Proctor & Shaw

Design & Access Statement for 25 Ham Farm Road TW10 5NA	
Date	28.02.2022
To	London Borough of Richmond Civic Centre, 44 York Street, Twickenham, TW1 3BZ
Project	2103
From	Agent: Proctor and Shaw The Studio 78 Sisters Avenue London, SW11 5SN Applicant: Bart and Claire Tkacz 25 Ham Farm Road, London, TW10 5NA.

Battersea House, Wandsworth, 2018. Highly Commended, British Homes Awards 2019

Zinc House, Lancashire. Carbon neutral new build dwelling.

Design & Access Statement Summary

This document of commentary, drawings and images supports the application submitted by Proctor & Shaw on behalf of Bart and Claire Tkacz in respect of 25 Ham Farm Road TW10 5NA.

Planning permission is sought for:

‘Demolition of existing detached house at 25 Ham Farm Road and replacement new build sustainable single family dwelling with proposed landscaping and tree works.‘

This document has been prepared by Proctor & Shaw Architects, (Proctor & Shaw is a trading name of Proctor & Co Architecture Ltd).

Woodlands Passivhaus, Walton on Thames, 2021

Marylebone Apartment, Frame Award winner 2020

Soffit House, Lambeth, 2020. Overall winner Don’t Move Improve, 2020!

An Introduction to Proctor & Shaw

Proctor & Shaw, founded in 2014, are an architecture and design studio based in South London. We specialise in residential architecture from house extensions and refurbishments to large contemporary new-build homes and multi-unit developments.

The office has a growing reputation for executing high quality, sensitively designed residential projects. We have had four completed works included in the New London Architecture Don’t Move Improve, 2019! Exhibition and a further 5 this year in 2020, of which our Soffit House won the Overall Award for best extension in all London Boroughs. Our Marylebone apartment refurbishment was also a recent winner at the internationally acclaimed Frame Awards 2020.

The directors, John Proctor and Michael Shaw, each have over 20 years of professional experience working for award-winning UK practices. Both John and Mike have lectured and tutored in several Universities throughout the UK.

See www.proctorandshaw.com

This Design & Access Statement prepared by Proctor & Shaw Architects outlines detailed proposals for a new build single family dwelling at 25 Ham Farm Road, TW10 5NA. replacing the existing 1950s house currently on the site. It is to be read in conjunction with the submitted existing and proposed drawings and various supporting reports produced as part of the design process leading to these proposals.

After a long period of neglect, the residential property at 25 Ham Farm Road has changed hands, and the new owners wish to create a house that achieves the very highest levels of design quality, accessibility, sustainability and building performance, and is suited to their needs as a young family. As a lifetime wheelchair user, the new owners require a fully accessible dwelling to live in, meeting the current part M standards, and have a strong commitment to environmental protection and enhancement.

This DAS is structured broadly in two halves - an analysis of the existing property in its context, and then drawing on conclusions from that analysis, a set of detailed proposals for a replacement dwelling.

In the first instance, the existing property is considered in its broader local context within the Parkelys Conservation Area. Following this, a detailed analysis of the existing building in its immediate context is undertaken in order to weigh the pros and cons of the current dwelling and its suitability to meet the particular needs of the property owners. It explores in detail the architectural design qualities and shortcomings of the existing house, alongside its performance in terms of accessibility (noting the owners wheelchair reliance), fabric performance (including a detailed surveyors report), sustainability (including review of the existing EPC) and landscaping credentials (including an Arboricultural Survey).

A heritage assessment of the dwelling is then outlined, summarising in part and produced in close conjunction with the detailed Heritage Statement by HCUK group submitted with this application, in order to provide full context to an overall assessment of the merits of the existing property.

Feedback from the formal pre-application advice from the Local Authority is then reviewed, and a detailed planning statement has also been produced by Peacock and Smith in order to provide context and inform the overall strategy to develop the proposals described herein.

When assessed together, the analysis provides a robust case for demolition.

These inform and culminate in a detailed set of designs for a replacement dwelling that meets the very highest standards of design performance and sustainability, is imbued with the values of an inclusive society, and ultimately enriches the conservation area setting in which it sits.

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The property in question is in the London Borough of Richmond in the Parkleys Conservation Area no 67, and is not listed nor locally listed (see annotated map below). The Parkleys Estate Conservation Area is an influential 1950s planned development of both flats on Parkleys and associated detached houses along Ham Farm Road. The estate was the first of the large residential developments by Span Developments Ltd. design by Eric Lyons and overseen by Geoffrey Townsend.

The only planning history for the site at no 25 dates back to 1983, where an application to add a second storey to the property was rejected but only on grounds that it would adversely impact on its neighbour at 27 due to the 'considerable size' of the second storey'. This design proposal here maintains a single storey massing comparable to the highest ridge height of the existing property.

There are 2 precedents within the Conservation Area of residential properties that have been previously approved for demolition with replacement dwellings. At no 4 Ham Farm Road the dwelling was replaced in 2004, and more recently at no 6 Ham Farm Road. Both examples exhibit a modern design approach showcasing extensive glazing, prominent contemporary eaves lines and roof overhangs, plan forms customised to their setting and use of timber and metal cladding elements. The latter design at no 6 also showcases high levels of building performance and sustainability.

Whilst the pre-application feedback undertaken prior to this application was somewhat dismissive of these 2 examples when raised (citing them as 'not directly comparable' to the application site), the properties do nevertheless speak to the heterogenous nature of the built design context in the Conservation Area.

A more detailed Planning Statement has been produced by Peacock and Smith and appended with this application, which outlines the planning context and relevant policies that this application responds to.. In addition, a thorough analysis of the Heritage of the site and property is detailed in the attached Heritage Statement by Heritage Collective UK.

The adjacent Parkleys housing development.

The application site in the street scene.

The street hosts a variety of different designs dating from the 1950s, including this locally listed property at 7 Ham Farm Road, recently extended.

Scale: N.T.S.

N

CONSERVATION AREA No.67 PARKLEYS ESTATE, HAM

Designated: 02.14.2003

Extended: A 03.09.2007

HAM COMMON

Application Property

Previously replaced dwellings

Buildings of Townscape Merit (locally listed)

HAM COMMON

HAM STREET

THE CASSEL HOSPITAL

UPPER HAM ROAD

HAM FARM ROAD

ST ANDREWS CHURCH

CHURCH ROAD

PARKLEYS

PARKLEYS PARADE

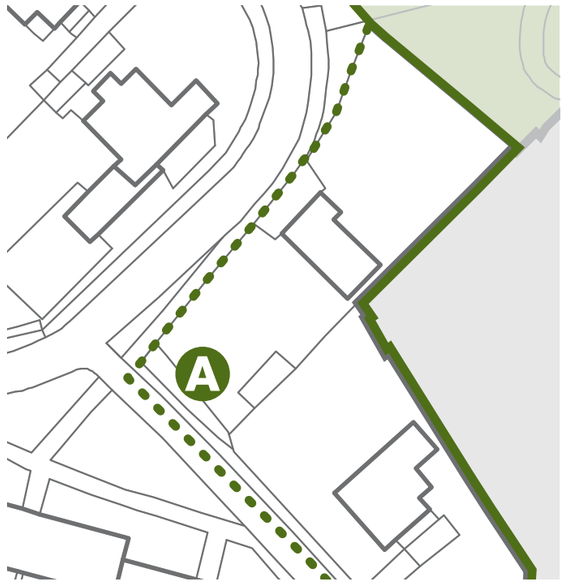
4

25

6

A

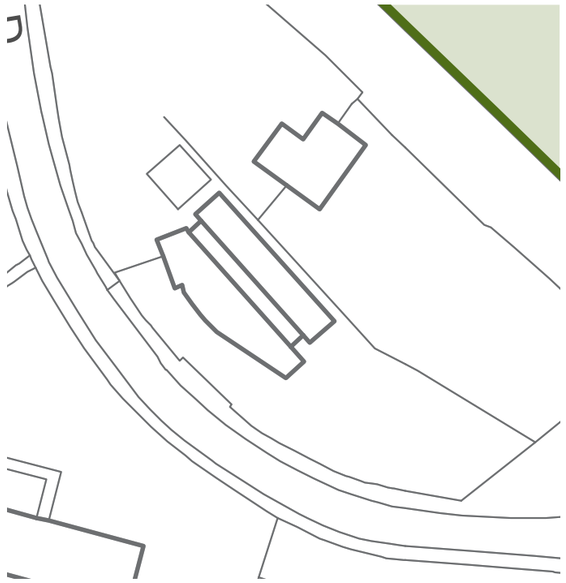
3/02567/BTM	Flax Cottage Ham Common Ham Surrey TW10 7JB	HPR - HAM, PETERSHAM, RIC	CA7 HAM COMMON	05/09/19
9/00006/BTM	7 Ham Farm Road Ham TW10 5ND	HPR - HAM, PETERSHAM, RIC	CA67 PARKLEYS ESTATE	10/07/20
9/00007/BTM	9 Ham Farm Road Ham TW10 5ND	HPR - HAM, PETERSHAM, RIC	CA67 PARKLEYS ESTATE	10/07/20
3/00010/BTM	21 Ham Farm Road Ham Richmond TW10 5NA	HPR - HAM, PETERSHAM, RIC	CA67 PARKLEYS ESTATE HAM	06/09/20
3/00011/BTM	33 Ham Farm Road Ham Richmond TW10 5NA	HPR - HAM, PETERSHAM, RIC	CA67 PARKLEYS ESTATE HAM	06/09/20
3/00012/BTM	35 Ham Farm Road Ham Richmond TW10 5NA	HPR - HAM, PETERSHAM, RIC	CA67 PARKLEYS ESTATE HAM	06/09/20
3/02568/BTM	1 Ham Farm Road Ham Surrey TW10 5ND	HPR - HAM, PETERSHAM, RIC	CA7 HAM COMMON	05/09/19
3/03494/BTM	Sudbrook Cottages 1 Ham Gate Avenue Ham TW10 5BH	HPR - HAM, PETERSHAM, RIC	CA7 HAM COMMON	05/09/19



6 Ham Farm Road (Replacement Dwelling 2017)

6 Ham Farm Road: Original Dwelling

6 Ham Farm Road: Replacement Dwelling 2017-ongoing



4 Ham Farm Road (Replacement Dwelling 2004)

4 Ham Farm Road Replacement Dwelling: Street View

4 Ham Farm Road Replacement Dwelling: Entrance elevation

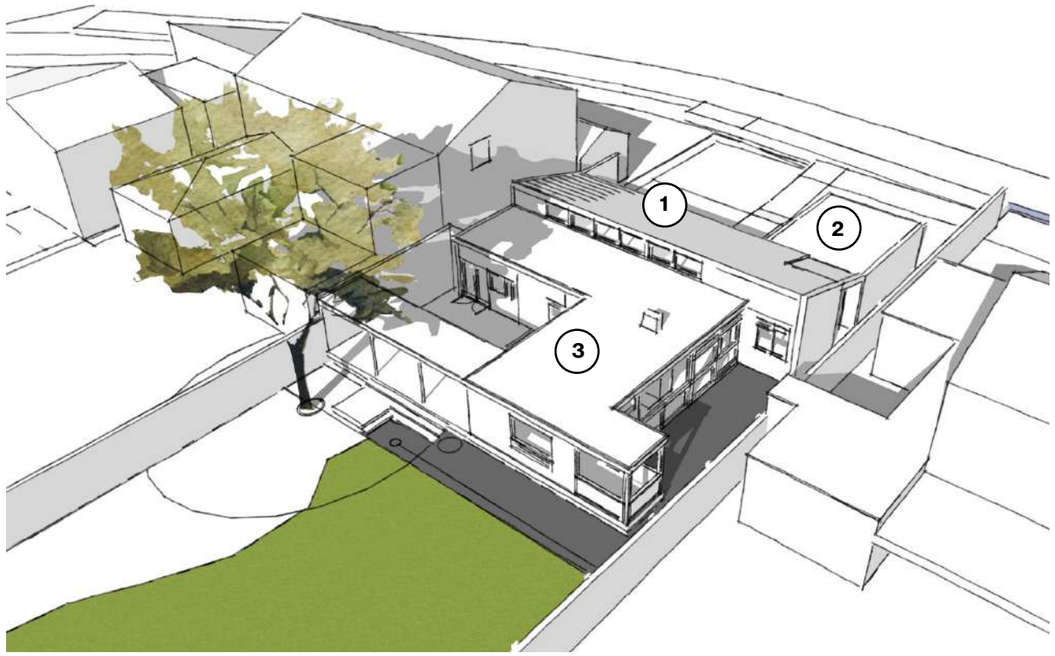
3. Existing Dwelling: Design

Ham Farm Road is characterised by a series of individually designed detached houses in generous garden plots, predominantly dating from the 1950s. The form, detailing and use of materials of the houses are varied.

The existing house design at no 25 is single storey and comprises a rather uncomfortable assemblage of 3 discordant elements of questionable architectural merit, consisting a pitched roof single storey volume stretching across the full width of the site facing the street **(1)**, a boxy flat roofed garage placed in front **(2)**, and a flat roofed heavily glazed H shaped building extension to the rear projecting out into the large rear garden **(3)**.

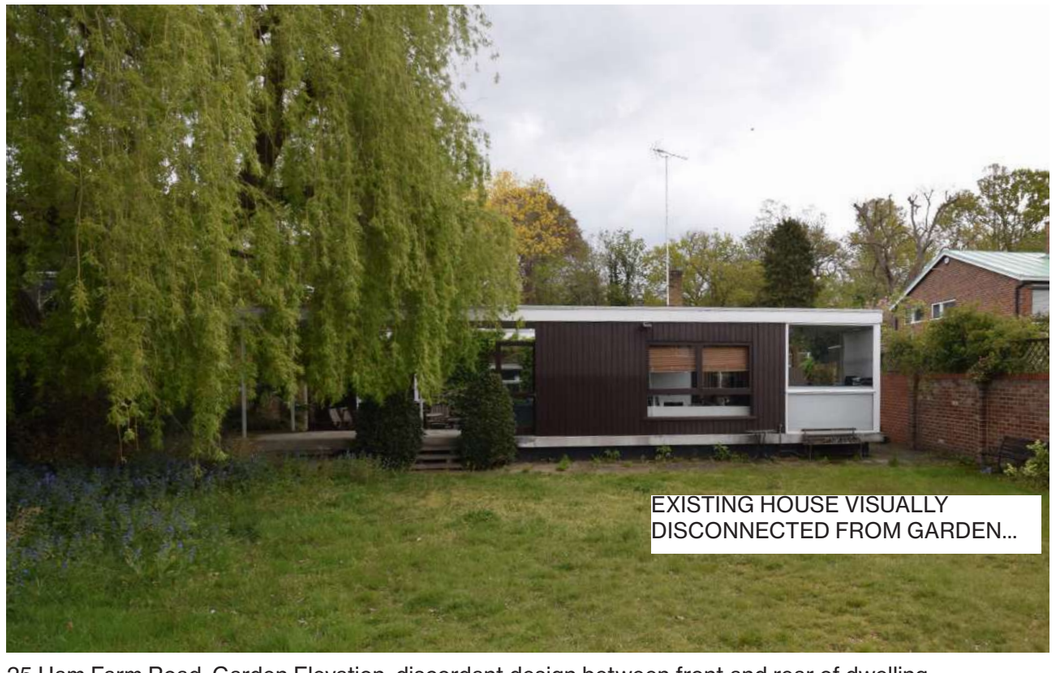
The existing house is Modernist in design, inspired by the character of mid-century west coast American architecture influential at the time. This is particularly evident to the rear of the house, with its strong horizontal expression and articulation of covered and semi enclosed outdoor spaces. This is however rather uncomfortably juxtaposed with a more conservative suburban and somewhat bland pitched roof architectural expression to the street scene.

According to records, the architects of the adjacent Parkleys Estate, Eric Lyons, appears as the author on the original planning drawings for the house, although the building is unremarkable in its architectural qualities, hence its status as a building that to date was not deemed worthy of local listing and supported by Historic England's recent assessment of the property as not meeting their standard for statutory listing.



Birds Eye View - Existing


25 Ham Farm Road: View from street, highlighting visually unappealing garage structure as prominent in the street scene.



25 Ham Farm Road: Garden Elevation: discordant design between front and rear of dwelling

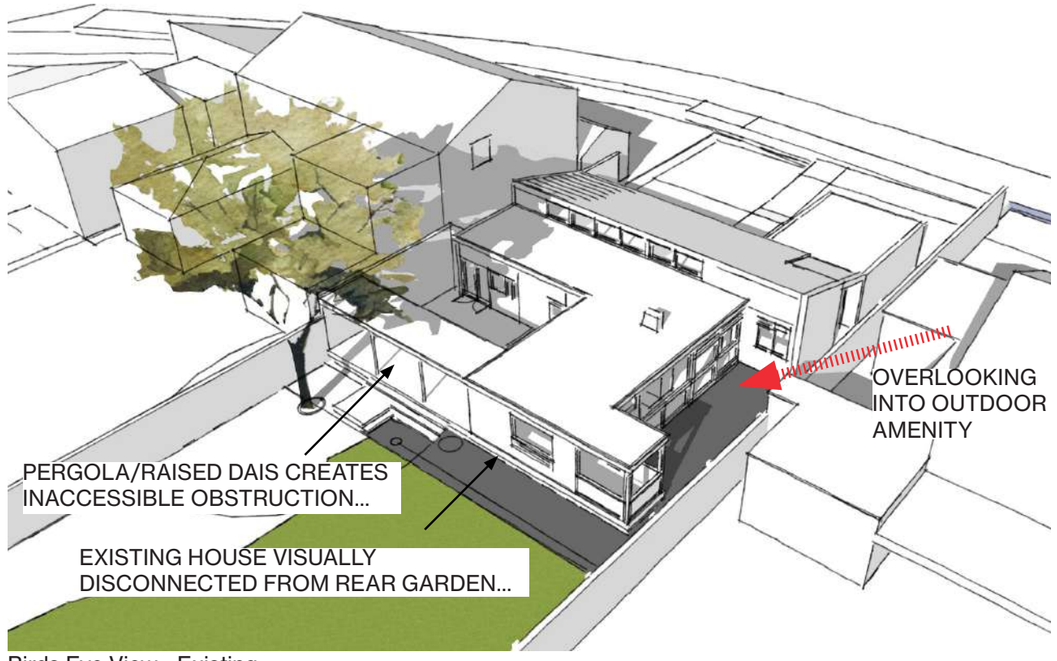
3. Existing Dwelling: Design cont...

