

3/4 NEW BROADWAY

RICHMOND UPON THAMES /// LONDON

REAR EXTENSION/CONVERSION

DESIGN AND ACCESS STATEMENT

MAY 2022

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Refer also to all documents and drawings submitted with this application.

BACKGROUND

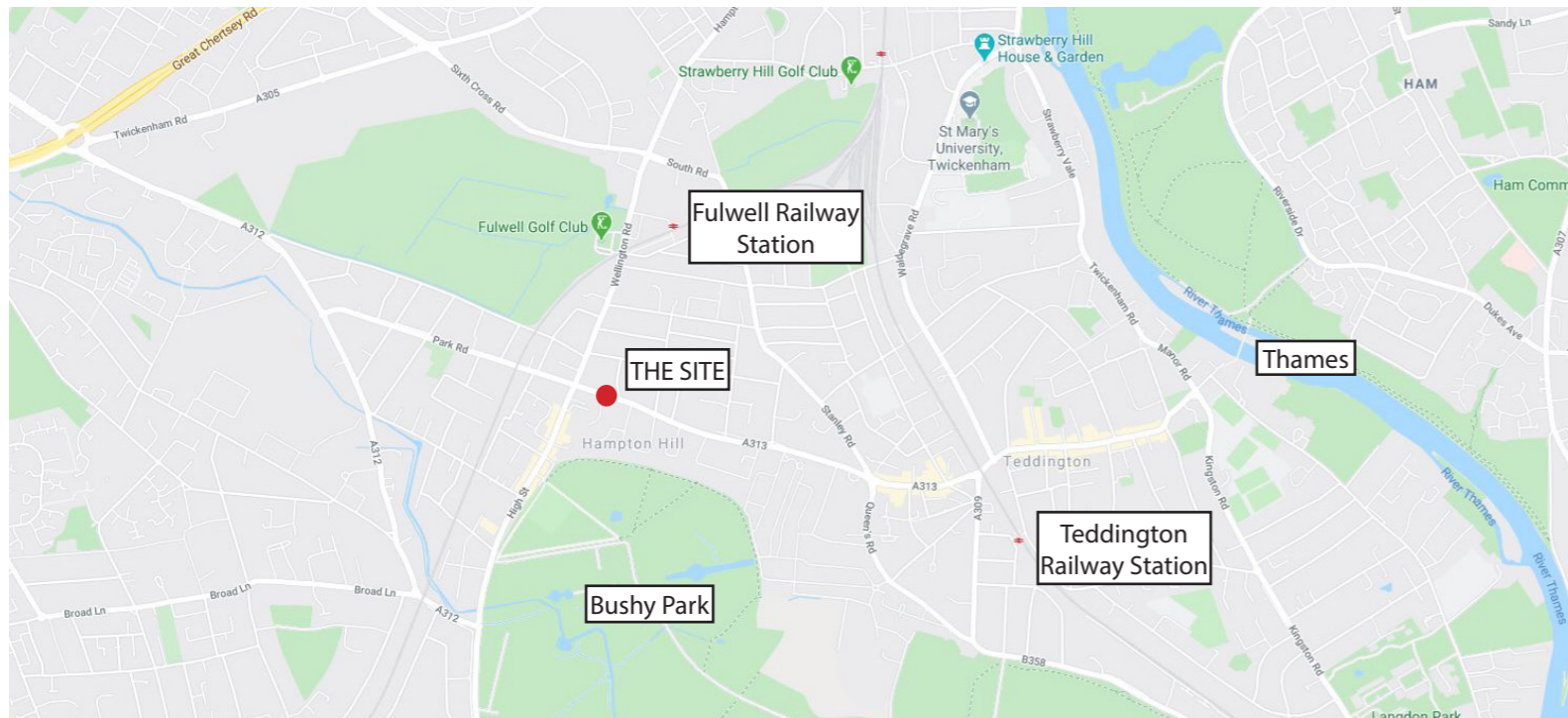


FIGURE 01 - SITE LOCATION



1.1 SITE LOCATION

No 3-4 New Broadway, Hampton Rd, Hampton Hill TW12 1JG

1.2 BACKGROUND

Mark Smith Architects Ltd were asked to prepare a planning application for a new planning application at No. 3 - 4 New Broadway which involves the conversion of the two existing commercial units into 2 x one-bedroom flats and 1 x two-bedroom (4 Person) flat provided in a ground floor rear extension.

A planning application for a new rear extension consisting of 2 x one-bedroom flats was refused in March 2022 (21/3862/FUL). This planning application which now also seeks to convert the commercial units (which were previously approved under Permitted Development (21/2665/GPD13)) is a resubmission that addresses the reasons for refusal for the March 2022 refusal (21/3862/FUL).

1.3 SITE CONTEXT

No. 3 - 4 New Broadway is located in Hampton Hill, within the London Borough of Richmond upon Thames. The nearest train station is Fullwell, 700m north of the site. The subject site is part of a parade of 6 units in New Broadway.

Bushy Park, 600m south of the site, is a short walk away and offers substantial open space and various external amenity activities. Hampton Hill High Street is 50m away offering further shops, cafes and restaurants.

Fulwell and Hampton Hill is primarily residential as are the buildings opposite and to the rear of the subject site. The scale is suburban with mostly two/three storey buildings with pitched roofs and rear extensions. There are buildings up to four storeys on the junction of Hampton Road and the High Street.

The principle building material in the surrounding context is brick although there are some rendered buildings. There are a mix of slate roofs and flat roofs with rooflights. Windows are mostly white framed (timber/aluminium/PVC).



FIGURE 02 - SITE CONTEXT



BACKGROUND

1.4 EXISTING BUILDING

The subject site is not in a conservation area, nor are there any listed buildings or structures. The existing building on the site is 2 storeys with retail at ground floor and residential on the first floor which is accessed directly from a front door on New Broadway.

No. 3-4 is part of a 1920's parade (1-6 New Broadway). The facade of the existing buildings are finished in render around the shopfronts, pebble dash to the first floor with a brick parapet (triple basket weave).

