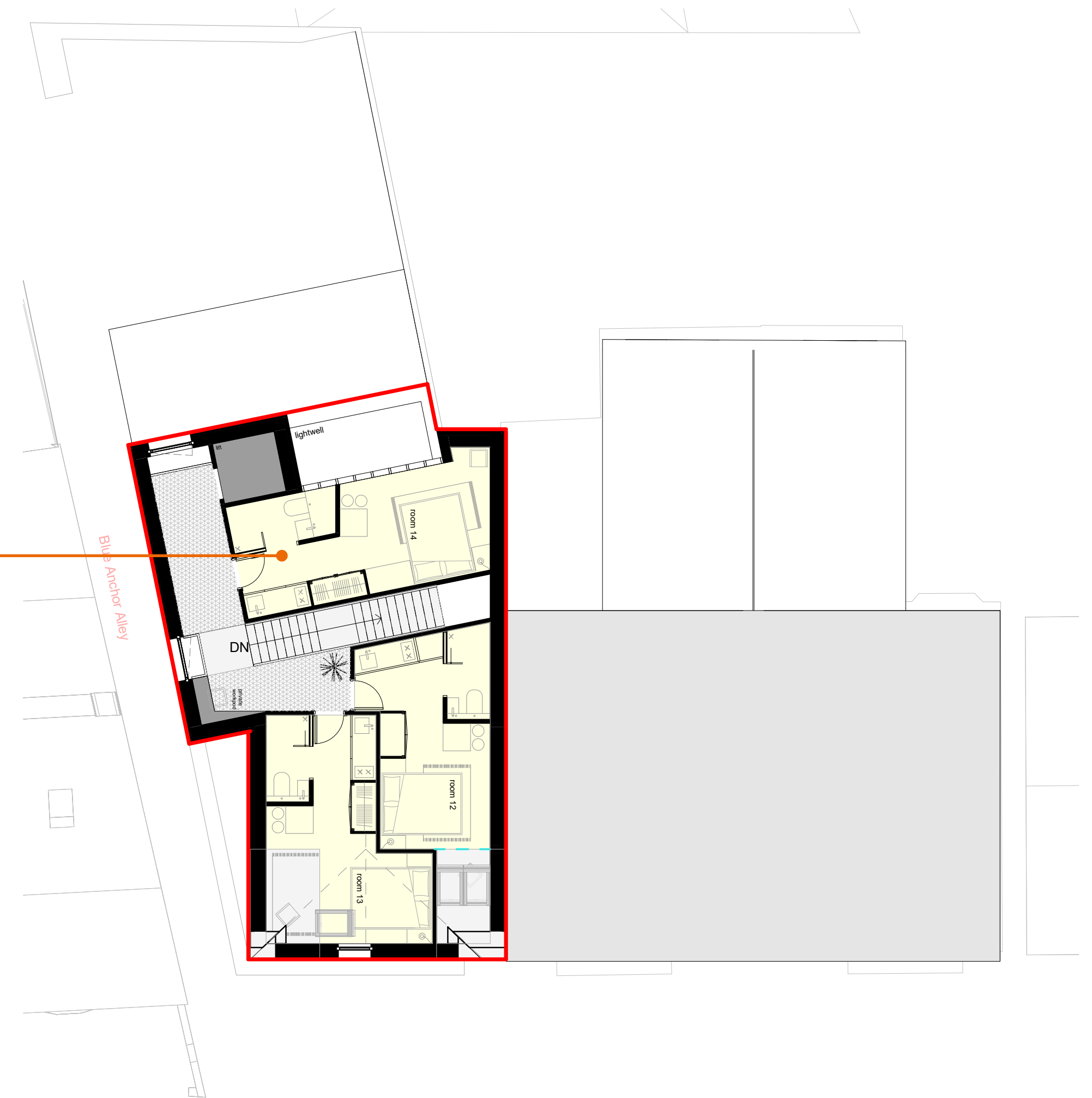


# Proposed Development Second Floor

## Proposal:

The proposed building at 2nd floor is unchanged from the Appeal scheme, reflecting the height and roof form of the neighbouring properties.