The ‘pin wheel’ plan form of the existing building creates a series of underwhelming outdoor spaces that are inaccessible from the house due to various level changes (disconnecting the back of the house form the garden), are poorly landscaped and are in cases inherently overlooked by neighbours. This inherent flaw in the existing design is addressed in the design proposals presented below.

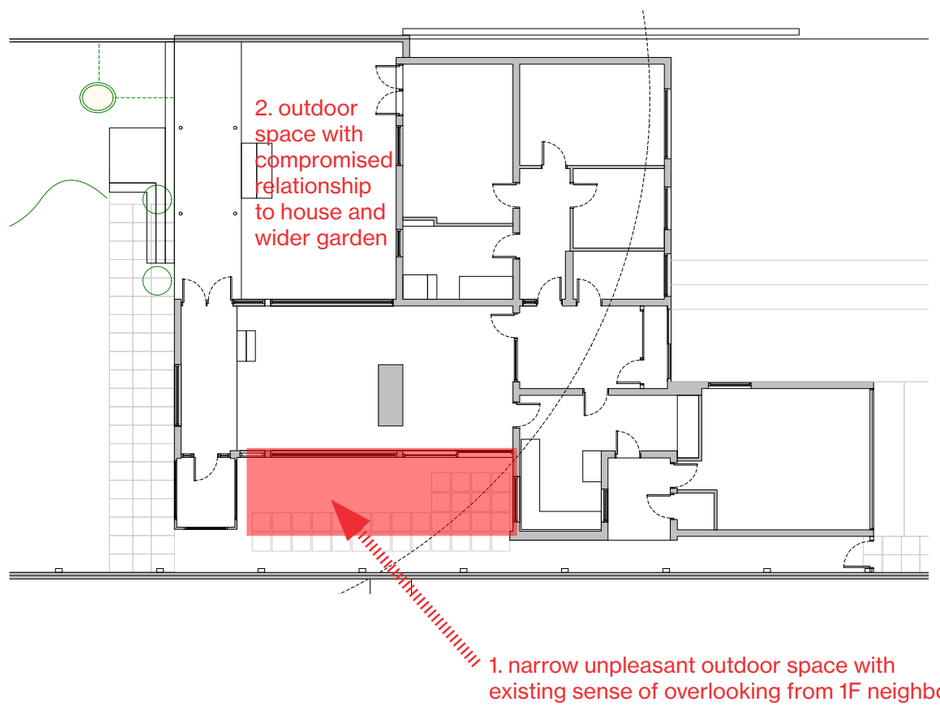
1. Narrow overlooked outdoor space to side of house.

2. Courtyard: limited access to house/garden.

25 Ham Farm Road: Relationship to neighbour at 27 .



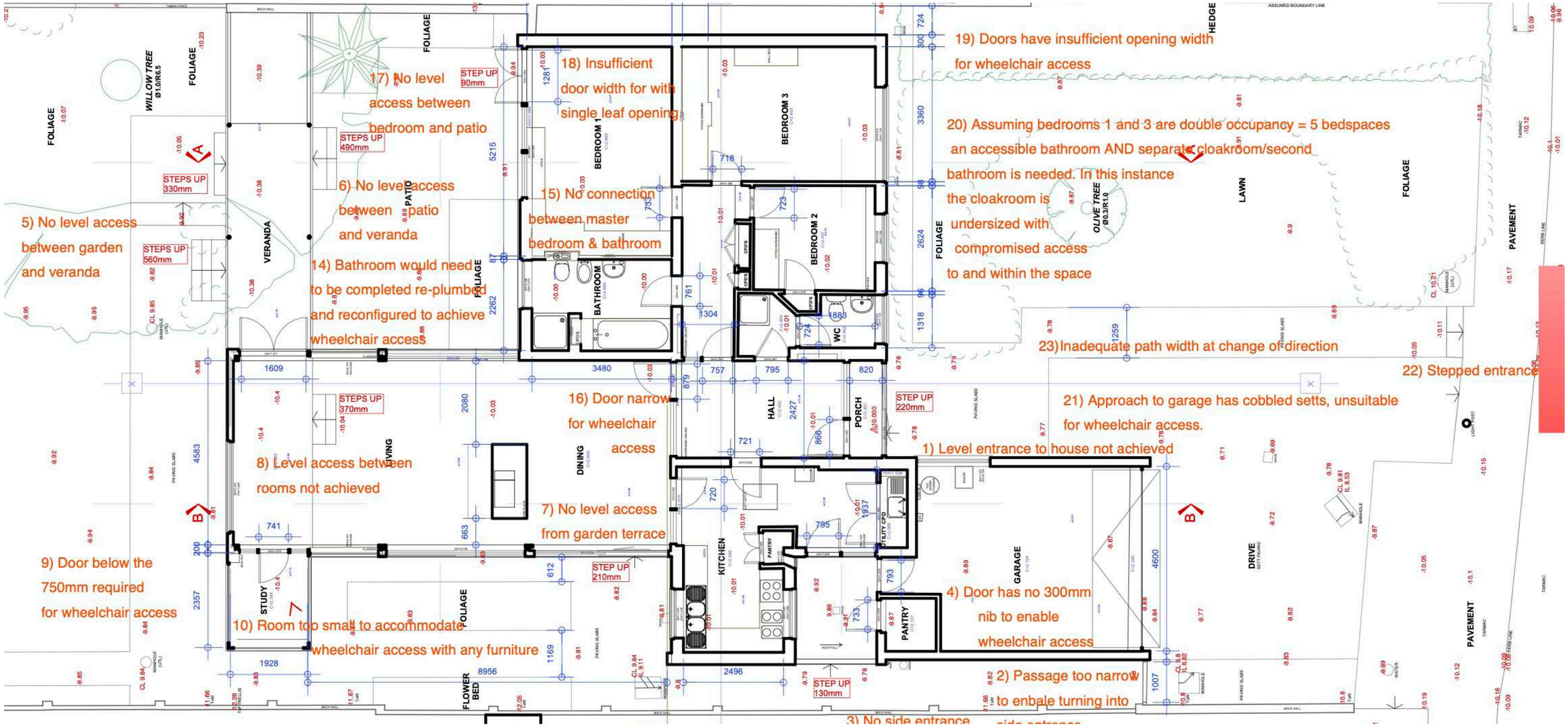
Birds Eye View - Existing



Existing Dwelling: Accessibility

A specialist accessibility audit has been undertaken to assess accessibility of the existing house design, and highlights a number of critical shortfalls in meeting the needs of a wheelchair user. The appended report details the issues raised, and are summarised in the plan mark up shown below.

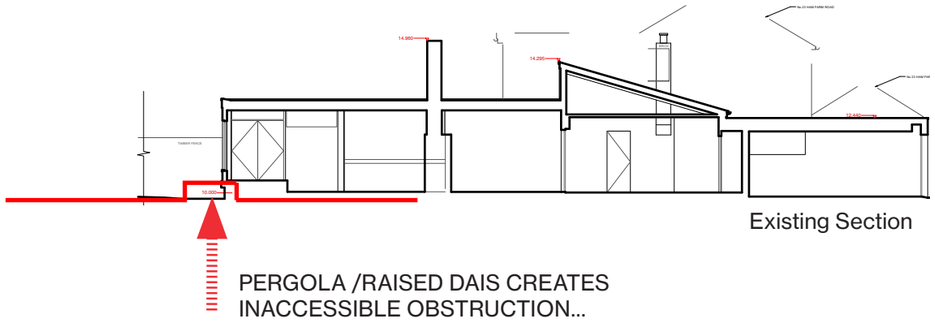
Not only are the outdoor spaces not accessible physically due to significant level changes, but the main rear garden space is not visually well connected to the internal spaces of the house.

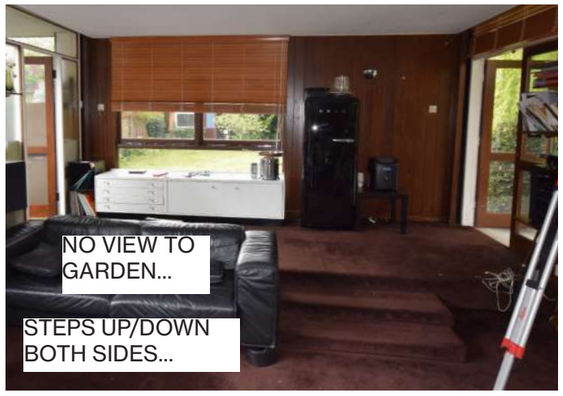


25 Ham Farm Road: Existing House Accessibility Audit by Earnscliffe Accessibility Consultants June 2021

Existing Dwelling: Accessibility (cont...)

The raised floor slab stretching across the width of the property at the back of the house creates a dysfunctional barrier between the house and the leafy rear garden behind. Elsewhere significant steps up and down between indoor and outdoor spaces make the dwelling impractical for modern accessible living.





Existing Plan

Various inaccessible thresholds around the property

- Red shading denotes inaccessible outdoor space.

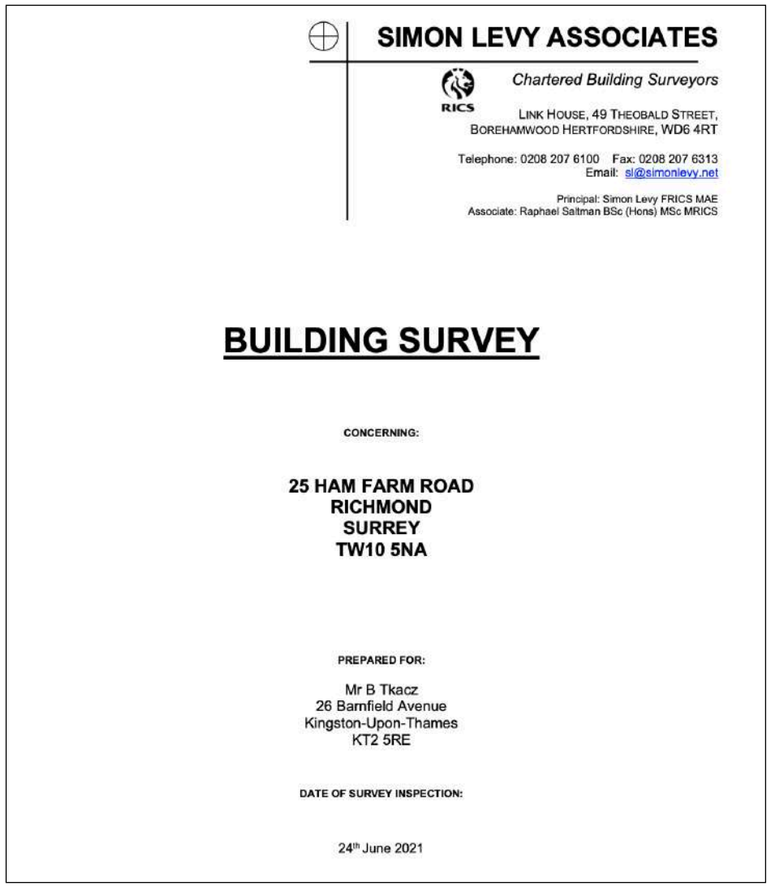
- Dark red shading denotes inherent barrier between house & garden

- Crosses indicate inaccessible thresholds between inside and outside.

Existing Dwelling: Fabric & Performance

To assess the existing fabric of the building, a detailed survey was undertaken by specialist surveyors. Their assessment has identified that not only is the existing property in a poor condition, falling well below today's minimum standards for building control requirements, it has a number of nearing end of life fabric elements that are in need of full replacement. An initial economic assessment also indicates that the likely cost of improvement exceeds what would be considered a sensible cost of building from new to the very best modern standards.

It is therefore proposed to demolish the existing house and in its place build a new replacement dwelling, with proposed designs detailed later in this document.



SIMON LEVY ASSOCIATES

Chartered Building Surveyors

RICS

LINK HOUSE, 49 THEOBALD STREET,
BOREHAMWOOD HERTFORDSHIRE, WD6 4RT

Telephone: 0208 207 6100 Fax: 0208 207 6313
Email: sl@simonlevy.net

Principal: Simon Levy FRICS MAE
Associate: Raphael Saltman BSc (Hons) MSc MRICS

BUILDING SURVEY

CONCERNING:

25 HAM FARM ROAD
RICHMOND
SURREY
TW10 5NA

PREPARED FOR:

Mr B Tkacz
26 Barnfield Avenue
Kingston-Upon-Thames
KT2 5RE

DATE OF SURVEY INSPECTION:

24th June 2021

25 Ham Farm Road: Condition survey June 2021 detailing the poor condition of the existing fabric.

The detailed Building Survey findings can be found in the attached appendix document, but by way of summary the following items are pertinent to note:

1. Brick walls show cracking (trees on site require works) and thermally inadequate and timber cladding is in a poor state of repair.

2. The heavily glazed envelope is in need of full replacement to meet anything close to modern standards.

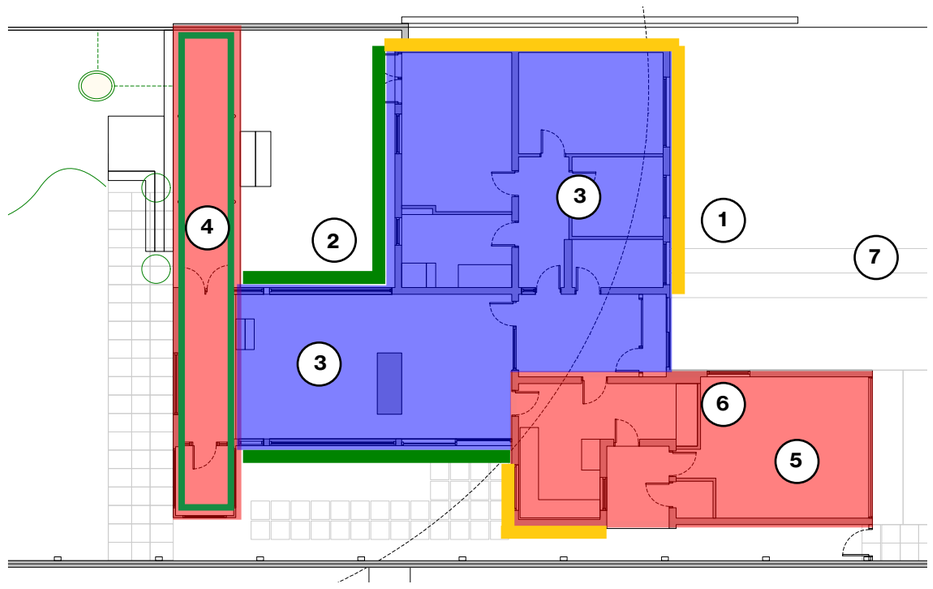
3. The copper roof is brittle and approaching end of life, and is mismatched in finish across the street. The flat roofs are end of life with severe weathering, blistering and compromised substrates (possibly as a result of Inadequate ventilation integral to construction.)

4. The rear garden raised pergola shows signs of corrosion to the structure and masonry cladding has moved . Floors generally display damp issues and full damp re mediation would be required.

5. The existing garage is of no architectural value, is damp and contains asbestos. Externally it shows mismatching brickwork.

6. Services are inadequate and in need of full replacement.

- End of life flat roofing in need of complete replacement
- Mismatching roof to front of house in need of replacement



Existing Dwelling: Trees & Landscaping

A full Arboricultural Impact Assessment has been undertaken in developing the design and forms part of this planning submission. The report demonstrates how the proposal can conserve and enhance the landscape setting of the dwelling and significant trees on the site.

In particular it identifies the large mature willow tree to the rear of the property, shown below, which has been central in the development of design proposals detailed below.

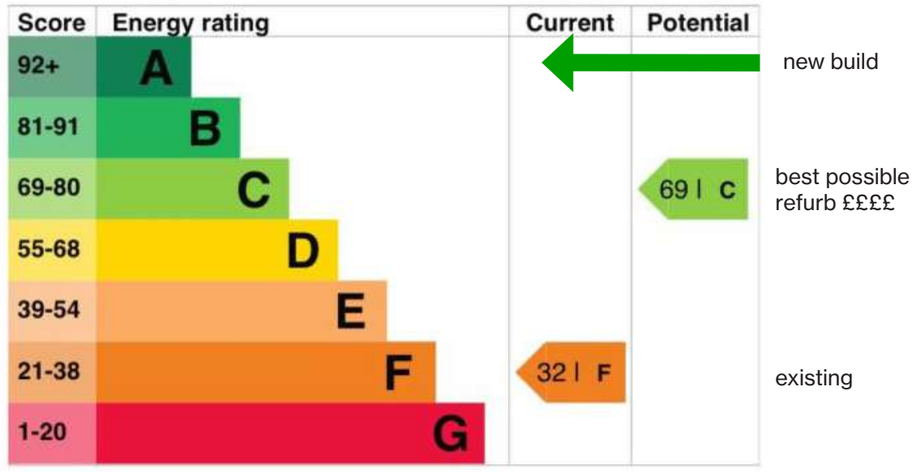
The existing garden and associated soft and hard landscaping has been neglected in recent years. The proposals invest heavily in an enhanced design that is befitting of the conservation area qualities and values.

Existing Dwelling: Sustainability

The existing dwelling achieves only a low grade F in its energy performance and due to the state of repair and age of the building, and this standard will worsen increasingly with time. Many major elements and components have reached or are approaching end of lifetime and are in need of replacement. These are detailed extensively in the appended Surveyors Report.