A garage is located on an external area to the rear of the site. This area and garage is accessed from a rear road which is accessed from Hampton Road.



FIGURE 03 - EXISTING REAR ELEVATION



FIGURE 04 - EXISTING 1-6 NEW BROADWAY (NO. 3&4 IN MIDDLE)

PLANNING CONTEXT



FIGURE 05 - APPROVED NEW STOREY ELEVATIONS 19/3704/FUL

2.1 PLANNING HISTORY

(PLANNING REF: 16/0983/FUL)

Conversion of existing 3 bedroom flat into 2 x 1 bedroom flats;
GRANTED ON APPEAL 09.06.17

(PLANNING REF: 16/4908/FUL)

Formation of additional floor of accommodation in the form of a mansard style roof extension to facilitate the provision of 1 no. 2 bedroom flat. Conversion of existing first floor 3 bedroom flat into 2 x 1 bedroom flats. Re-siting of existing front doors;
GRANTED 19.06.17

(PLANNING REF: 17/2957/FUL)

Formation of additional floor of accommodation in the form of a mansard style roof extension to facilitate the conversion of existing first floor 3 bedroom flat into 2x1 bedroom flats and provision of 2x1 bedroom flats at second floor level through the mansard roof; re-siting of existing front doors at ground floor level of the residential units and enlargement of first floor rear windows including new Juliet balconies.
GRANTED 20/12/2017

(PLANNING REF: 18/1948/FUL)

Single-storey ground floor rear extensions (additional A1 (Retail floorspace)), new patio and boundary fence to rear of existing ground floor retail units.
GRANTED 28/09/2018

(PLANNING REF: 19/3704/FUL)

Part single, part two-storey rear extension to allow the expansion of both ground floor retail / commercial units and the sub-division of the existing 3 bedroom first floor flat to form 2No. 1-bedroom flats and the construction of a mansard style roof extension to provide a further 2No. 1 bedroom flats at second floor level. Re-siting of existing front doors at ground floor level of the residential units.
GRANTED 06/08/2020

(PLANNING REF: 21/2665/GPD13)

Proposed change of use from A1 (retail) units to 2No. 1 bed apartments C3 (residential) Use Class
GRANTED 16/10/2021

(PLANNING REF: 21/3862/FUL)

Demolition of existing garage and construction of single storey rear extension to accommodate two new (1B1P) self-contained dwellings.
REFUSED 22/03/2023

PLANNING CONTEXT

2.2 REFUSED APPLICATION / MOVING FORWARD

A planning application was refused in March 2022 (21/3862/FUL) to demolish the existing garage and construct a new single storey ground floor rear extension to form two new one-bedroom flats.

The application sought to reconcile the approved extension to the rear, (currently commercial), by offering it as residential use. This was further to an approval to convert the existing ground commercial units into two one-bedroom flats. The existing first floor is also residential. There is also an extant approval for to convert the first floor and create an upper floor extension to form four one-bedroom flats.

The flats in the refused application were to be accessed from an existing rear road which also provides access to the rear of all buildings in the parade.

The design related reasons for refusal were:

- Unsuitable on-site refuse/recycling facilities for the proposed rear residential units and existing commercial units
- Restricted residential layout and window positioning resulting in an unsatisfactory outlook which also resulted in the compromised function of the existing ground floor commercial unit. 'The main outlook of the living spaces of units 1 & 2 would be opaque windows onto a rear access track or constrained views via narrow side windows of the small courtyards.'

The planning application to which this Design and Access Statement relates seeks to address the above concerns and demonstrates this in the following pages.

Despite refusal, the Officer's Delegated Report provides additional positive considerations on which a positive resolution can be built upon:

- no objection in principle of a residential scheme coming forward
- "The design of the rear extension though significant in size, would not appear out of keeping with the typography of the architectural form at the back of these buildings"