Second Floor plan of 47a remains unchanged





# Proposed Development

## Elevations



Elevation to Lower Mortlake Road

### Proposal

The Proposed Elevations of the Building are primarily viewed from Lower Mortlake and Blue Anchor Alley. Each facade therefore requires a different design response to relate to the unique situation on both. Along the Front Facade at Lower Mortlake, we are careful to continue the Design Principles as previously set out, given the nature of creating a unified street frontage and respecting the neighbouring properties. The elevation is a subtle contemporary interpretation of what already exists in the context and aligns to both the scale, form and materiality as the surroundings. The Western facade along Blue Anchor Alley is also key. By pulling the front facade around the corner, we create a covered entrance area which feels like a mews entrance. This activates the alley at this end. We also create a deep reveal at ground floor with window boxes which create a continuous planter - almost as a continuation of the cottage gardens along the alley. The building steps back in height and feels like a 1.5 storey building from the alley with more security in the form of more passive surveillance and light from the building.



Elevation to Blue Anchor Alley

# Accommodation Schedule

## Proposed Scheme

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Schedule of Accommodation  
Date/ Issue  
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P3  
25.01.22

Site Area		629
sqm		
47a	Room GIA (sqm)	Floor GIA (sqm)
Lower Ground Floor		
Co-Living Bedroom 1	18	
Co-Living Bedroom 2	19.5	
Overall LGF Floorplate GIA		166
Ground Floor		
Co-Living Bedroom 3	17.5	
Co-Living Bedroom 4	19.5	
Co-Living Bedroom 5	18	
Co-Living Bedroom 6	18	
Co-Living Bedroom 7	18	
Overall GF Floorplate GIA		160
First Floor		
Co-Living Bedroom 8	17	
Co-Living Bedroom 9	17	
Co-Living Bedroom 10	19.5	
Co-Living Bedroom 11	18	
Overall Floorplate GIA		113
Second Floor		
Co-Living Bedroom 12	16.5	
Co-Living Bedroom 13	19.5	
Co-Living Bedroom 14	19.5	
Overall Floorplate GIA		85
Rooms	14 x 1 Person Units	
Room GIA TOTAL	255.5	
Floorspace GIA TOTAL		524

47	Floor GIA (sqm)
Lower Ground Floor	

Overall LGF Floorplate GIA	82
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Floorspace GIA TOTAL	82
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49	Floor GIA (sqm)
Lower Ground Floor	