Adaptive improvements would be very expensive and only modestly increase the level of performance of the building. To achieve very good or better standards complete replacement of the dwelling would appear to be the only viable approach.

Large mature WIllow to rear garden



Current EPC for the property shows ‘F’ rating, upgradable to C. A new build could achieve A, which the replacement dwelling will aspire to...

Pre-application advice

In September 2021 a formal pre-application advice process was undertaken with Richmond local authority.

The pre-application feedback was positive towards the design aspirations of the proposed dwelling generally (stating “Overall, subject to satisfactory design justification, the design approach could potentially be considered acceptable.”), but expressed a strong concern that demolishing the existing building to make way for it may result in ‘harmful impacts to the character and appearance of the CA as a result of the loss of a building of considerable merit. ‘ A detailed response to the points made are captured in the appended Heritage Statement by HCUK, however some key points are addressed below.

PREAPP COMMENT: *To support the Policy LP38 states that existing housing should be retained. Redevelopment of existing housing should normally only take place where;*
a. first been demonstrated that the existing housing is incapable of improvement or conversion to a satisfactory standard to provide an equivalent scheme; and, if this is the case
b. the proposal does not have an adverse impact on local character; and
c. the proposal provides a reasonable standard of accommodation, including accessible design, as set out in LP 35 Housing Mix and Standards

Response to a. This set of proposals and supporting documentation clearly demonstrates that the existing property cannot be converted to provide a scheme **equivalent** to the exemplary standard of dwelling that is being proposed. Refer to attached condition survey and report, EPC and Energy report. Ultimately the overall benefits of the proposed scheme should **be weighed fairly** against the potential losses of demolition.
Response to b. The existing property is not locally listed and local assessments took place as recently as 2003/7 with the formation of the CA. At pre-application no site visit was undertaken by the Local Authority, which we feel limits the scope of returned comments. The subsequent Historic England assessment (when the site was visited) confirms the position that the existing building is of limited interest and quality of design, and this should, we feel carry weight with the local authority given the expertise that organisation carries.
Response to c. This set of proposals and supporting documentation clearly demonstrates that the proposed design reach an exemplary standard of accommodation (far above the level required by policy), including the highest levels of sustainability, energy performance, accessibility overall design quality.

PREAPP COMMENT: ‘*Based on the current information submitted, the submission package has not provided a thorough revised heritage analysis of the existing building based on the recent findings’*
The Historic England assessment was not yet carried out at the time the pre-application meeting was undertaken, however their assessment findings report was published in time to be captured in the Local Authority formal response (and yet it is not referred to or acknowledged in that formal feedback). Anyway, a full and updated Heritage Statement encapsulating both returned comments is submitted with this application for the Local Authority’s consideration in satisfying this point raised.

PREAPP COMMENT: ‘*From investigating the recent planning history within the locality, many properties along Ham Farm Road have undergone sensitive improvements through extensions rather than demolition, given the ‘importance of the buildings.’*
The analysis that forms part of this application demonstrates that major elements of the existing building design and fabric are either of very questionable design merit (refer to the Historic England report), incredibly poorly performing from an environmental and fabric point of view, and/or are dysfunctional in terms of accessibility. This is a unique property that must be judged on its own merits and shortcomings. There are also precedent examples within the Conservation Area of replacement dwellings.

PREAPP COMMENT ‘A robust design justification will need to be submitted at formal application stage to demonstrate how the use of modern materials will preserve and enhance the setting, character and appearance of the conservation area
Provided below under ‘Materiality’ section below.

Heritage Assessment

At around the same time as the pre-application advice was sought a speculative application was made by a third party to Historic England asking them to consider listing the building, and It was agreed that formal feedback from the Local Authority would be returned following the determination by Historic England.

A formal consultation and assessment was subsequently undertaken by Historic England. In December 2021 Historic England unanimously determined that the existing property was NOT worthy of any status of listing. The following excerpts from the report highlight the shortcomings of the existing building design.

...'*While the authorship of the building, its relationship to Parkleys and its level of preservation all contribute to its interest, they are not collectively sufficient to merit its listing.*'

...'*The differing forms of construction, elevational treatment and internal layout between front and back make 25 Ham Farm Road a house of two halves. There are aspects characteristic of Lyons' work, such as the range of materials: brick, timber, glass and hung tiles, but these are not managed with his typical skill. To the front the house is extremely plain and to the rear, very busy.*'

...'*The complexity of the plan to the rear creates multiple elevations, and here the mixed construction of steel frame and cavity wall, the timber and steel window subframes and casements, and the cladding in timber and hung tile is all in evidence. The scarcity of materials in the early 1950s might have contributed to the unusual extent of this variety; however, it is not the variety itself which is problematic, it is that the compositional use of the materials and the detailing is not convincing.*'

...'*the placement of the garage in front of this single storey building does result in it being especially dominant in the formal composition.*'

...'overall, as a bespoke, detached house, the planning at 25 Ham Farm Road is limited in its claim to special interest.'

...'*the courtyard to the south-east is long and narrow, dominated by the high garden wall along the site boundary and the transparency of the house underlines the lesser quality of this space. This same courtyard terminates with the small box-like conservatory protruding from the side of the living room; all four sides are glazed despite its close proximity to the boundary wall. These are relatively minor criticisms, but they illustrate a lack of resolution in aspects of the plan.*'

...'*The understated elegance which characterises Lyons' work is not best represented in this building and the rarity of its survival is not sufficient to override its shortcomings. It is therefore not recommended for addition to the statutory List.*'

A more detailed analysis of the report is covered in the appended Heritage Statement by HCUK, but in summary is taken here to weigh heavily in favour of the principle of a replacement dwelling on the site if it can be demonstrated to deliver an improved quality of design.

Mid Century Case Study Houses such as the Ellwood House, 1953, serve as inspiration both for the existing dwelling and the proposed designs for the site.

Inspired by mid century houses, the garage is dissolved to allow the qualities of the house facade more positive presence in the street.

A richly planted courtyard garden oasis is introduced at the heart of the house.

Textural vertical cladding provides character, modulates views for privacy and is sustainable.

Proposed Dwelling: Design & Heritage

Analysis of the existing property in conjunction with the findings of the Heritage Statement demonstrate that the substandard quality in both design and repair of the existing property, and the additional benefits that a new dwelling can offer, justify demolition and full replacement of the dwelling at 25 Ham Farm Road.

The proposed design aims to address the various issues identified with the existing design, including:

- poor street presence
- a lack of privacy
- inadequate fabric performance
- inaccessibility
- poor quality of landscaping

These are addressed in the proposed dwelling to create a more coherent and unified design that responds positively to the site, to meet a benchmark of quality worthy of the conservation area in which it sits.

Where qualities and character in the existing building are noted, they have subtly informed the proposed designs to carry their spirit into a contemporary building fit for the next century. This allows the proposed house to sit comfortably amongst both its mid 20th century and more contemporary 21st Century neighbours.

Positive aspects of the locality's heritage, in particular those aspirations of Mid-Century architectural design that evidently inform the character of the Parkleys Conservation Area, are carried into the new design and married with contemporary performance requirements. Together they will create high quality architecture that is forward thinking but equally respectful of its past.

Proposed Dwelling: Design

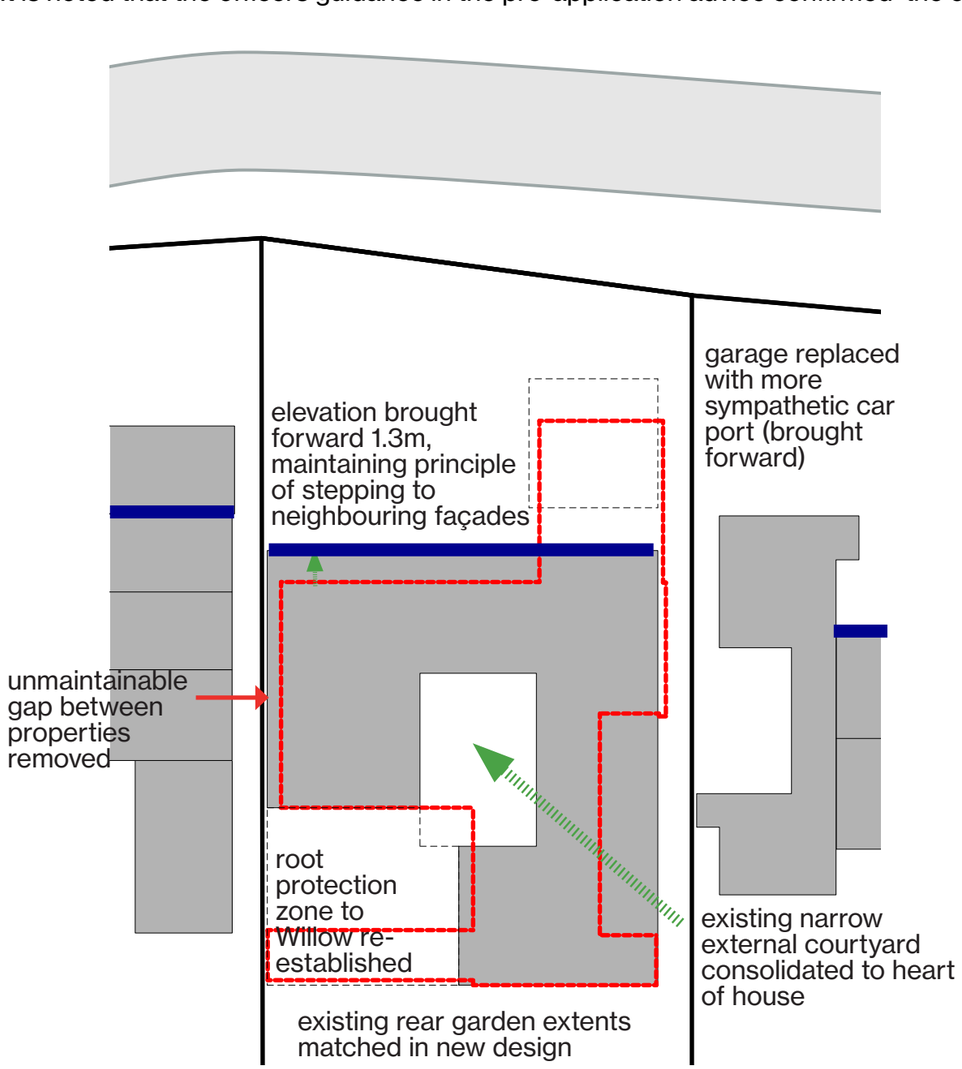
A consolidated single storey ‘horse shoe’ plan form (loosely mimicking the footprint arrangements at no 23 and 21) is proposed, allowing a new private garden space to be located at the heart of the house.

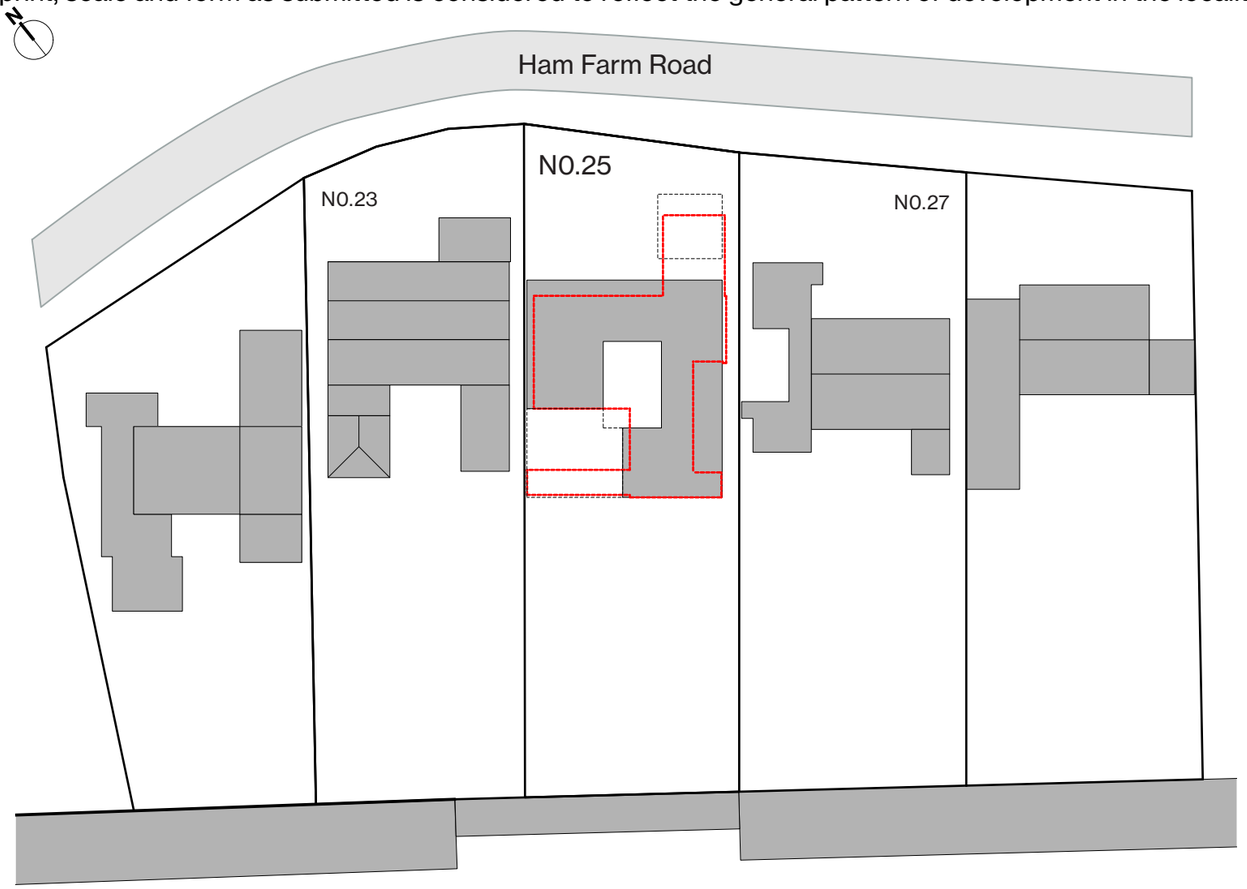
The existing extents to the rear of the house are broadly retained in line with requirements identified for the preservation of the mature adjacent trees.

It is proposed to remove the negative presence of the boxy garage structure that currently dominates the street scene, and bring the street facing elevation forward on the site by 1.3 metres. Together these changes simplify the relationship of the house to the street and maintain the ‘stepping’ of frontages that follow the curve of the road in front.

The side extents of the house are simplified and reconfigured to remove unmaintainable (at the boundary to 23) or uncomfortably narrow overlooked spaces (to no 27) and consolidate a private additional outdoor garden space at the heart of the house that promotes high quality accessible living.

It is noted that the officers guidance in the pre-application advice confirmed ‘the overall siting, footprint, scale and form as submitted is considered to reflect the general pattern of development in the locality.’



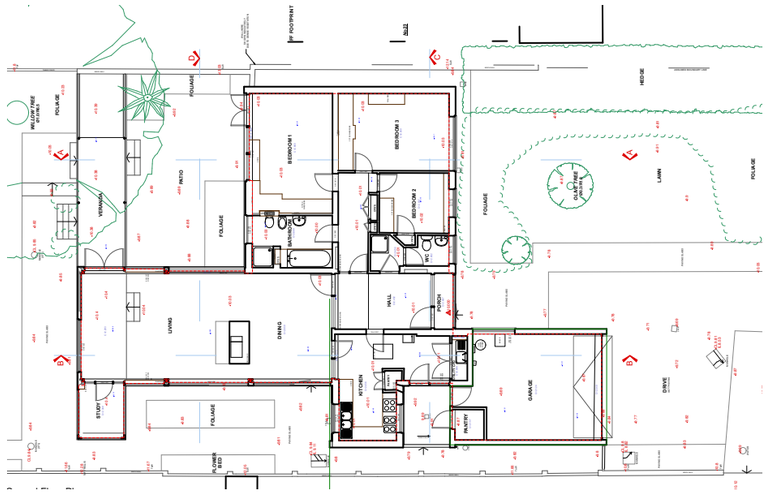


Plan Overlay of proposed footprint in relation to existing (existing house shown in red outline)

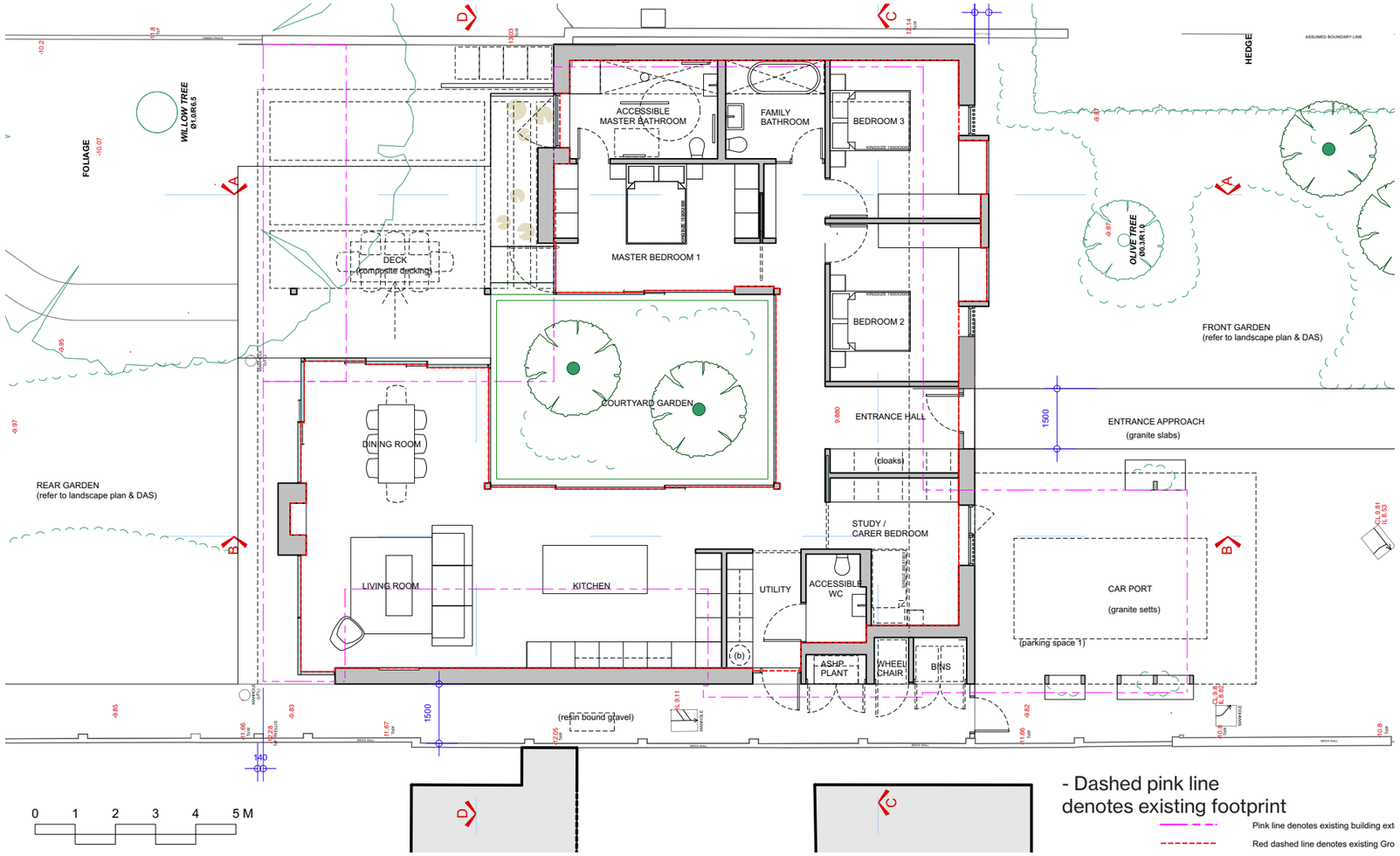
Thick blue line denotes principle facade line

Thin red line denotes existing dwelling outline

Existing Ground Plan



Proposed Ground Floor Plan



Proposed Dwelling: Key Plan Points

- Broadly ‘inherits’ the existing building footprint and massing to be sympathetic to conservation area and neighbours.