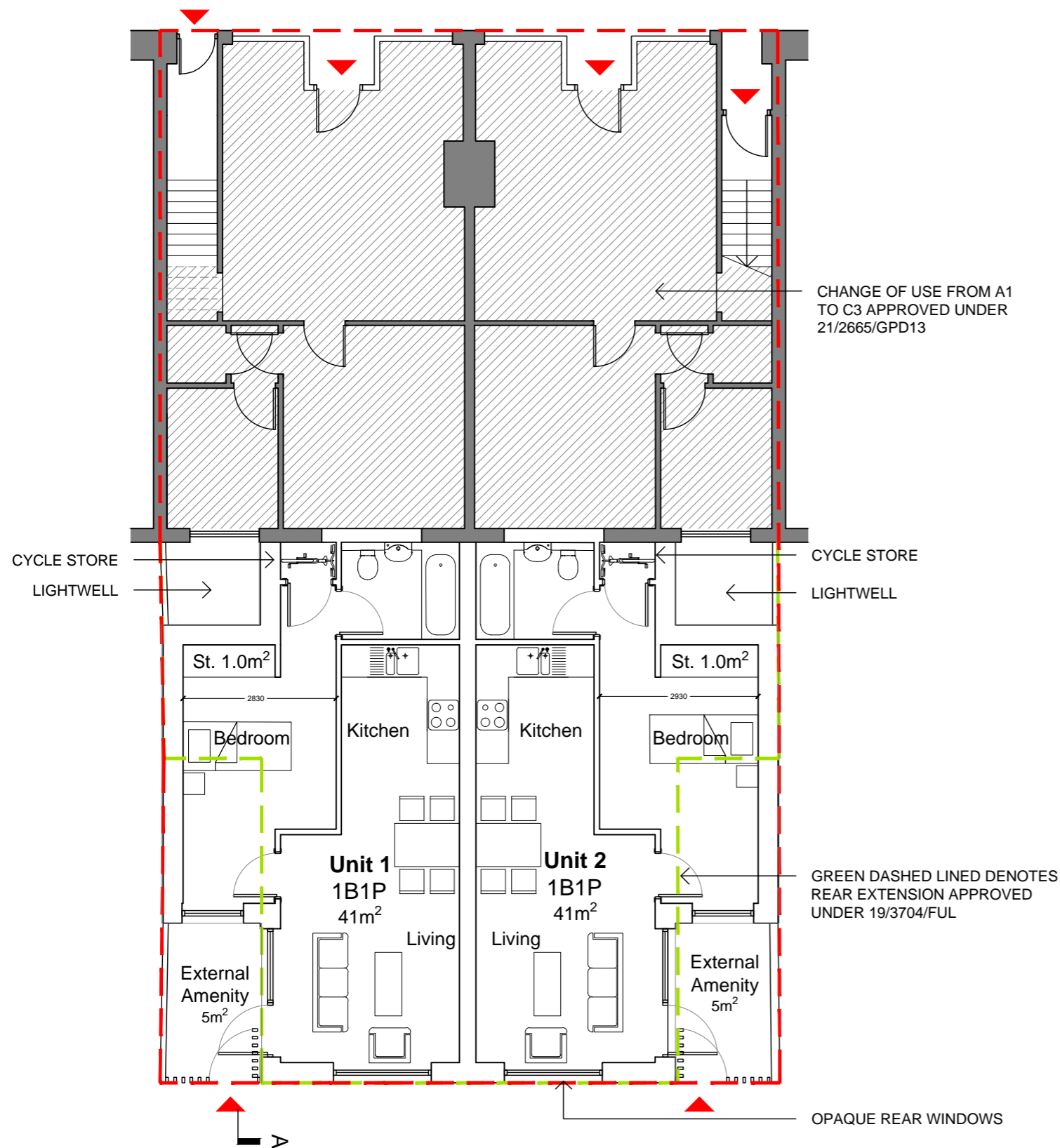


FIGURE 06 - REFUSED APPLICATION PLAN FOR TWO 1B1P DWELLINGS (21/3862/FUL)



FIGURE 07 - PROPOSED REAR EXTENSION CGI

3.1 NEW APPLICATION IMPROVEMENTS

Refer to the following page for a comparison between the plans of the refused proposal (19/3704/FUL) and this new application.

This planning application makes significant improvements that positively addresses the concerns in the previously refused planning application (21/3862/FUL), as follows:

Refuse/Recycling Provision

A reason for refusal for the previous planning application related to a lack of refuse/recycling store. This planning application provides a new secure internal refuse / recycling area with sufficient capacity for all flats. This is an improvement on the existing situation where there is no dedicated refuse / recycling store for the building.

Restricted layout/outlook

A reason for refusal for the previous planning application related to the restricted layout and outlook for the rear residential units. This planning application alleviates this concern by reducing the number of flats in the rear extension from two to one. The proposed two bed flat has a flexible living area that opens up via large sliding doors to a south facing private external amenity space that exceeds size and depth standards. The two south facing bedrooms, which are each double bedrooms, are generously proportioned and have en-suite bathrooms. One of the bedrooms also has direct access to the external amenity space. The bedrooms and private amenity space have an attractive external planted area immediately adjacent to provide defensible space.

This planning application improves upon and coordinates with a previous approval (21/2665/GPD13) to convert the existing front commercial units into two one-bed flats. It does this by;

- introducing a new secure common residential entrance area (with refuse / recycling store) and improving the shop front external appearance

- adding an external amenity space which exceeds minimum standards to each of the approved converted front units to improve the overall quality of these flats

In addition to the comparison of plans on the following page, please also refer to page 9 for improvements relating to the new amenity space provided to each flat.