Overall LGF Floorplate GIA	79.5
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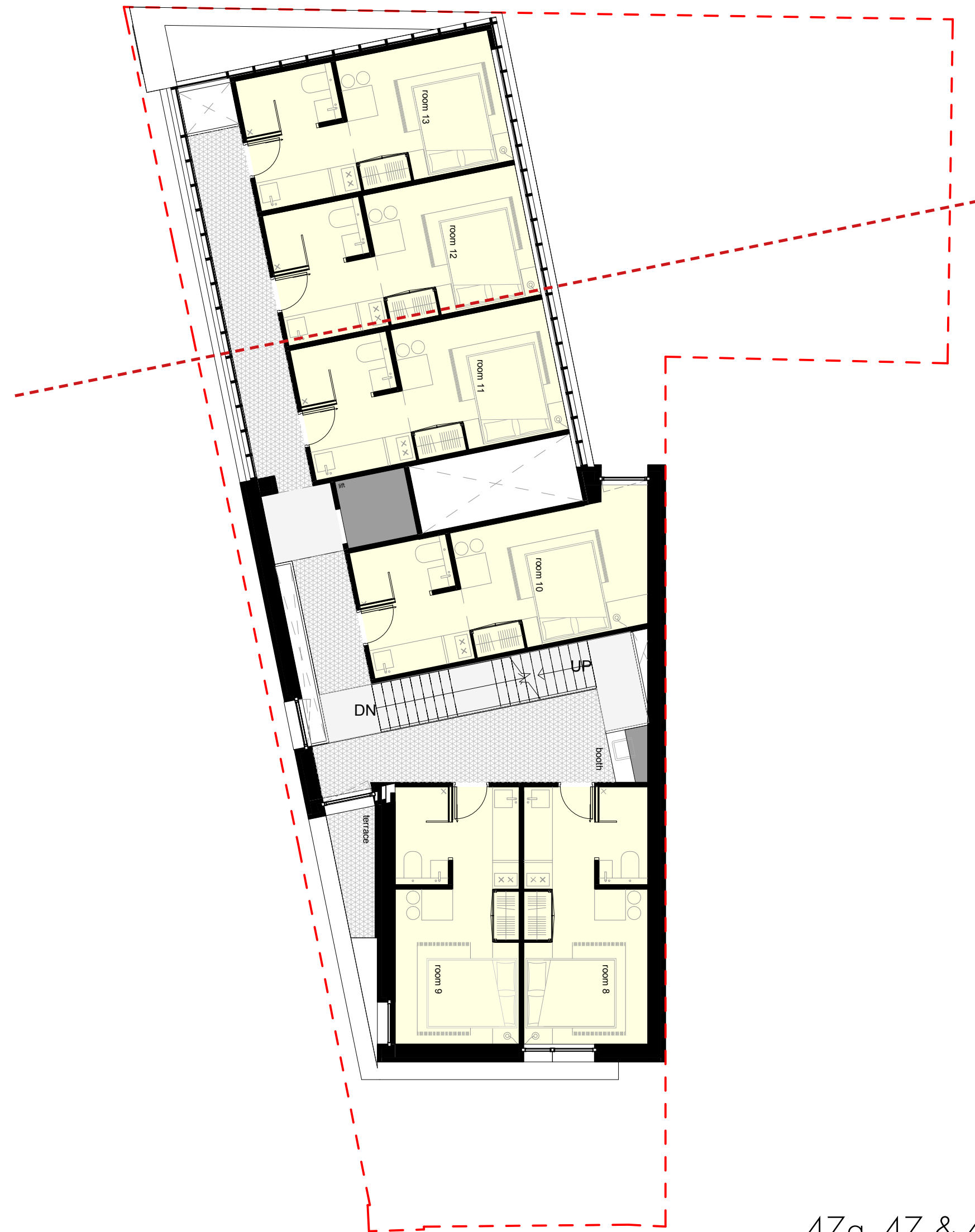
Floorspace GIA TOTAL	79.5
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685.5