- Existing poor functionality and accessibility of outdoor spaces are resolved.

- Existing privacy issues addressed.

- Practical internal arrangement for accessible living, now fully engaged with external spaces and the rear garden in particular with level thresholds.

- Garage ‘dissolved’ as open car port to improve street scene & access.

- Carers bedroom and Part M access standards added to dwelling provision.

- Refuse storage and sustainable M&E services provided in discreet and accessible way.

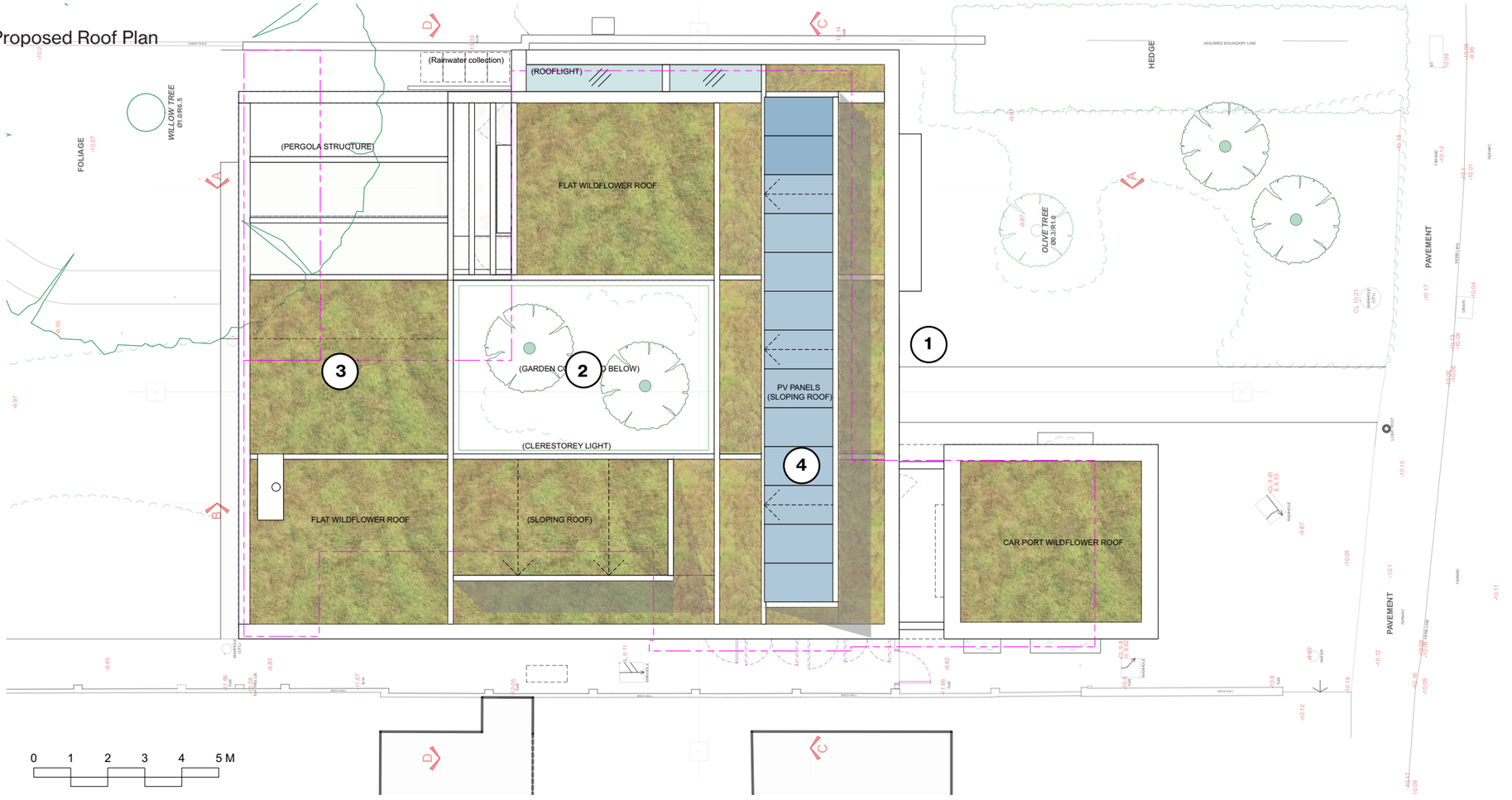
Proposed Dwelling: Accessibility

For a wheelchair user, garden amenity space removed form the house is impossible to access and consequently little used. In response to this issue, the new design brings a richly planted garden space to the heart of the house, forming a partially enclosed courtyard around which the principle living spaces are wrapped. This also resolves the existing overlooking issues in the existing arrangement, and allows high quality landscaped amenity space to be enjoyed from within the house.

An adjacent connected outdoor space, reclaiming the currently sunken and inaccessible patio space under the existing Willow canopy is reclaimed with level thresholds from living, dining and principle bedroom spaces. Front and side access are also re-established with level thresholds.

Circulation around and inside the house are reformulated to Part M compliant dimensions, as are all bedroom, bathroom and WC spaces. The garage is replaced with a covered outdoor car port to provide accessible functionality and ease of use for wheelchair users using the house.

Proposed Roof Plan

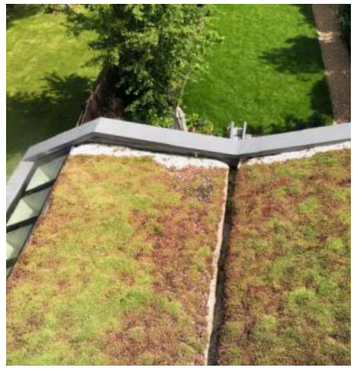


'Nolli' plan diagram of 'open courtyard' house concept

The house is re-organised around a central courtyard that brings the garden into the home, so that it can be fully enjoyed with convenience and privacy.

1. Timber clad single storey volume.

2. Framed courtyard garden spaces.



3. Biodiverse green roof scape.

4. Sustainable services integrated.

- The mismatching pitched and flat roof forms of the existing dwelling are replaced in the new design with a more coherent planted predominantly flat roof arrangement, carefully considered to reduce the overall massing of the dwelling whilst maintaining privacy within.

- To bring natural light into the house, secondary pitched roof clerestory 'canopies' are introduced inset from the primary massing, with PV panels integrated behind.

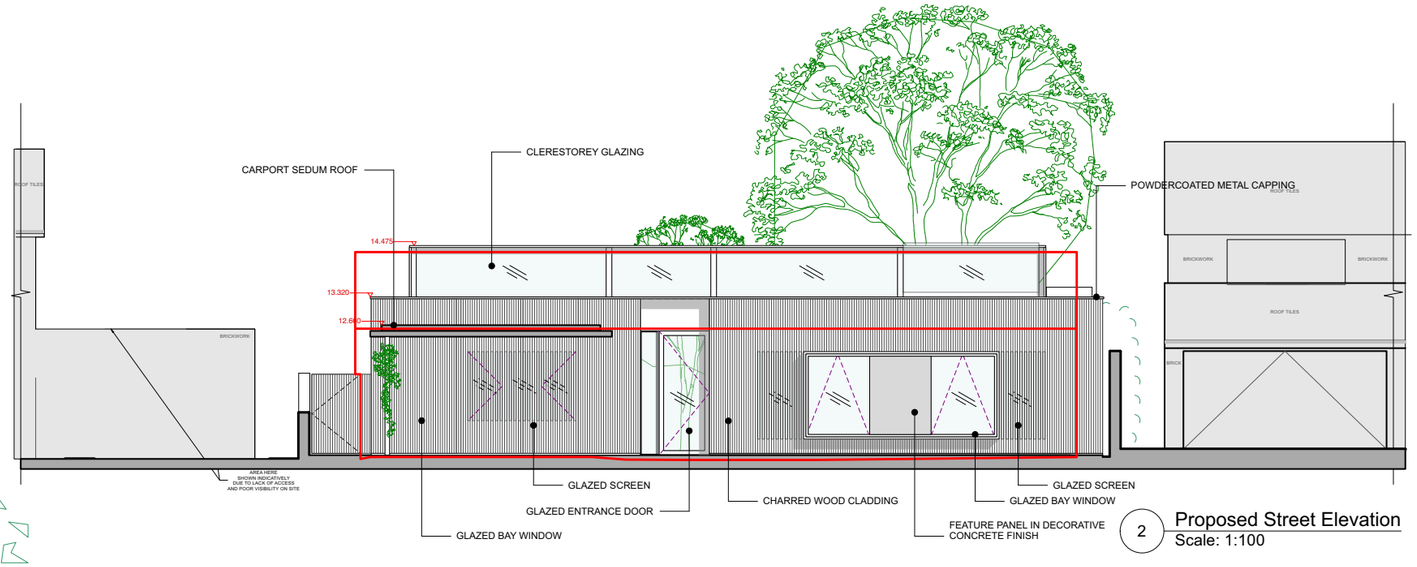
- A semi enclosed courtyard at the heart of the plan provides additional planting opportunities subtly visible from the street.

- To accommodate the tree root protection area to the rear of the house, the roof structure opens to create an integral pergola hovering above an outdoor seating area that overlooks the garden.

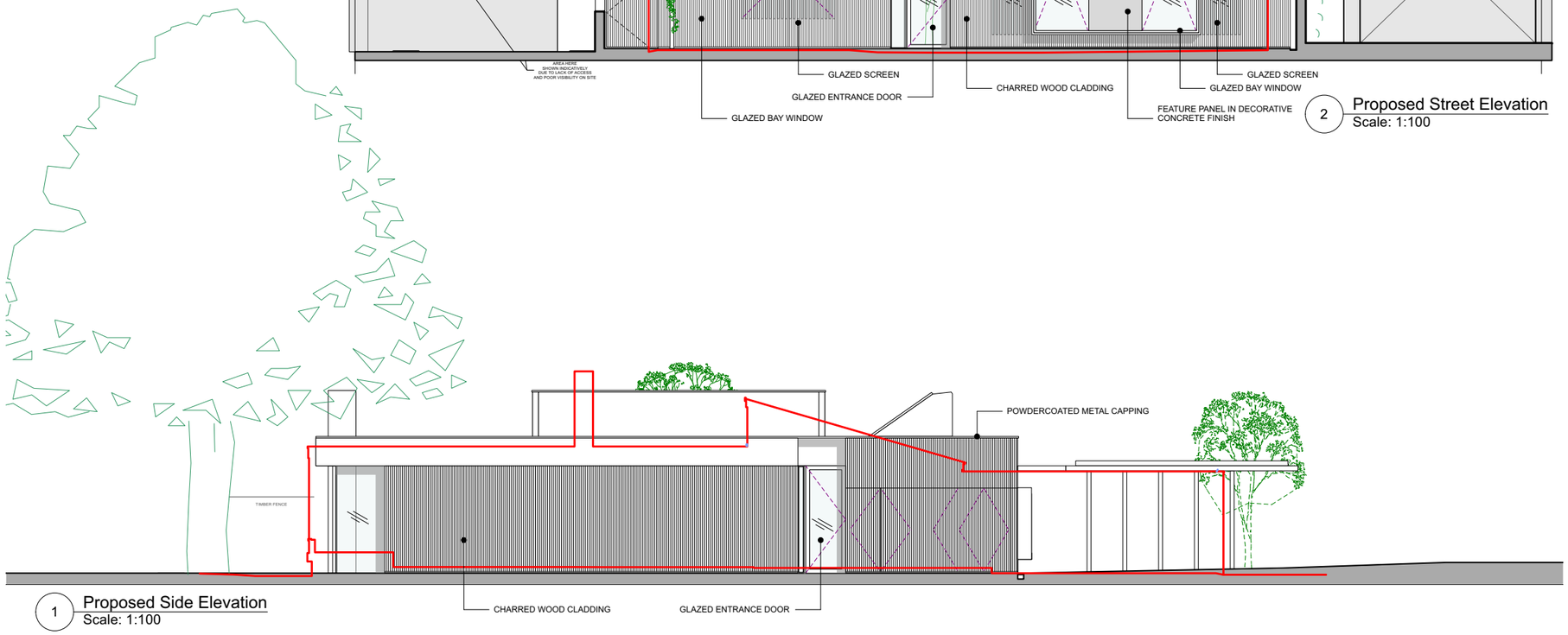
A carefully designed bay window is proposes for the street facing elevation.

Framed projecting bay windows face the front garden

The existing rear clerestory is innovatively redeployed in a set back on the front elevation for north light, and houses a PV array. Overall massing heights are broadly in line with existing, as the red line overlay opposite shows.



2 Proposed Street Elevation
Scale: 1:100



1 Proposed Side Elevation
Scale: 1:100

Street Scene Key Points:

- Existing massing is used as the basis for the design, and the presence of the dwelling on the street is improved by removing the boxy and visually unappealing garage structure and replacing it with a design that allows the full width of the building to be more elegantly expressed in the street scene.
- Privacy is carefully considered to the street and side elevations, with a more solid presence clad in high quality finishes and arranged with framed views into key garden spaces.
- The principle of a front elevation that ‘steps’ back in relation to each neighbour is maintained in the new design.

Existing Street View

Key Points:

- overly dominant & bland garage structure
- mismatching roof finishes
- mismatching external paving finishes
- mismatching brick finishes
- limited biodiversity to landscaping

Key Points:

• inobtrusive car port.

• Improved front elevation coherently addresses street scene.

• Elegant Bay window structure overlooks a re-landscaped front garden.

• Improved front elevation to street scene.

• unifying roof articulation brings north facing clerestorey light and positively redeploys one of the defining elements in the original house design.

• coordinated external paving finishes.

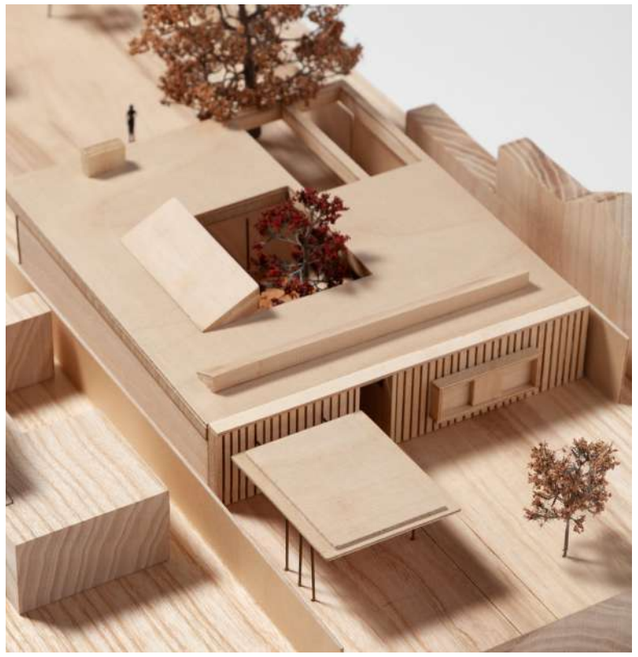
• Improved biodiversity & landscaping.

Proposed Street View

note - existing street lamp is not represented in image for clarity of view to proposed design

Existing Massing Model (street facing side)

Proposed Massing Model (street facing side)



Proposed Material Model (street facing side)

Key Points:

• the large rear garden is largely disconnected from the principal spaces of the house.

• the raised dais 7 pergola creates impractical connection between indoor and outdoor spaces.

• the compromises courtyard spaces feel overlooked by neighbouring windows.

• limited biodiversity to landscaping, in particular the extensive non bio-diverse lawn.

Key Points:

• Improved visual connection between house and garden.

• Improved access to outdoor spaces with level thresholds.

• coordinated external finishes.

• Vastly improved biodiversity & quality of hard & soft landscaping.