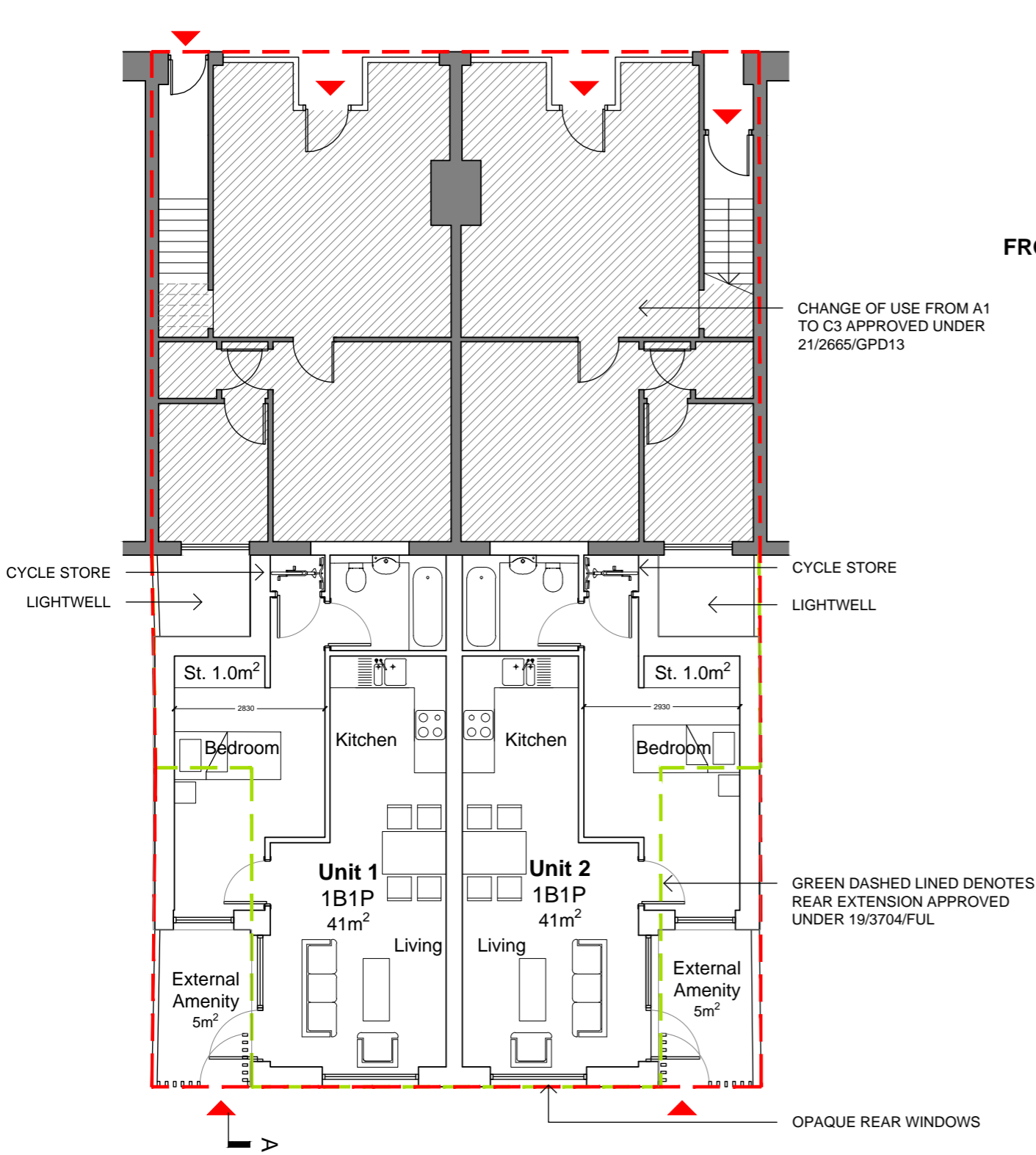


FIGURE 08 - REFUSED PLAN

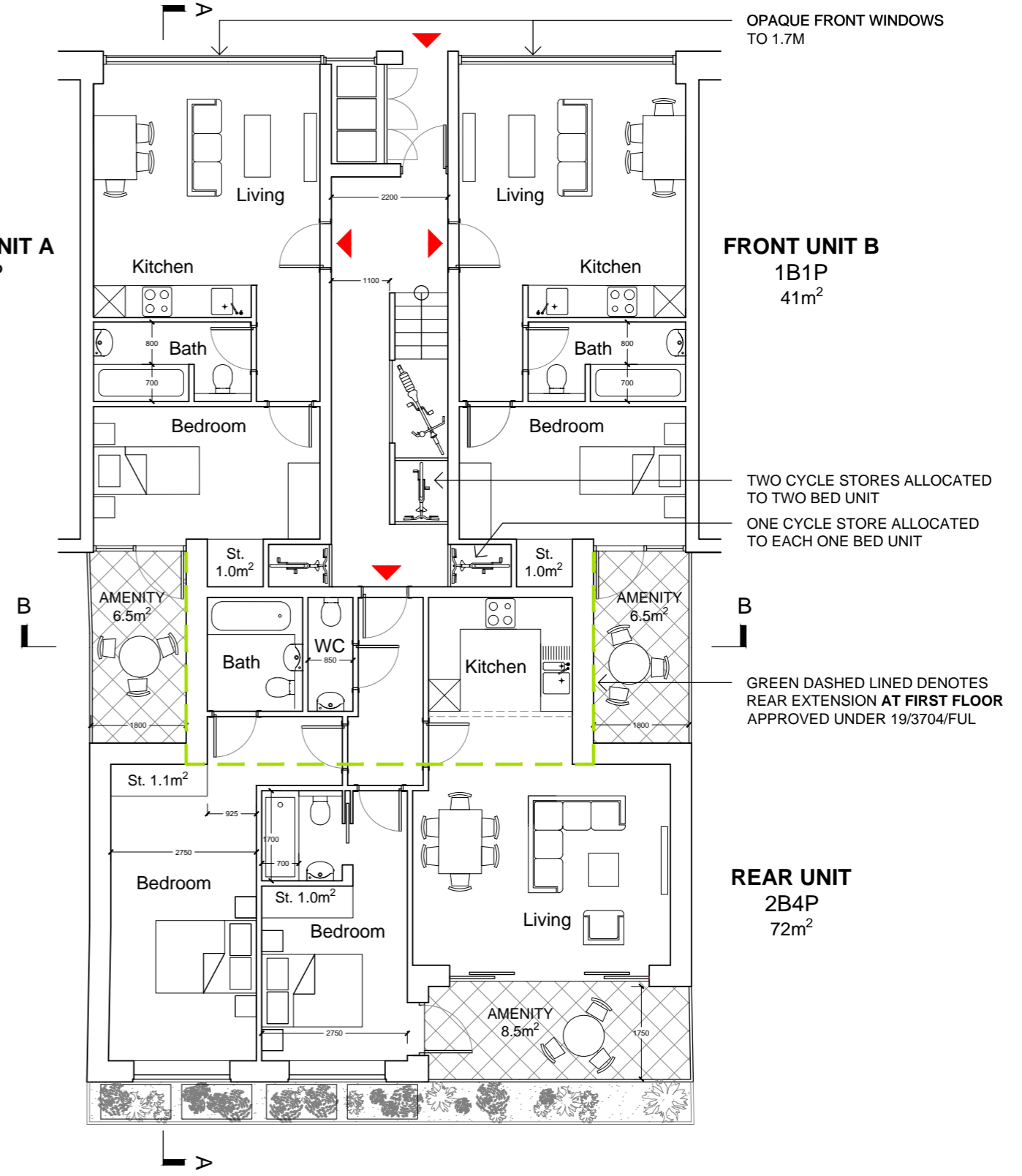


FIGURE 09 - NEW PLAN (SUBJECT OF THIS PLANNING APPLICATION)

3.1 NEW APPLICATION IMPROVEMENTS (CONTINUED)

Refer opposite where a 45 degree angle diagram and a sun diagram are provided which respectively demonstrates good quality outlook from the rear bedrooms of the one bed flats and how the south facing sun will throw plenty of sunlight onto the amenity space of these one bed flats as well as the amenity space of the two bed flats.