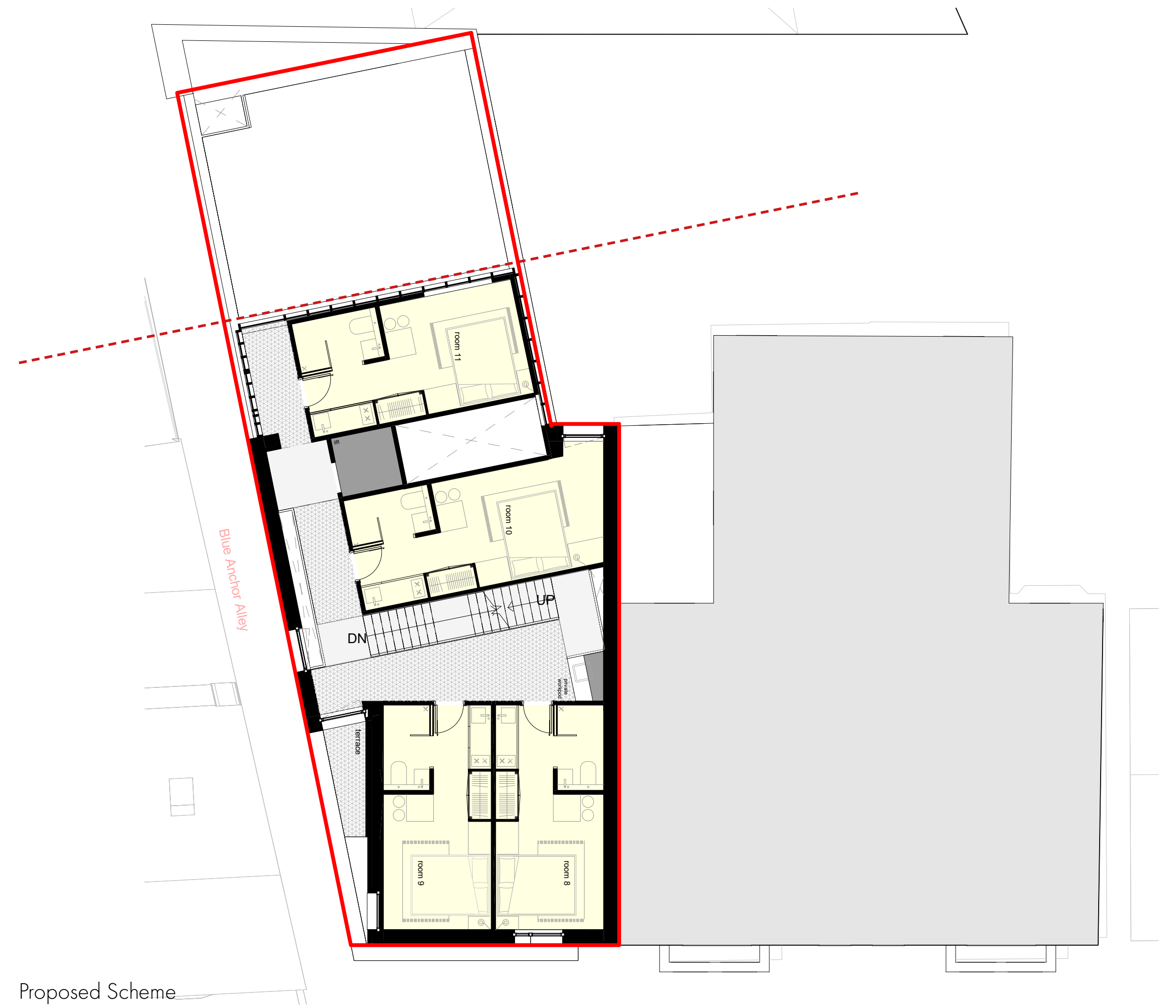
# Comparison

First floor cutback

Appeal Scheme



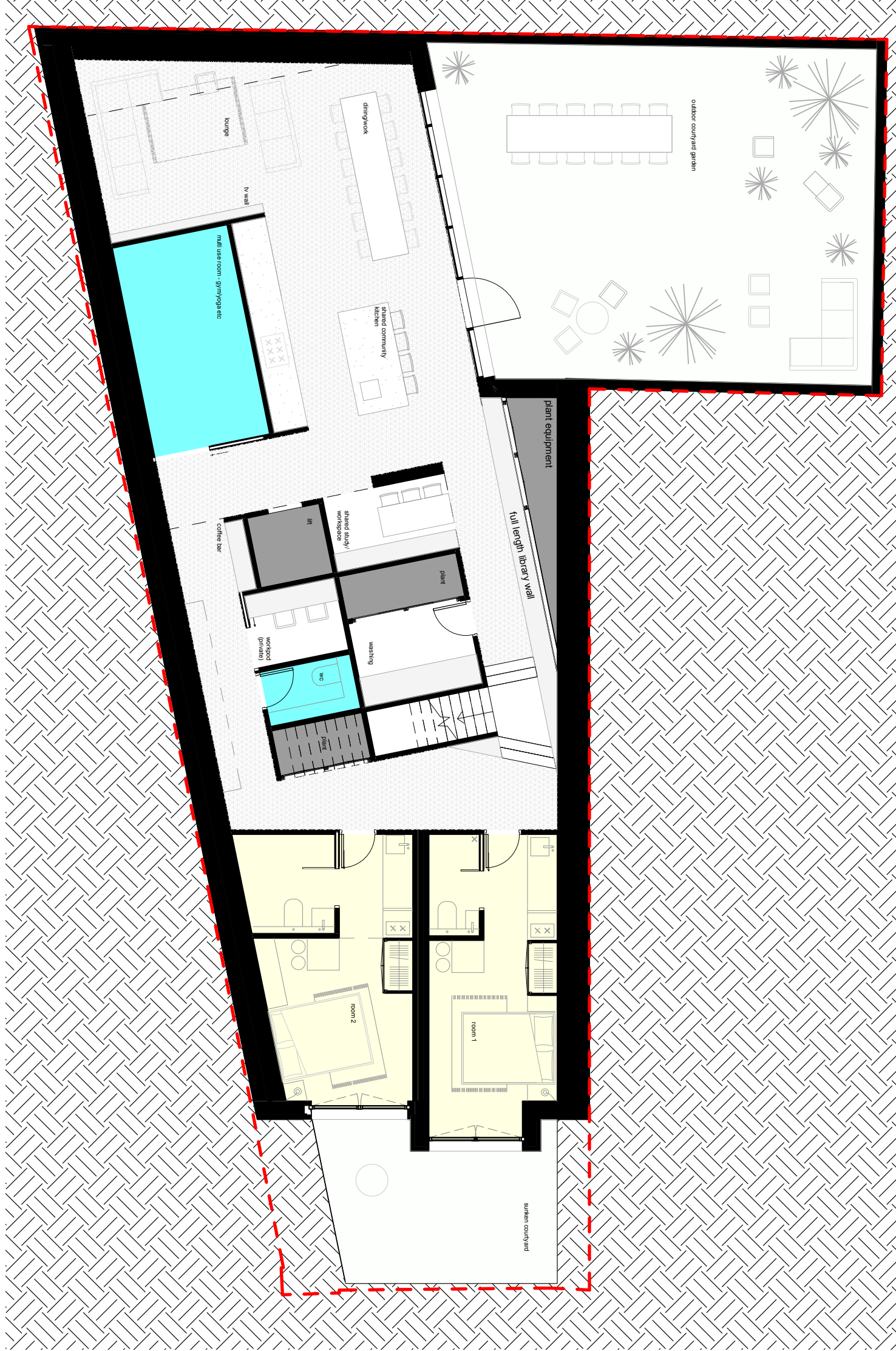
Proposed Scheme



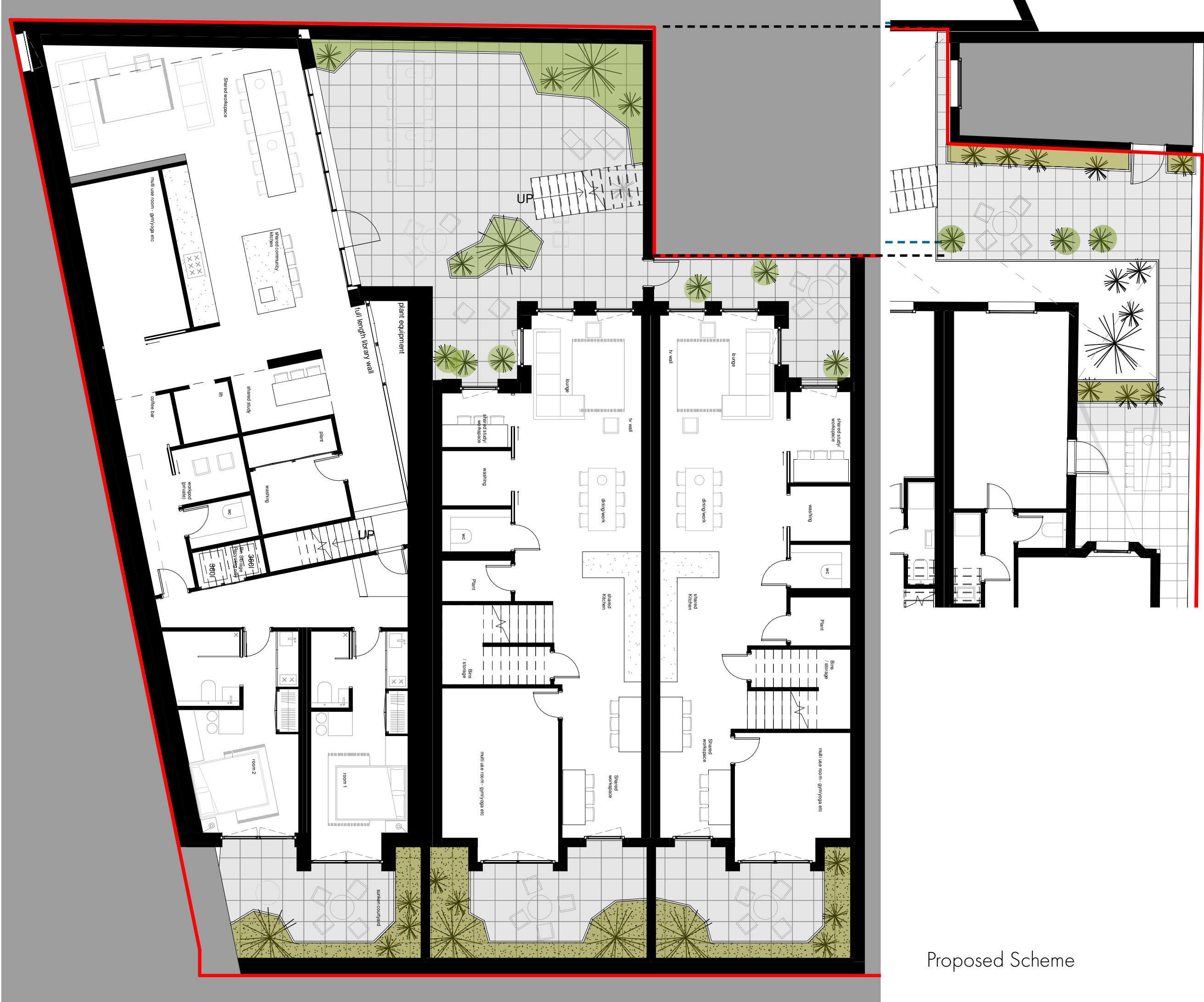
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# Comparison

## Enhanced External Amenity



Appeal Scheme



Proposed Scheme

# Comparison Massing



Appeal Scheme



Proposed Scheme

# Proposal Summary

The Appeal had established that:

1. The principle of redevelopment is supported;
2. Land use here is supported as appropriate, albeit it is considered to be a blended HMO/Co-living use;
3. Accommodation quality is supported;
4. Design approach supported (design officer comments at app stage)

This document has demonstrated proposed changes to address the following:

1. Neighbour impact - scale and overlooking, by setting back the first floor of the proposed building.