The large mature Willow in the rear garden is embraced as a positive aspect that the new house design responds to and preserves. A bold horizontal eaves characteristic of the property's mid century design heritage, brings south facing shading to the glazed elements of the facade and frames accessible covered and semi covered outdoor space. A cantilevered roof structure protects the existing tree and its roots. A vertical chimney hearth, echoing a feature of the existing house design, is carefully juxtaposed in the rear elevation against the powerful presence of the adjacent Willow.

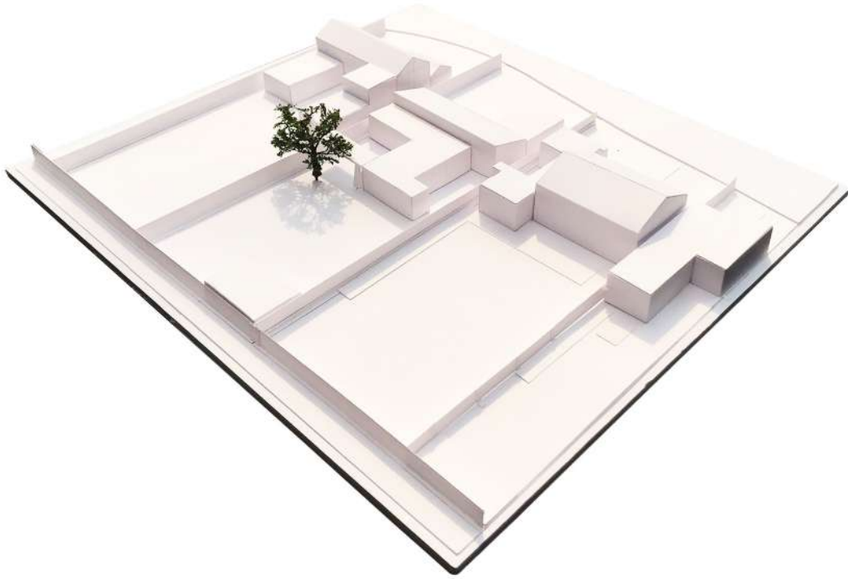
Key Points:

• Improved visual connection between house and garden.

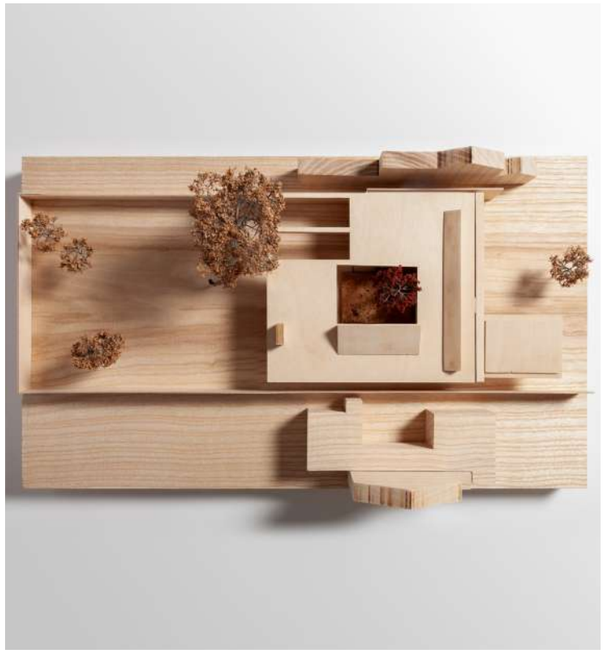
• Improved access to outdoor spaces with level thresholds.

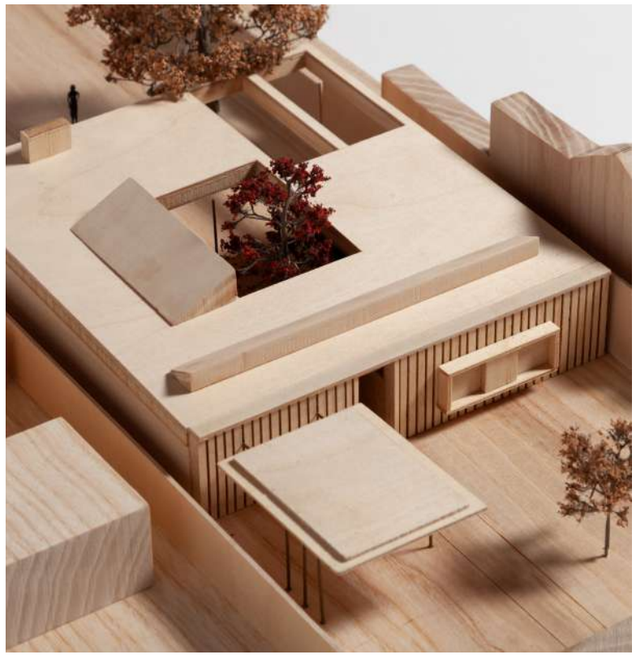
• fully accessible kitchen

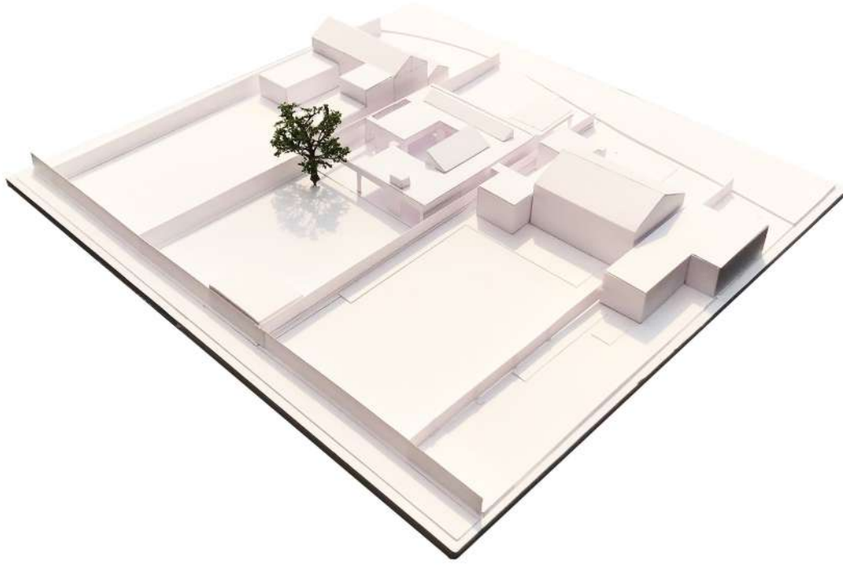
• Vastly improved biodiversity & landscaping bringing nature into the heart of the house.



Existing Massing Model (Garden facing side)





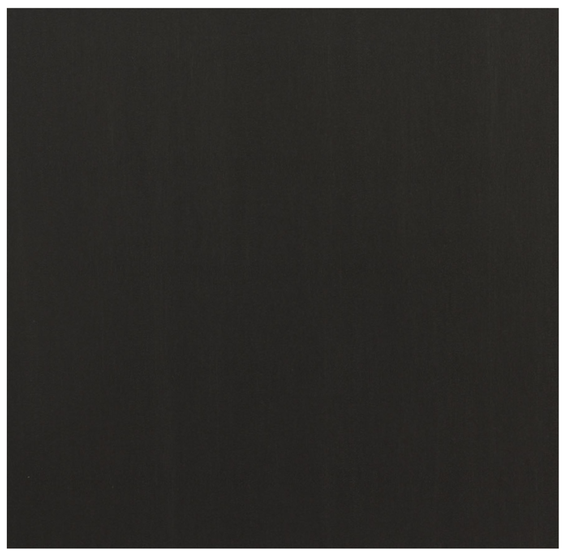


Proposed Massing Model (Garden facing side)

Proposed Material Model (street facing side)

Dark stained timber builds on the tradition of stained timber cladding in the locality, adding character & natural longevity.

Pigmented decorative concrete cladding elements for thermal mass, fire performance and robustness.



Metal cladding with dark patina/finish sympathetic to timber cladding

An authentic timber structure with exposed internal natural finishes provides a low carbon healthy building

Reference: dark stained timber cladding in local properties of townscape merit, such as 21 Ham Farm Rd

Reference: decorative dark concrete vertical format panelling and staircase on the Parkleys Estate in the CA.

Reference: standing seam metal roofing typical in the Parkleys Estate and other Span developments.

Reference: Basil Spence's 1961 House, a classic mid century British house that combined dark stained timber outside with a warm timber soffit/interior palette.

Proposed Dwelling: Materiality

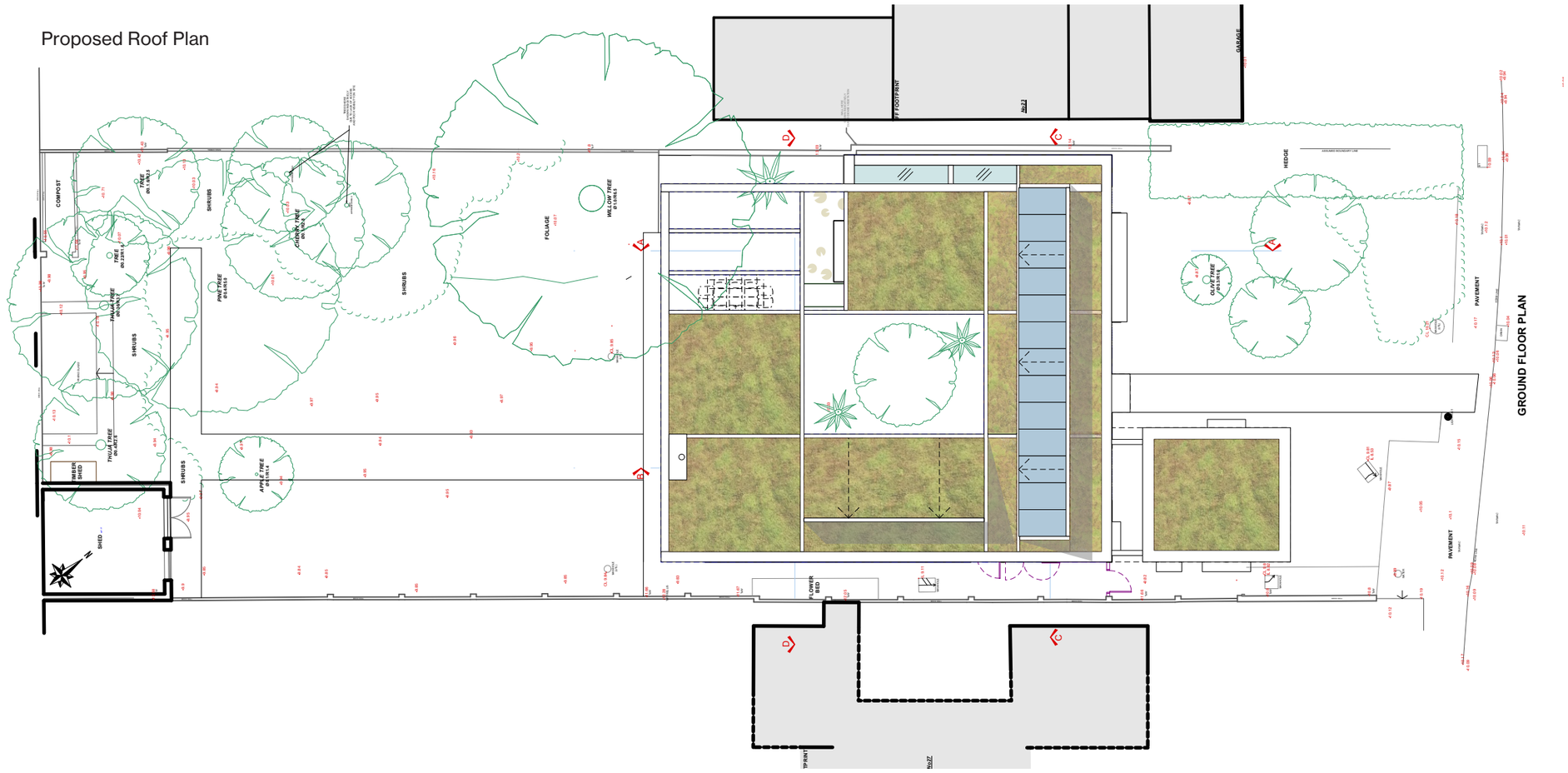
An all timber structure with exposed timber soffit internally, and external timber cladding is proposed for an ultra low carbon footprint.

Externally elegant vertical hardwood timber cladding is proposed with a traditional dark stained finishing technique for longevity, characterful texture and natural appearance. This stained timber is highly characteristic of dwellings within the Conservation Area, such as those at 21 and 7 Ham Farm Road.

To compliment the timber cladding, a palette of decorative concrete panelling inspired by the rich concrete block walls and cast concrete terrazzo stairs at nearby Parkleys, and tonally sympathetic folded metal cladding elements characteristic of other original dwellings in the CA.

Subtle hues and textures, along with simply crafted detailing underline an otherwise elegantly simple language of materiality, very much in the spirit of the historic fabric of the locality, and importantly without falling into the trap of pastiche replication. This delivers a design expression that nods to the past, but also importantly responds to present and future requirements.

Proposed Roof Plan



Proposed Dwelling: Fabric & Performance

• The proposed replacement dwelling will meet the very highest standards of fabric performance exceeding those required by current building control standards.

• Excellent levels of thermal performance and airtightness will be employed in the design and quality of internal light and comfort levels (thermal, acoustic etc) are carefully considered.

• The existing performance issues of damp will be eliminated through modern waterproofing and ventilating membranes, only possible through comprehensive replacement.

• The replacement structure of the replacement dwelling can address the evident impact of adjacent trees on the existing building to allow long term sustainability of the dwelling.

• Excellent floor to ceiling heights (ranging 2.7m-3m) and space standard compliant dimensions achieved.

Proposed Dwelling: Sustainability

• Sustainability is at forefront of thinking with this design. The scheme far exceeds the baseline carbon emissions reduction target in Part L 2013.

• An air source heat pump powered by integrated PV panels will provide for an all electric low water temperature heating & cooling system for the property.

• Super insulated and thermally massive wall, floor and roof elements will form the basis of a very strong overall thermal performance.

• Passive solar gain and shading is considered with south facing overhangs, natural shading from existing and proposed trees, and opportunity for low winter sun to heat the building. The design promotes passive ventilation principles as a way to deliver a low energy, low tech and user friendly building.

• An all timber structure with exposed timber soffit internally, and external timber cladding is proposed for an ultra low carbon footprint.

• Externally elegant vertical timber cladding is proposed with a traditional dark stained finishing technique for longevity, characterful texture and natural appearance.

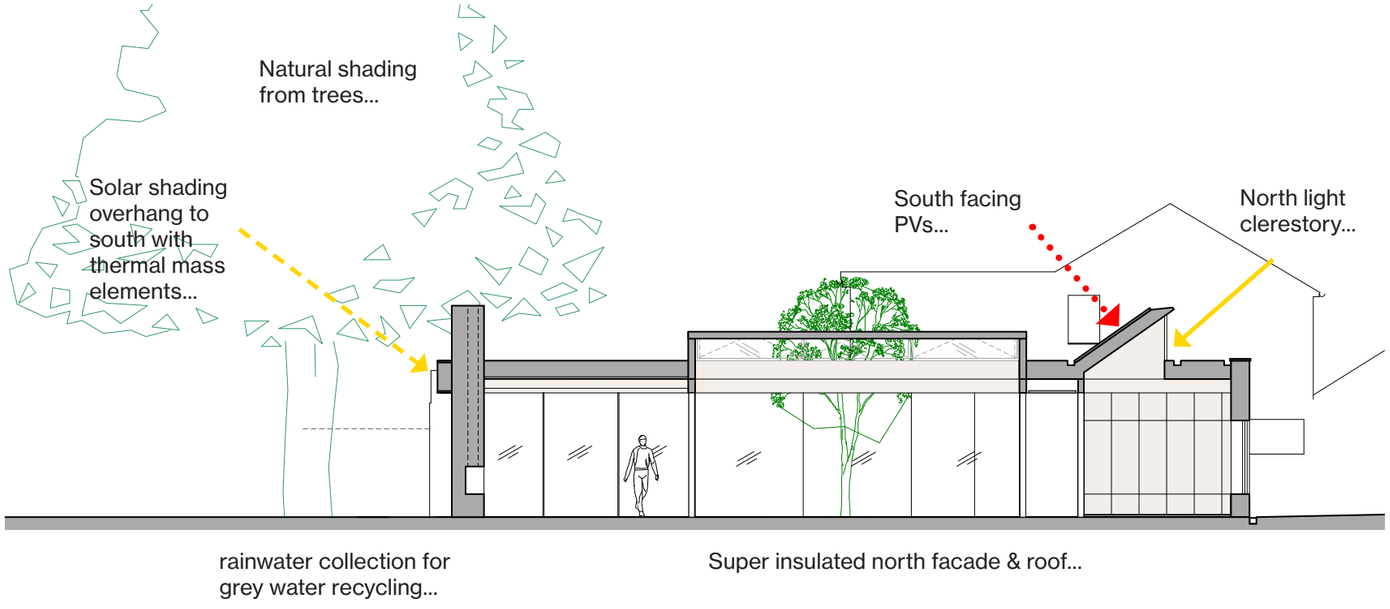
• A wildflower green roof provides wild life diversity, enhanced insulation and protection to roof finishes, and modulates storm water run off.

• Rainwater is harvested and collected for recycling in the garden and as grey water for flushing WCs.

• Local ecology and biodiversity is dramatically improved by the landscaping proposals integral to the design.