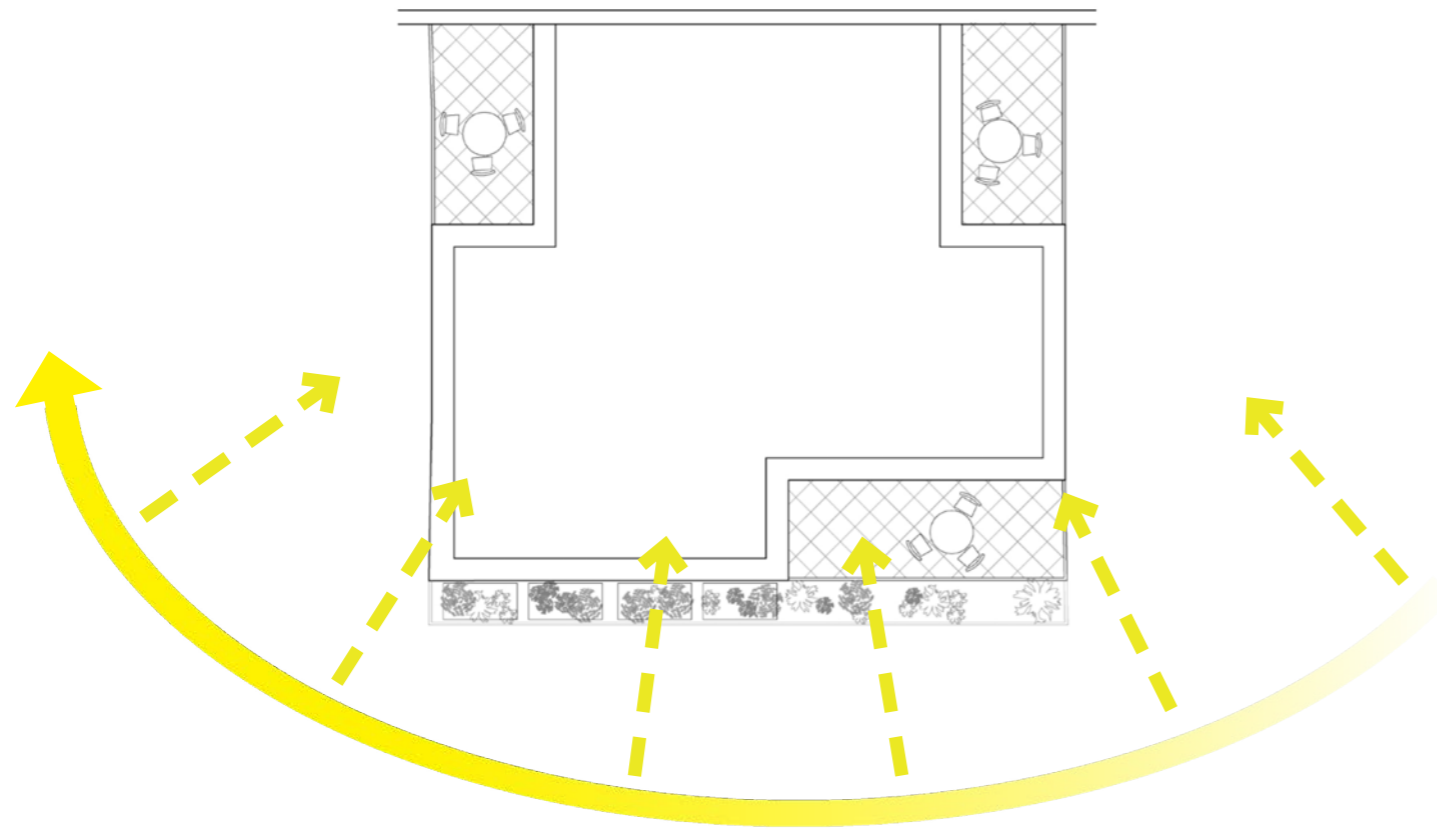


FIGURE 10 - SOUTH FACING EXTERNAL AMENITY SPACES WITH PLENTY OF SUNLIGHT



FIGURE 11 - NEW AMENITY SPACES WITH DIRECT SUNLIGHT



FIGURE 12 - EXISTING VIEW OF REAR (NO. 3-4 IN STONE CLADDING)



FIGURE 13 - PROPOSED REAR EXTENSION

3.2 SHOP FRONT IMPROVEMENTS

The existing commercial units at 3 & 4 New Broadway have approval for conversion to residential use (21/2665/GPD13). However, the ground floor frontage does not lend itself to residential use due to the following reasons;

- severe lack of privacy in the living areas due to large windows facing the street, exacerbated at night when internally illuminated
- recessed entrances fronting the street causing a security concern as well as leading to the potential for passers by to loiter, leave rubbish and use the recess as a toilet
- lack of adequate ventilation resulting in poor internal air quality
- poor energy efficiency of single glazed windows resulting in increased winter heating demand and adding to overheating in summer
- single glazed windows with minimal acoustic insulation from road noise

The proposals include for a reworked front elevation that improves the frontage and residential dwellings by:

- adding privacy for the living areas via the introduction of opaque glazing to 1.7m whilst retaining positive outlook
- removing recesses at individual dwelling entrance to living area and providing new secure access door leading to communal entrance area
- energy efficient double glazed shop frontage reducing winter heating demand and summer overheating
- high level opening windows allowing natural ventilation providing opportunity for cross-ventilation in conjunction with rear openable doors to new external amenity space
- double glazed windows with higher performing sound reducing qualities that lead to a quieter and better internal environment
- maintains the visual language of the shop frontages with large glazed areas, stall risers and signage areas



FIGURE 14 - EXISTING FRONT ELEVATION



FIGURE 15 - PROPOSED FRONT ELEVATION

PROPOSALS

3.3 ONE BED FLATS IMPROVEMENTS

The existing commercial units at 3 & 4 New Broadway have approval under Permitted Development for conversion to residential (21/2665/GPD13) but in some ways the flats are impeded in regard to general layout, cycle storage access, refuse/recycling store provision, security/access and ventilation. Therefore, the quality of these flats have been considerably improved – please see summary below of improvements;

- new secure communal entrance area with improved accessibility (wider entrance and doorways)
- new secure refuse / recycling storage area (previously none provided)
- secure cycle storage provided in communal area (instead of bedrooms)
- sensitively replaced frontage with double glazing and high-level openable windows for natural ventilation
- new external amenity space with openable windows providing opportunity for cross ventilation within the flat
- regularised flat layout with awkward shop recess removed from living area providing a much more balanced living room arrangement
- WC / bathroom accessed from flat circulation (and not via bedroom)

In addition to the above, the large glazed frontage and generous 2.97m floor-to-ceiling height means that the one bed flats which are proposed to be converted will feel spacious and bright. The excellent floor to ceiling height also affords an opportunity for additional storage above the bathroom and kitchen areas.