2. Loss of neighbour (47) amenity, by incorporating numbers 47 and 49, we are able to holistically design any issues out while enhancing the use of 47 and 49 for the residents.

This Application is considered an enhancement of the Appeal Scheme, with minor changes that respond positively to the inspector's comments in the previous Appeal Decision.



# Technical Summary

## Report

The following topics are covered by separate technical reports:

1. Daylight and Sunlight
2. Transport
3. Cycles
4. Waste and recycling
5. Fire design

### Accessible Design

The proposal aims to ensure accessibility and inclusion, so that all potential users, regardless of disability, age or gender can use them safely and easily. The building provides residential use within the envelope and the services are accessed both from within the envelope to the bin store and externally directly at the entrance to the building and are controlled by fob access.

- There is a lift accessing all internal levels.
- The main residential entrance is fobbed with each resident/user having direct access to here and all communal parts of the building.
- Each private room is individually fob controlled and will have fobs altered between residents.

### Inclusive Design

Our aim with inclusive access is that the design and layout of the building and the landscape enables everybody to enter, use the facilities and leave safely, independently and with ease. All circulation and staircases comply with building regulations, and the former 'lifetime homes' requirements. Within the development, all the Co-Living units will be Part M4(2) and as such they will benefit from level access thresholds both internally and to the external amenity spaces. The development meets Fire Regulations and both the means of escape for occupants and accessibility for the Fire Brigade has been carefully considered in the design of the building.

**boehm lynas**

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