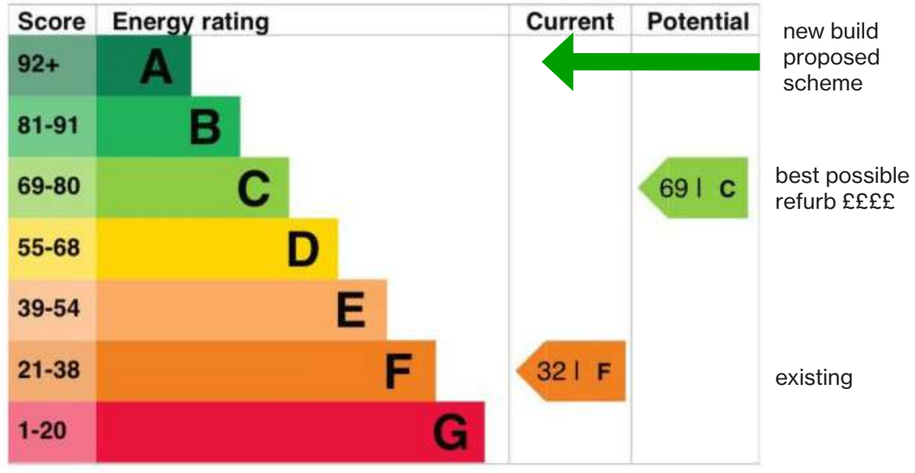
• The design approach embraces circular economy principles of prioritising design for longevity, flexibility, adaptability and assembly/disassembly/ recoverability in the arrangement of spaces, choice of materials, and construction methodology. Where possible existing materials from the site and existing dwelling will be recycled (such as the existing end of life copper roofing). The generous spanned open plan spatial planning lends itself to adaptation and reconfiguration over time, and the timber framed mechanically assembled structure and cladding lends itself to disassembly and later reuse.

An authentic timber structure with exposed internal natural finishes provides a low carbon healthy building



A Wildflower green roof provides biodiversity, drainage attenuation & enriches the landscape setting of the CA

Property Reference	Ham Farm Road 25			**Issued on Date**	11/02/2022
Assessment Reference	25 Actual			**Prop Type Ref**	
Property	25, Ham Farm Road, London, TW10 5NA				
SAP Rating	92 A	**DER**	7.71	**TER**	34.38
Environmental	93 A	**% DER<TER**	77.57		
CO_2 Emissions (t/year)	0.76	**DFEE**	86.86	**TFEE**	94.46
General Requirements Compliance	Pass	**% DFEE<TFEE**	8.05		
Assessor Details	Mr. Damian Selim, Damian Selim, Tel: 07747633234, damianselim@yahoo.co.uk			**Assessor ID**	L673-0001



Current EPC for the property shows 'F' rating, upgradable to C. A new build could achieve A, which the replacement dwelling will aspire to...

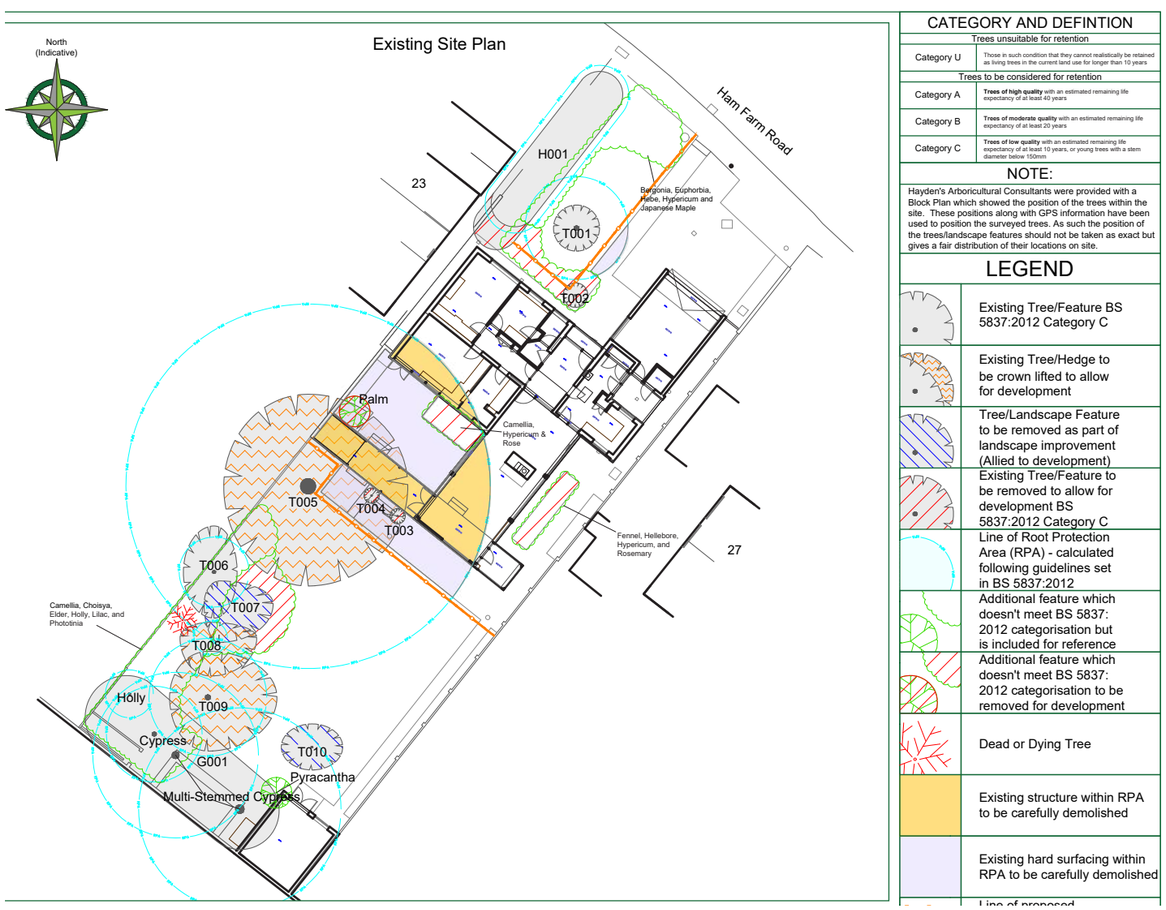
Proposed Sustainability Benchmarking

The proposed scheme demonstrates an exemplary performance in terms of sustainability, building fabric performance and supporting aspects such as biodiversity, ecology, hard and soft landscaping, and water conservation. These standards could not be achieved by retaining the existing building.

In order to demonstrate this, the design has been tested against the internationally recognised BRE Home Quality mark assessment criteria for domestic projects. The accompanying document entitled Assessment_53277_29179.pdf outlines the assessment details and shows the scheme achieves a highly commended 4 stars against this benchmark.

The proposed design also achieves a SAP rating of 92A and an Environmental rating of 93, which is excellent and far exceeds the performance levels of both the existing building (a dismal F rating) and the best possible rating that could be achieved with a refurbishment (a poorly performing C rating).

In order to meet the sustainability targets required to tackle climate change, significant affirmative action is required by both individuals and governing bodies, and this project represents an excellent example where both can come together to bring about necessary change. The project's ambition is exemplified by its decision to go above and beyond mandatory sustainability requirements by adopting the optional Home Quality Mark test, and sees this as a great opportunity for the Local Authority to Benchmark their own policy and credibility in tackling the climate emergency.



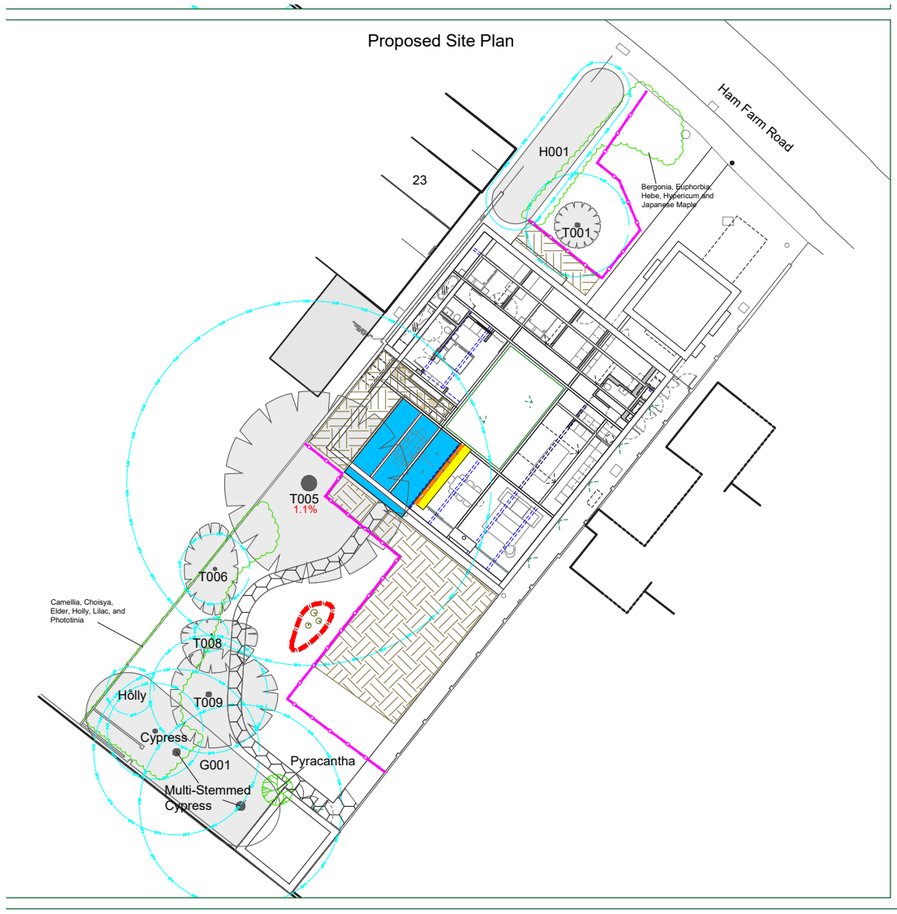
CATEGORY AND DEFINTION	
Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	**Trees of high quality** with an estimated remaining life expectancy of at least 40 years
Category B	**Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years
Category C	**Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

NOTE:

Hayden's Arboricultural Consultants were provided with a Block Plan which showed the position of the trees within the site. These positions along with GPS information have been used to position the surveyed trees. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

LEGEND

- Existing Tree/Feature BS 5837:2012 Category C
- Existing Tree/Hedge to be crown lifted to allow for development
- Tree/Landscape Feature to be removed as part of landscape improvement (Allied to development)
- Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category C
- Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
- Additional feature which doesn't meet BS 5837: 2012 categorisation but is included for reference
- Additional feature which doesn't meet BS 5837: 2012 categorisation to be removed for development
- Dead or Dying Tree
- Existing structure within RPA to be carefully demolished
- Existing hard surfacing within RPA to be carefully demolished
- Line of proposed



- Line of proposed protective barrier BS 5837:2012 (Demolition phase)
- Line of proposed Root Pruning
- Line of precautionary root pruning - increase of proposed footprint in RPA compared to existing structure shown by yellow hatch
- Proposed development within & close to the RPA to be constructed following the No Dig Specification
- Area of temporary Ground Protection
- Line of proposed temporary protective barrier
- Composite Decking

Rev.	Date:	By:	Revision:
A	14/03/22	JF	Based on 2103_P.01 PROP SITE PLAN
-	16/07/21	JF	Based on existing site plan ref: 2103_EX.01_EX SITE PLAN and 2103_P.01_PROP SITE PLAN Drawing Title:

The position, condition, and dimensions of the trees are based on a site survey undertaken on 25/05/21

"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"

Scale 1:200

0m 4m 8m 12m 16m

HAYDEN'S Arboricultural Consultants

5 Moseleys Farm Business Centre
Fornham All Saints,
Bury St Edmunds
Suffolk IP28 6JY

Head Office: 01284 765391
Southern Office: 01722 657423
Email: info@treesurveys.co.uk
www.treesurveys.co.uk

Client:	Drawing Title:
Proctor and Shaw	AIA

Site: 25 Ham Farm Road, Richmond, London, TW10 5NA

Date:	Drawn By:	Cad File Ref:
14/03/22	JF	C:\Il\Pro\8860-D-AIA.dwg
Scale:	**Checked By:**	**Drawing No:** / **Rev:**
1:200 (A2)	NH	8860-D-AIA / A

Proposed Dwelling: Trees

Root protection requirements for prominent trees on the site have been carefully identified in the attached Arboricultural survey and tree constraints plan. A subsequent Arboricultural Impact Assessment Preliminary Arboricultural Method Statement and Tree Protection Plan informs the details of the proposed design including extents of the living accommodation, external floor treatments and proposed strategies to demonstrate how existing trees will be preserved in realising the design. The large mature Willow in the rear garden is embraced in the proposed design as a positive aspect that the new house design responds to and preserves. Refer to the attached AIA for further details.

There are no recorded Tree Preservation Orders (TPO) within or adjacent to the site of the proposal.

Although 5 very small trees or damaged are lost, 10 are proposed to be replanted providing a significant net gain for the Conservation Area. In the pre-application response there were no objections to their removal given their condition and classification on the BS5837 survey. Since the pre-application feedback 1 additional tree T007 has been identified on site as failing, and this is now proposed to be replaced.

Landscaping Introduction

A professional garden design consultant Nicola Kelly Garden Design (https://nicolakelly.co.uk/) has been engaged to develop proposals for soft landscaping and associated planting. A professional Arboriculturalist, Haydens (http://www.treesurveys.co.uk/), has provided detailed analysis of existing planting on the site, and landscaping proposals have been coordinated with the Sustainability consultants analysis under the BREEAM Home Quality Mark assessment for the overall scheme.

Pre-application advice highlighted *'it is important to retain their individual character and landscape setting, with gardens directly fronting the road which add to the greening and softening of the road edge. There is also a semi-rural character, owing to the green space on the opposite side of the road, and the trees behind providing a green backdrop to the houses.'*

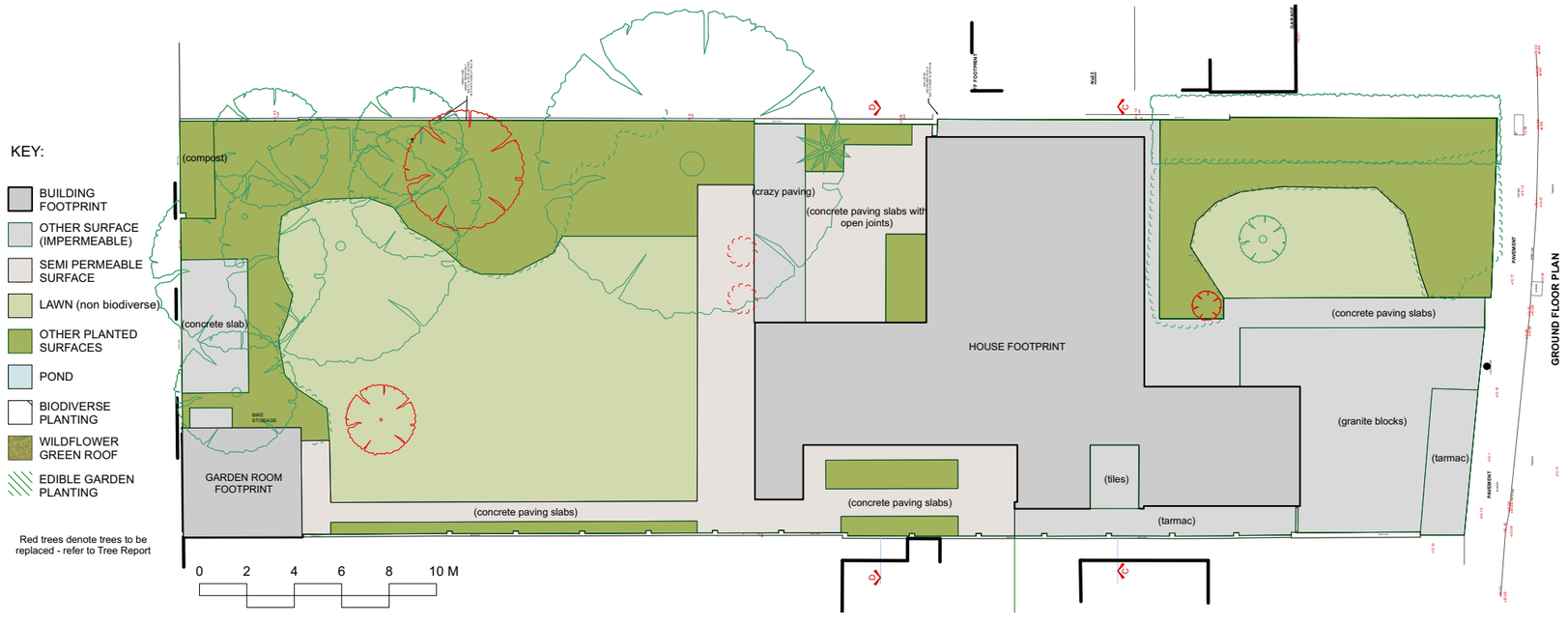
This has been taken on board in the developed design, looking to retain and enhance local character in the proposals. Refer to the Garden Design Report and supporting imagery appended to this application.

Hard Landscaping

At the front of the house the existing patchwork of tarmac and various mismatching impermeable block pavers will be replaced with a more homogeneous and sympathetic classic permeable paving finish in granite setts. The pathway to the house will be articulated in large format flamed granite plank flags.

Pathways to the side and rear are naturalised with a Cotswold Stone chipping bedded in an honeycomb stabilisation to ensure full accessibility.

To the rear of the house the primary outdoor seating areas are finished in a permeable open jointed composite decking with timber grain finish for enhanced durability. A small section of outdoor hard standing in exposed aggregate concrete finish provided seamless continuity with indoor finishes, allowing framed garden views to be drawn into the interior spaces.