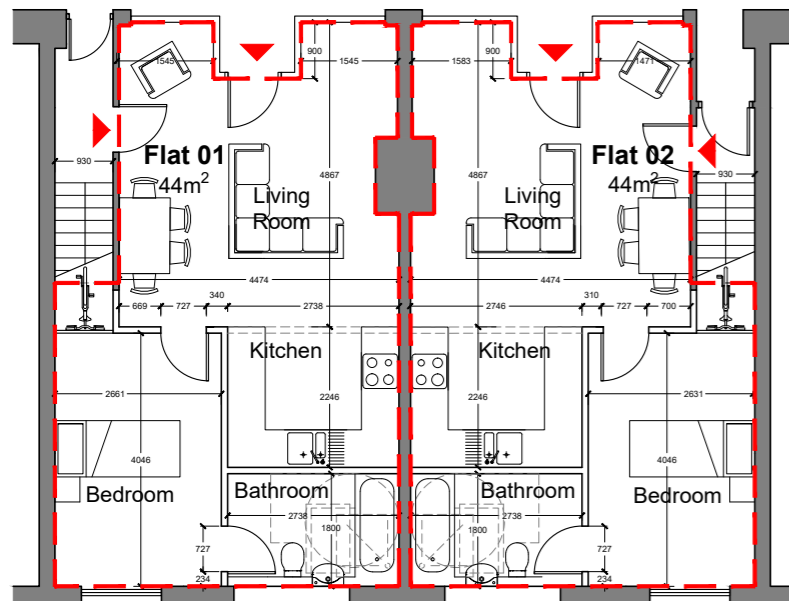


FIGURE 16 - APPROVED TWO 1B1P FRONT CONVERSION

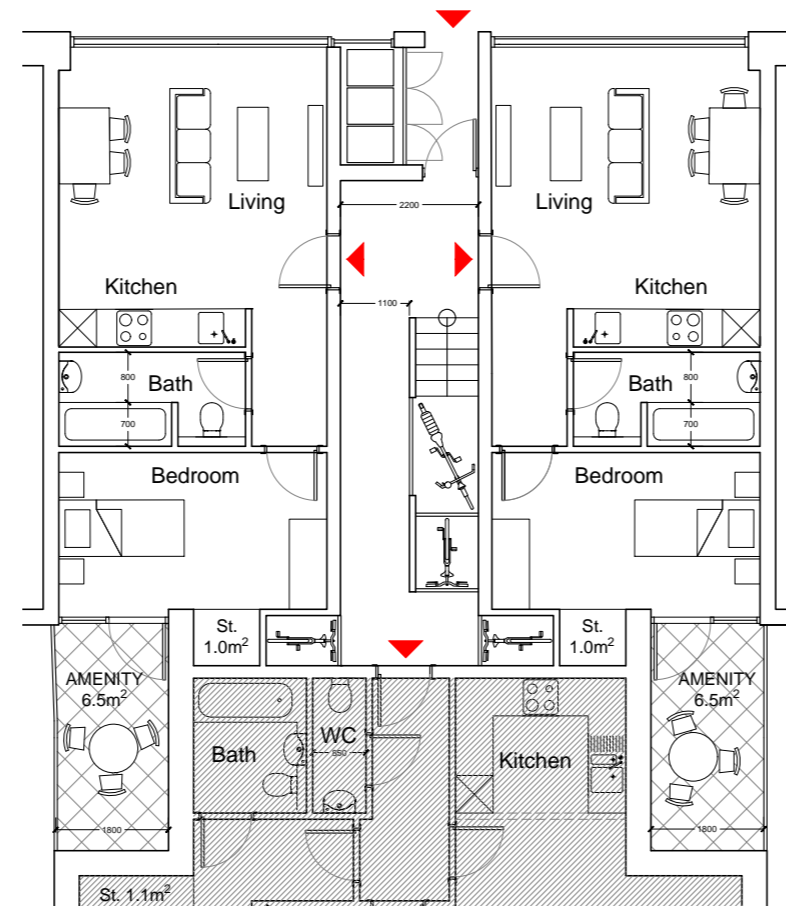


FIGURE 17 - PROPOSED TWO 1B1P FRONT CONVERSION

3.4 PROPOSALS / PLANNING PRINCIPLE

The proposal is to construct a new single storey ground floor rear extension to form one new 2B4P flat and convert the existing ground floor commercial units into two 1B1P flats. Access to all three units will be from New Broadway via a new purpose built, secure, communal entrance area.

The principle of development at the rear of no.3 & 4 has been established through the extant approval (19/3704/FUL). There was no objection in principle to this being residential in the previously refused application (21/3862/FUL). The conversion of the commercial units at ground floor into residential flats has been approved previously under Permitted Development (21/2665/GPD13).

3.5 FOOTPRINT / HEIGHT / DAYLIGHT & SUNLIGHT

The footprint of the proposed rear extension has been specifically designed to provide new external amenity spaces for the front two approved residential flats. The outline coordinates with the building line of the upper floor rear extension approvals. A Daylight and Sunlight study prepared by Right of Light Consulting confirms that all three proposed flats pass the BRE test in respect of daylight and sunlight and that there is no daylight and sunlight reason why planning permission should be refused. The height of the proposed ground floor rear extension is the same as the approved commercial ground floor extension approved (19/3704/FUL) and therefore is not expected to be contentious.