Soft Landscaping

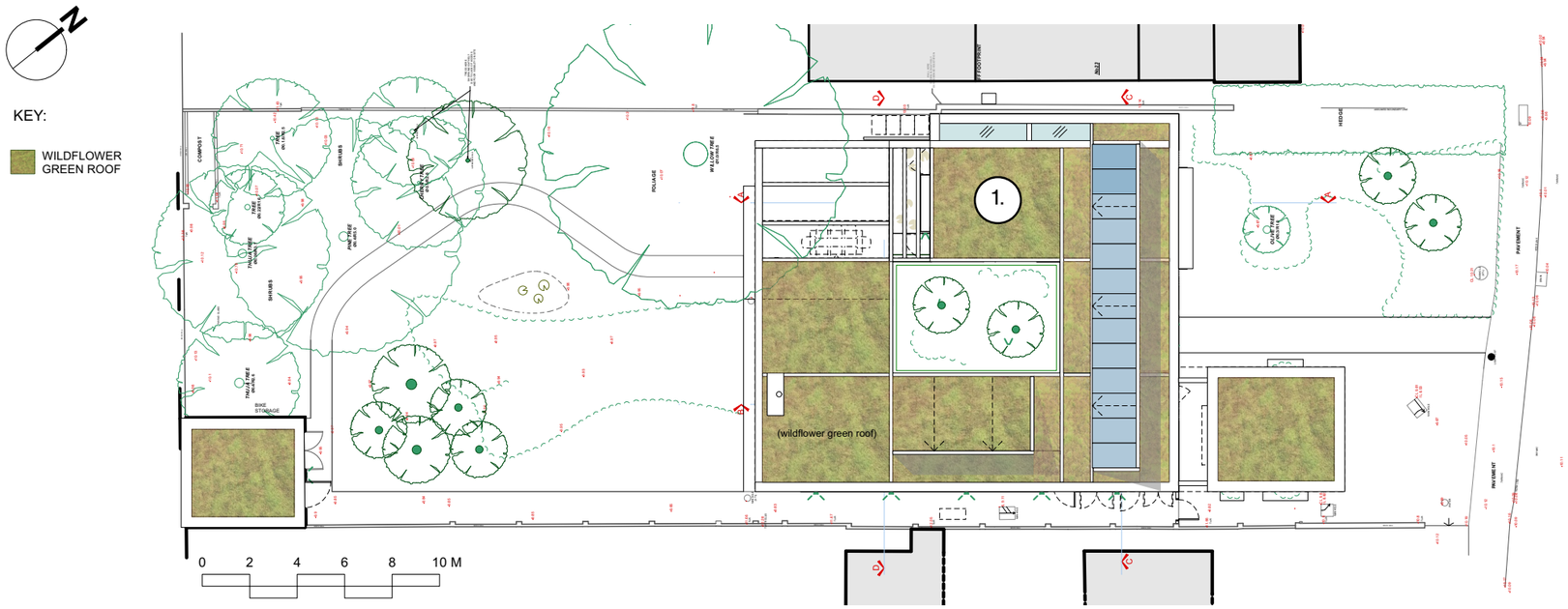
At the centre of the house a richly planted courtyard garden is envisaged that brings nature back into the heart of the dwelling.

On the roof, a wildflower green roof is proposed that softens its presence in the landscape setting, enhances biodiversity, and improves rain water attenuation on the site.

Front and rear gardens are enhanced with bio-diverse planting carefully selected to respond to the positive aspects of the local ity.

Water loving biodiversity is introduced through the addition of a pond to the rear garden, the precise location of which is subject to coordination with existing tree root protection investigations on site. A shallow architectural reflecting pool is also proposed adjacent to the house above grade.

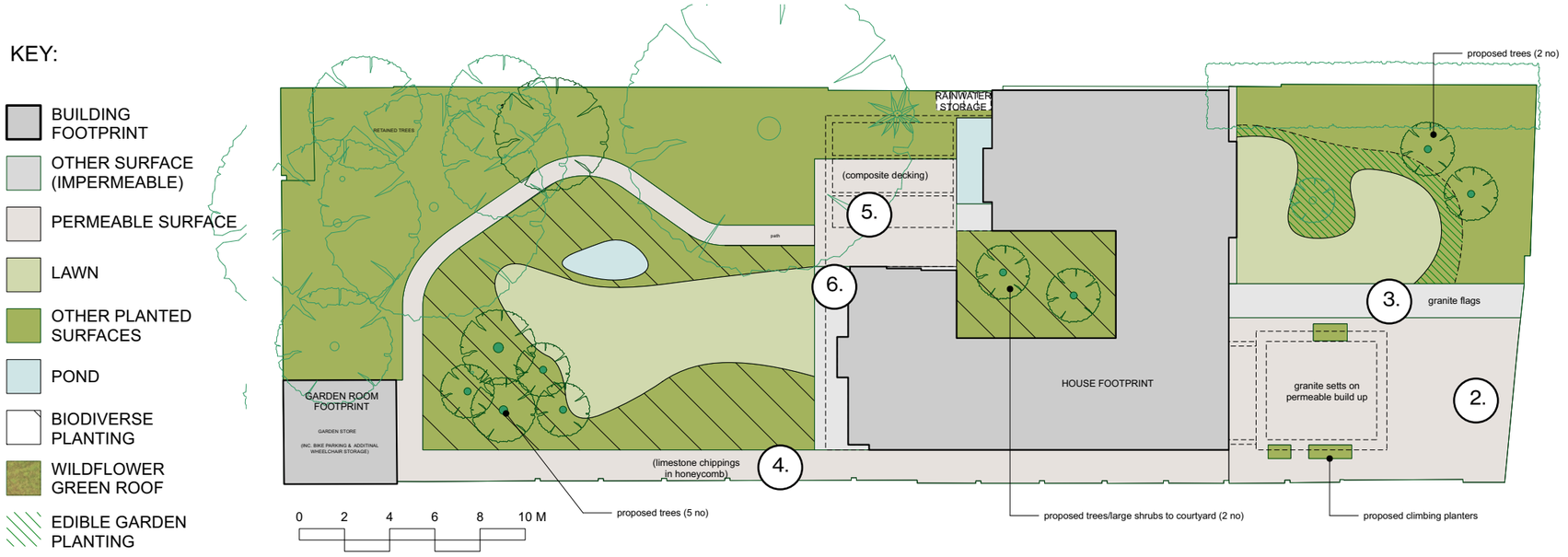
Refer to the Garden Design Report by Nicola Kelly Garden Designs for further details of landscaping proposals.



1. Wildflower green roof

2.Permeapave permeable granite sett paving

3. Flamed granite linear flags



4. Cotswold stone in permeable honeycomb stabilisation

5. Open jointed enhanced grain composite decking

6. Concrete with exposed aggregate

		Existing	M2	Notes	Proposed	M2	Net Gain	Notes
Ground floor		**total site area**	**960**		**total site area**	**960**	0	
		permeable surface	110	Concrete paving slabs (draining joints) - 110	permeable surface	198	88	granite setts - 88 msq Open joint Decking - 30 msq Honeycomb gravel - 77 msq Gravel edging - 3
		lawn (non biodiverse)	228	Non diverse garden lawn	lawn (biodiverse)	100	-128	Areas of clover and wildflower lawn for enhanced biodiversity
		other planted areas	233	Shrubs & trees - 196 architectural planters - 30 Compost- 6 Edible garden - 0	other planted areas	406	173	Shrubs & trees - 397 architectural planters - 3 Compost- 6
		Pond areas	0		Pond areas	10	10	Wild pond - 5 architectural pond - 5
		building footprint	227	(NB:existing excludes pergola & utility court, as open sided)	building footprint	213	-14	(NB: Proposed excludes open car port, as open sided)
		other (impermeable) paving/drive/other	162	Tarmac - 26 Granite blocks - 59 Concrete paving - 37 Crazy concrete paving - 18 Concrete slab - 17 Tiles - 5m	other (impermeable) paving/drive/other	33	-129	Granite flags - 19.5 Concrete paving - 13.5
GF O/ALL TOTAL			**960**			**960**		
Ground floor details		edible garden planting	0		edible garden planting	24	24	NB - Included in 'other planted area; shrubs & trees ' above
		biodiverse planting	0		biodiverse planting	150	150	
		No of trees lost	5		number of added trees	10	5	Net gain of 5 trees
First floor		green roof area	0	Extensive wildflower green roof (100mm substrate)	green roof area	185	185	
		PV panels	0		PV panels	28	28	
		Rooflght	5.5		Rooflght	4.5	-1	
		Roof other	244.5			58.5		
		TOTAL ROOF	250			276		NB - roof are increase includes overhang for sun shading. Includes garden room & garage/car port

Summary of Landscaping benefits:

• Significant Net Gain Increase in permeable surfaces (increase of 80%)

• Significant reduction in impermeable surfaces (decrease of 80%) to improve drainage on the site and reduce impact on infrastructure.

• Reduction in non-biodiversity diverse lawn and replacement with bio-diverse lawn type that support local ecology.

• Significant Net Gain Increase biodiverse planting species.

• Introduction of pond to support local aquatic loving ecology.

• Introduction of an extensive wildflower green roof to support local ecology and mitigate impact on drainage infrastructure.

• Introduction of edible planting species to promote local foot production practices.

• Net gain of trees on the site to improve the quality of landscaping in the conservation area and help tackle climate change.

Refer to Sustainability and Garden Design reports for further details.

Ecology

A Preliminary Ecological Appraisal, including site visit and desk study, has been undertaken by a suitably qualified Ecologist. In addition, a Biodiversity Net Gain report has also been undertaken to support the proposals. This demonstrates a significant net gain in biodiversity for the proposals, measured with the stipulated metric calculator.

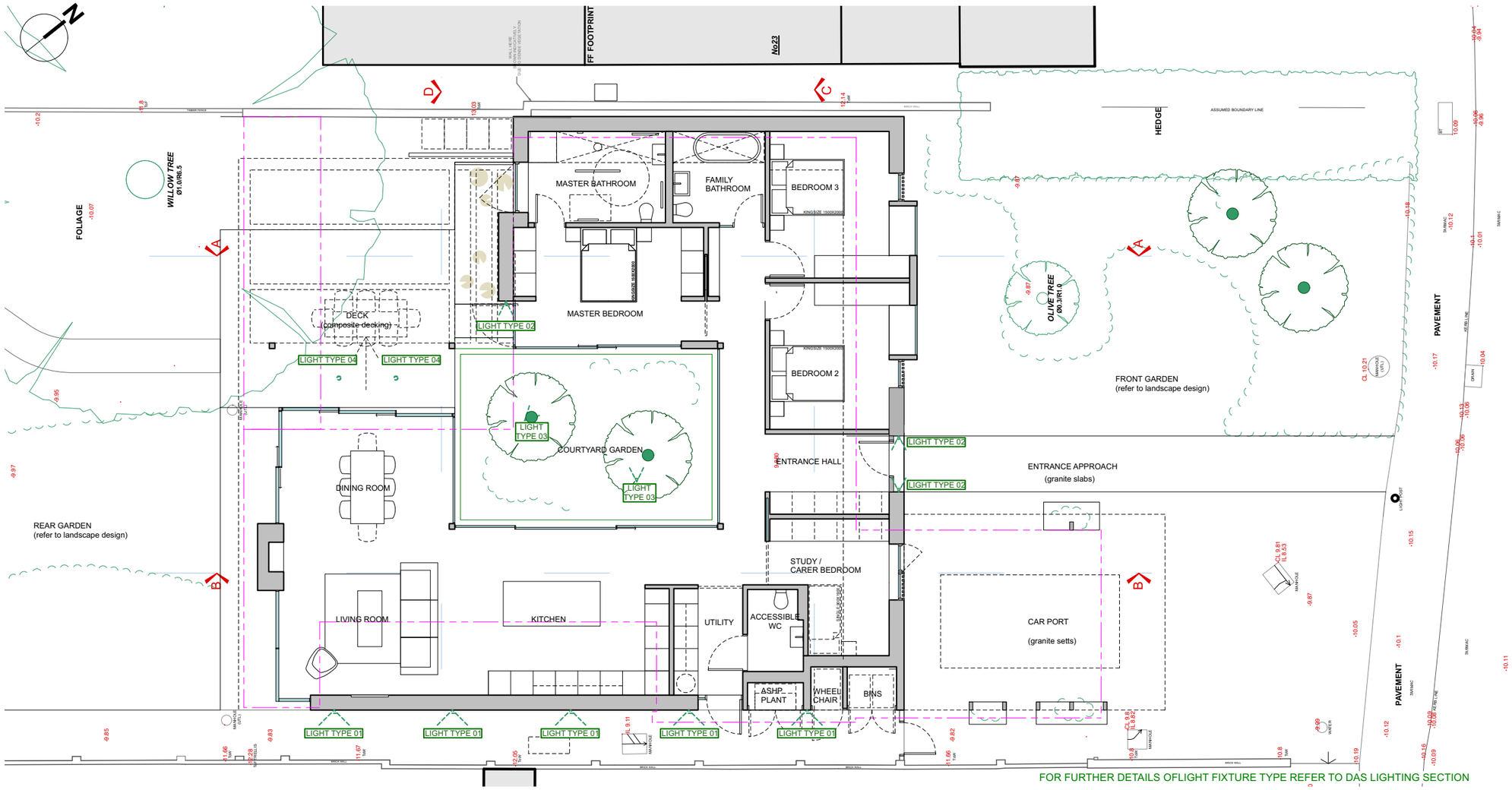
The reports are appended with this application.

Construction Management Statement

A construction management statement has been prepared by Capital Transport Planning to support the design proposals, capturing the following points.

1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site
2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
4. Details and location where plant and materials will be loaded and unloaded;
5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required
6. Details of any necessary suspension of pavement, road space, bus stops and/or parking bays;
7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such
8. Details of any wheel washing facilities;
9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
10. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites & Best Practice produced by the Greater London Authority (GLA).
11. Details of any highway licences and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
12. Details of the phasing programming and timing of works;
13. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Statement 5837:2012 ‘Trees in relation to design, demolition and construction – recommendations’, in particular section 5.5, 6.1, 6.2, 6.3 and 7; 14. A construction programme including a 24 hour emergency contact number.

The report is appended with this application.

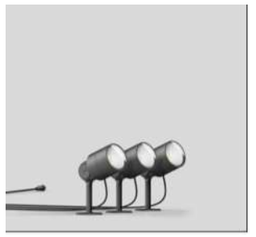


External Lighting

Proposed low energy external lighting is designed to provide low level security and way-finding illumination only, taking great care to conceal LED bulbs with louvres and direct light onto horizontal planes locally. This ensures the protection of neighbouring amenity and results in minimal impact on the conservation area street scene.

Type 01
Louvred wall light
(square format)

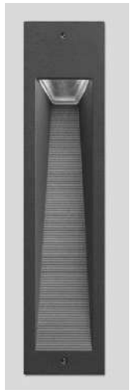
Type 02
recessed wall light
(vertical format)



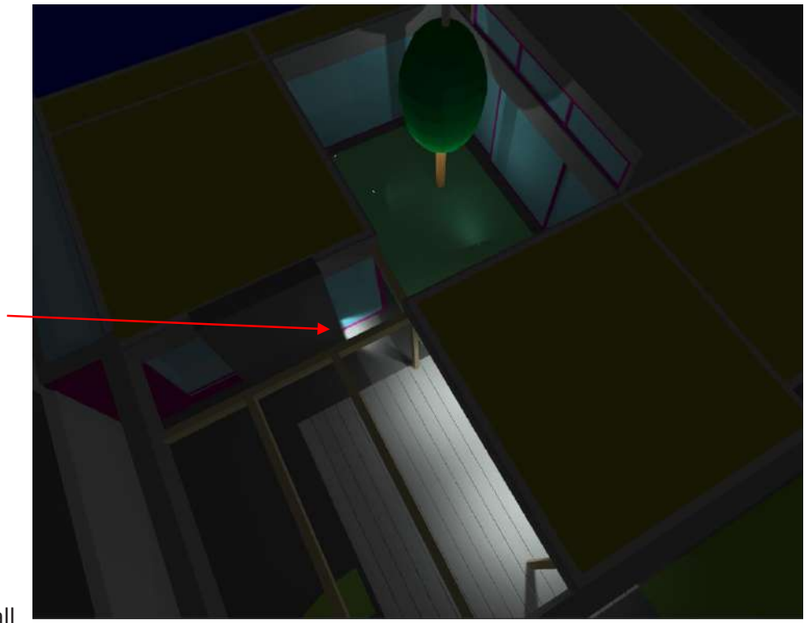
Type 03
Landscape light for
central courtyard

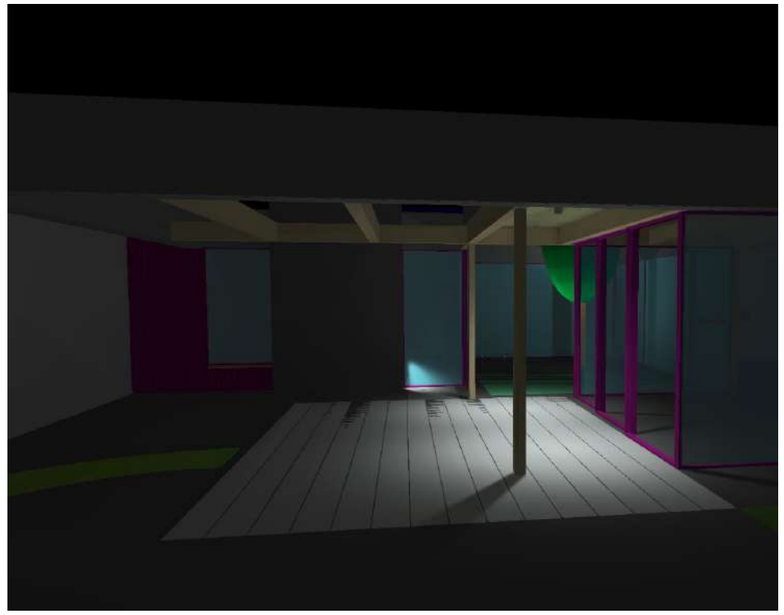
Type 04
Shielded downlight
(recessed bulb)

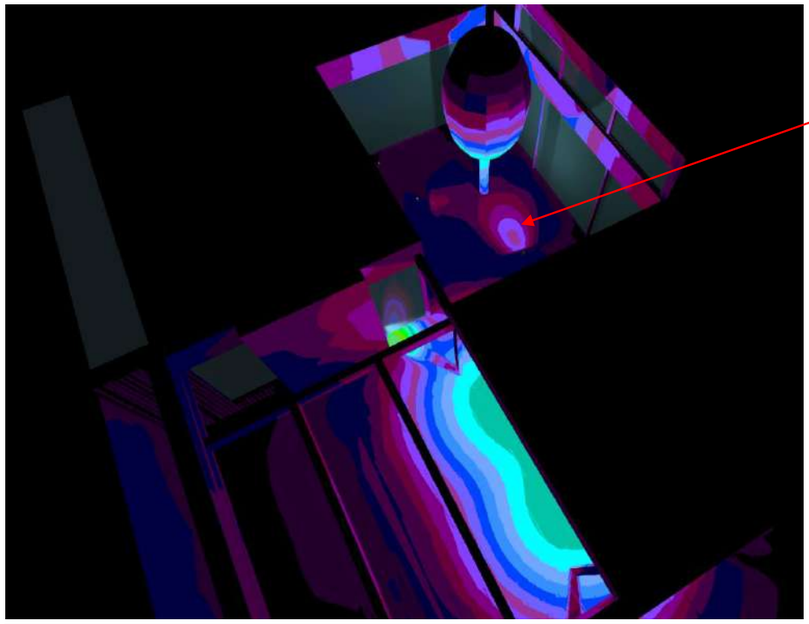
BEGA Recessed luminaire 33108K3 for walls. Shielded light. LED, 2.8 W Luminaire connected wattage, Luminaire luminous flux 100 lm, colour temperature 3000 K.