3.6 MATERIALS / PRIVACY

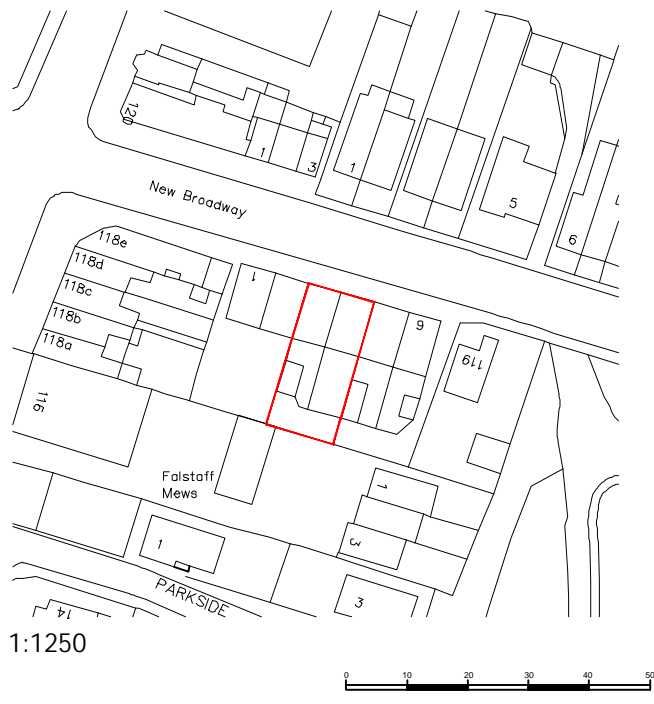
The principle facing material for the rear extension is a high-quality buff London stock brick. The existing stone cladding to the rear elevation will also be replaced with matching brick to improve the overall appearance. Windows and doors will be white framed high quality timber sash windows double glazed. Railings at the rear will be powder coated grey. The new shop front will have large format glazing and timber stall risers similar to existing but with the new reconfigured entrance doors.

3.7 HOUSING STANDARDS / INCLUSIVE DESIGN / CYCLES

The proposals are for 1 x 2 Bed, 4 Person flat measuring 72 sqm and 2 x 1 Bed, 1 Person flats measuring 41 sqm each all of which meet and exceed national technical housing standards. Entrances are level access and step-free from ground level for inclusive access.

All spaces (including WC facilities) are presented over the ground floor with no internal stairs. Each flat is afforded a dedicated secure cycle storage space.

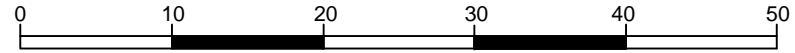
4.0 EXISTING AND PROPOSED DRAWINGS



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1:500



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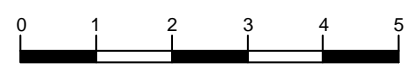
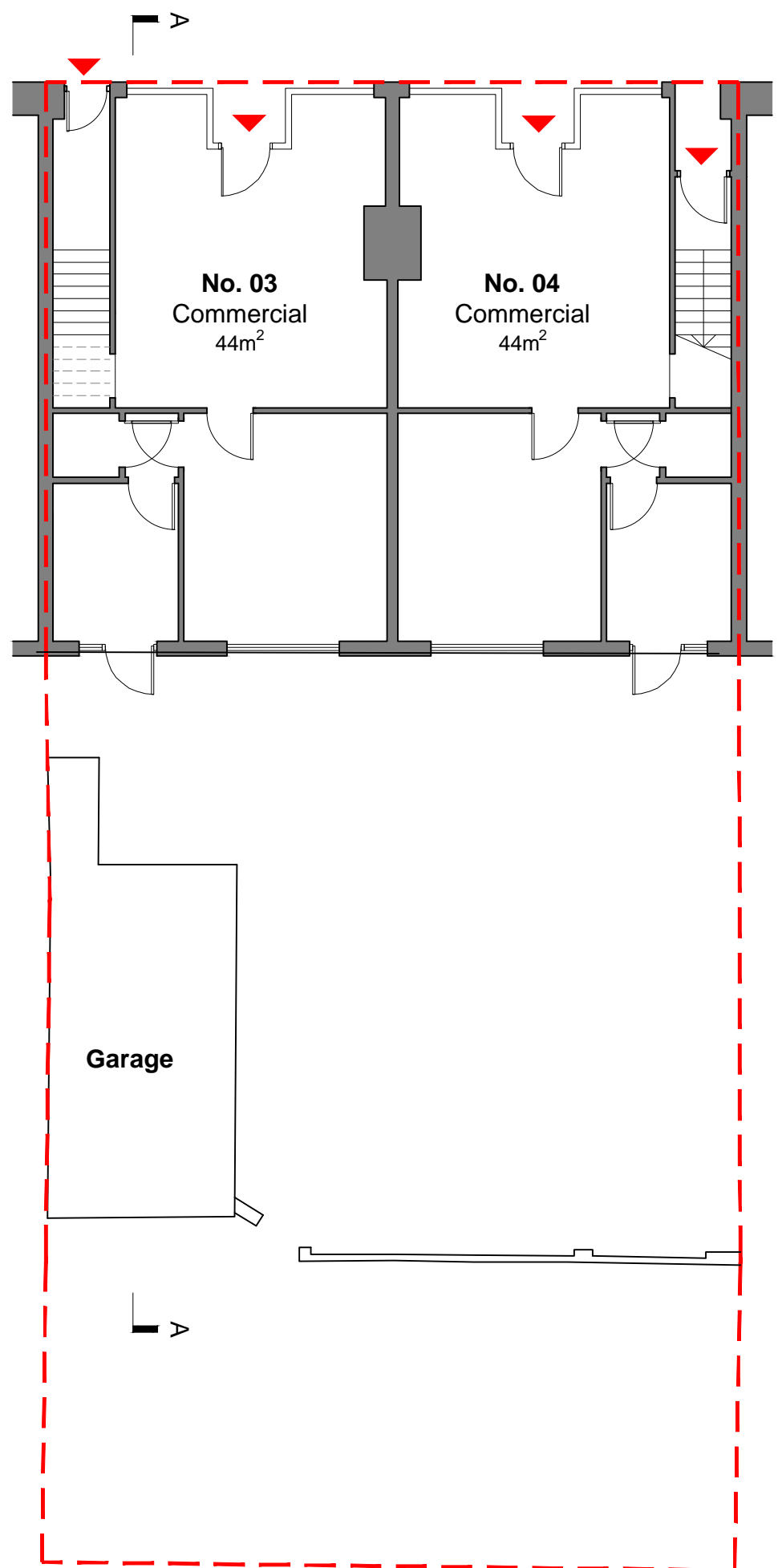
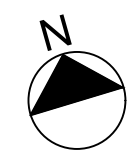
REV	AMENDMENTS	DATE