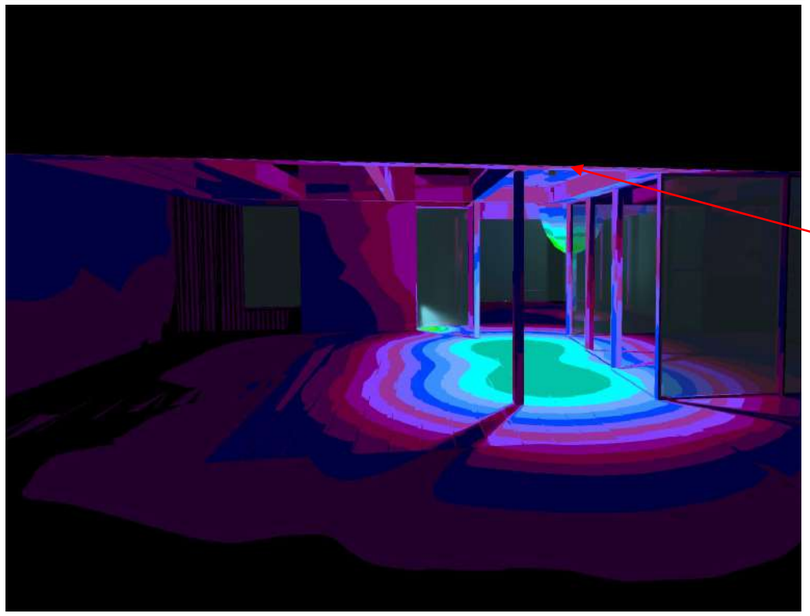


1No BEGA 33108 K3 Wall recessed









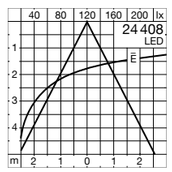
1No BEGA 84821 K3 adjustable spike lights

BEGA UniLink Garden floodlight 84821K3, portable, consisting of 3 luminaires with earth spike, for use in the private sector. LED, 14 W Luminaire connected wattage, Luminaire luminous flux 978 lm, colour temperature 3000 K.

BEGA Ceiling-mounted compact downlight 24408K3. Symmetrical wide beam light distribution. BEGA Hybrid Optics® Highly efficient and low-loss light distribution by means of reflector and optical lens. LED, 5 W Luminaire connected wattage, Luminaire luminous flux 471 lm, half beam angle 54°, colour temperature 3000 K.

2No BEGA 24408 K3 Surface mounted.

Light distribution



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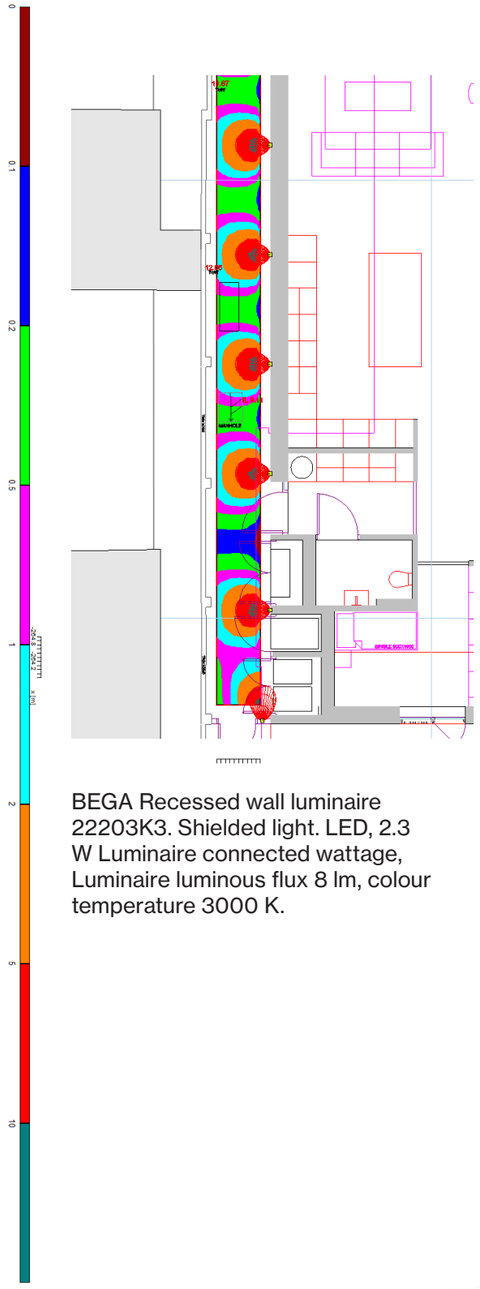
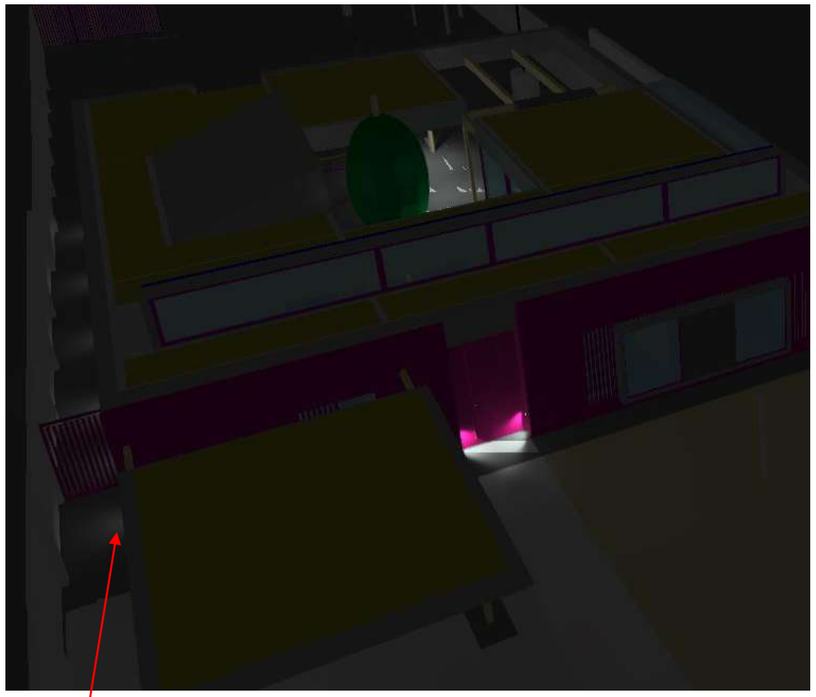
Tel: 0208 090 1413

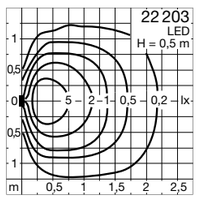


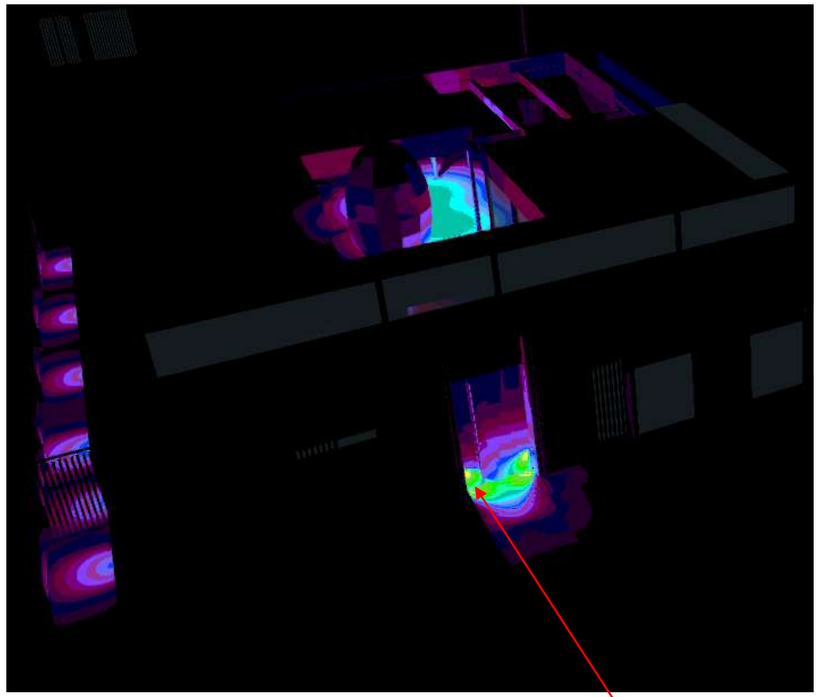
BEGA Recessed wall luminaire 22203K3. Shielded light. LED, 2.3 W Luminaire connected wattage, Luminaire luminous flux 8 lm, colour temperature 3000 K.



5No BEGA 22203 K3 Providing Low level pools of light.

Light distribution

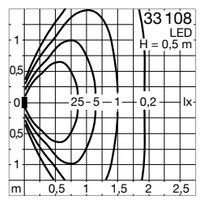




BEGA Recessed luminaire 33108K3 for walls. Shielded light. LED, 2.8 W Luminaire connected wattage, Luminaire luminous flux 100 lm, colour temperature 3000 K.

2No BEGA 33108 K3 wall recessed for the entrance

Light distribution



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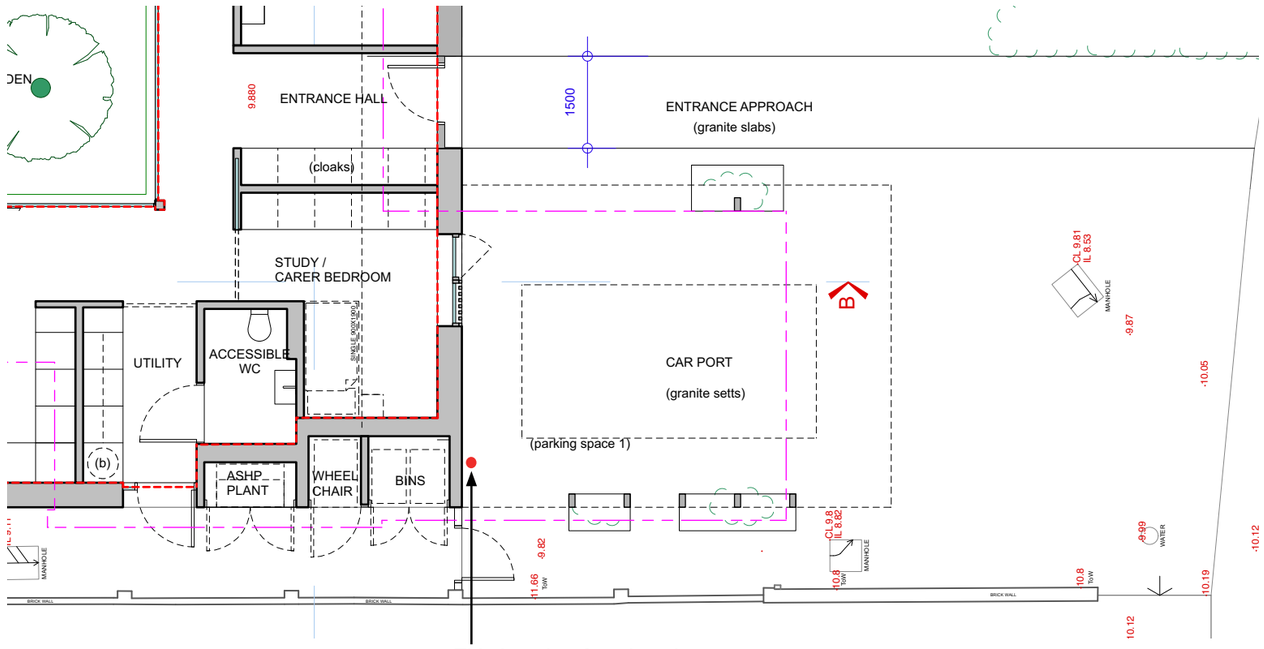
Transport provisions and waste collection

1 covered parking space (4.8m x 2.4m) with space around to support accessibility is provided to fall within London Plan maximum requirements and reflect the provision stated as acceptable in the formal pre-application advice. An EV charging point is proposed to charge an electric vehicle in the car port.

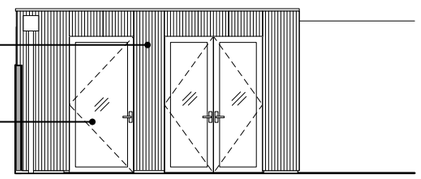
Covered bin storage is provided in the side passage of the new dwelling with capacity to exceed the requirements set out in London Borough of Richmond Refuse and Recycling Storage Requirements SPD. Space for 2 no 360L wheelie bins is accommodated in a weather proof enclosure with ventilated open slat doors integrated as part of the timber cladding solution.

An external wheelchair covered storage enclosure is also provided with convenient level threshold access to both side gate and side access door, as is an heat pump enclosure and meter cupboards that is secure but can be easily accessed for maintenance and readings.

Bike storage for 2 x bikes is accommodated in the refurbished Garden room to the rear of the garden with easy access via side path. These ensures the provisions are fully functional whilst remaining discreet and non visible from the street scene. Retaining and upgrading the garden room retains useful amenity for the property with a low environmental impact. To improve functionality and performance, the existing window is proposed to be replaced with a DG aluminium faced timber framed glazed door for improved storage access, and the existing brick envelope is proposed to be treated with dark stained timber vertical format cladding to match that proposed on the main house, to naturalise the building in the newly planted garden and to establish a unified design language between them.

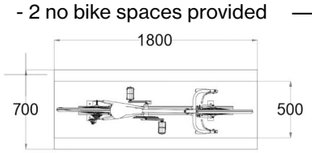


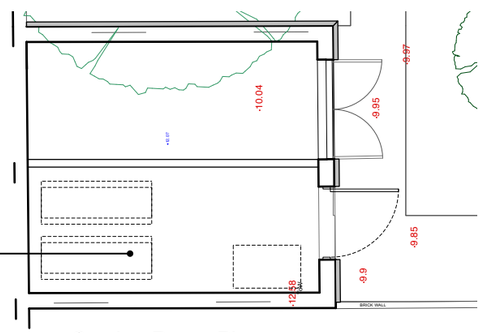
- existing brick overclad with timber cladding
- door added for improved accessibility & storage



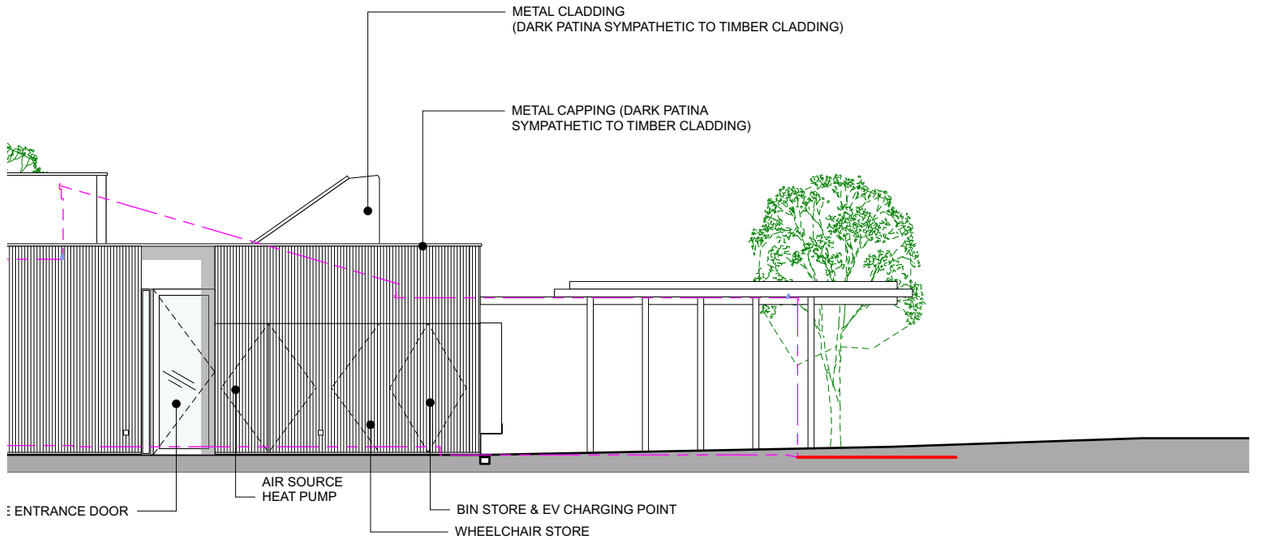
Garden Room Elevation

- 2 no bike spaces provided





Garden Room Plan



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