PROJECT New Broadway/ Hampton Road
CLIENT

DRAWING Existing Site/Location Plan		
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STATUS PLANNING	
DRAWING No. 2103_PL.03_000	REVISION

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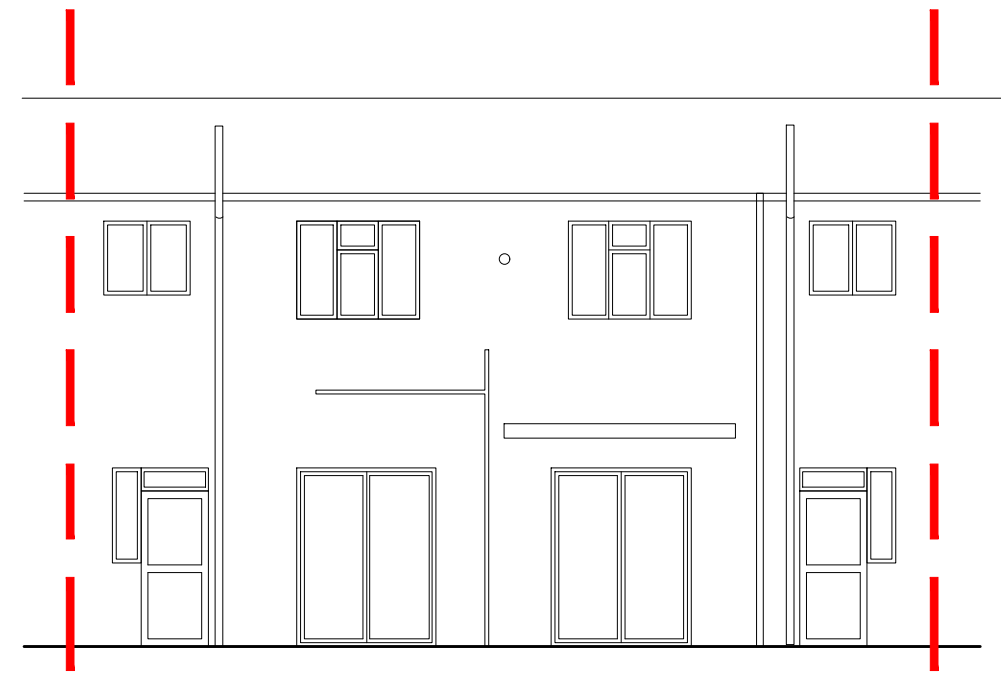
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Existing Front Elevation



Existing Rear Elevation



Existing Rear Elevation (at site boundary showing garage/boundary wall)



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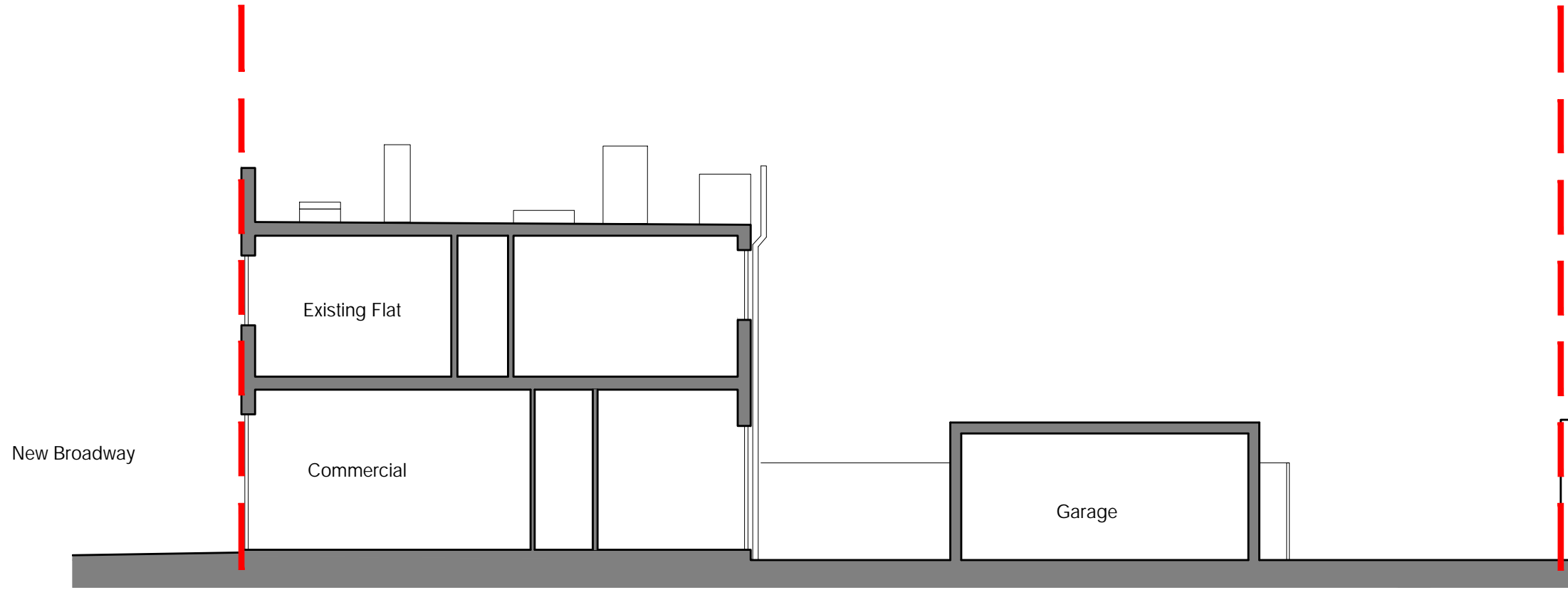
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Existing Section A-A



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PROJECT
New Broadway/ Hampton Road

CLIENT

DRAWING
Existing Section A-A

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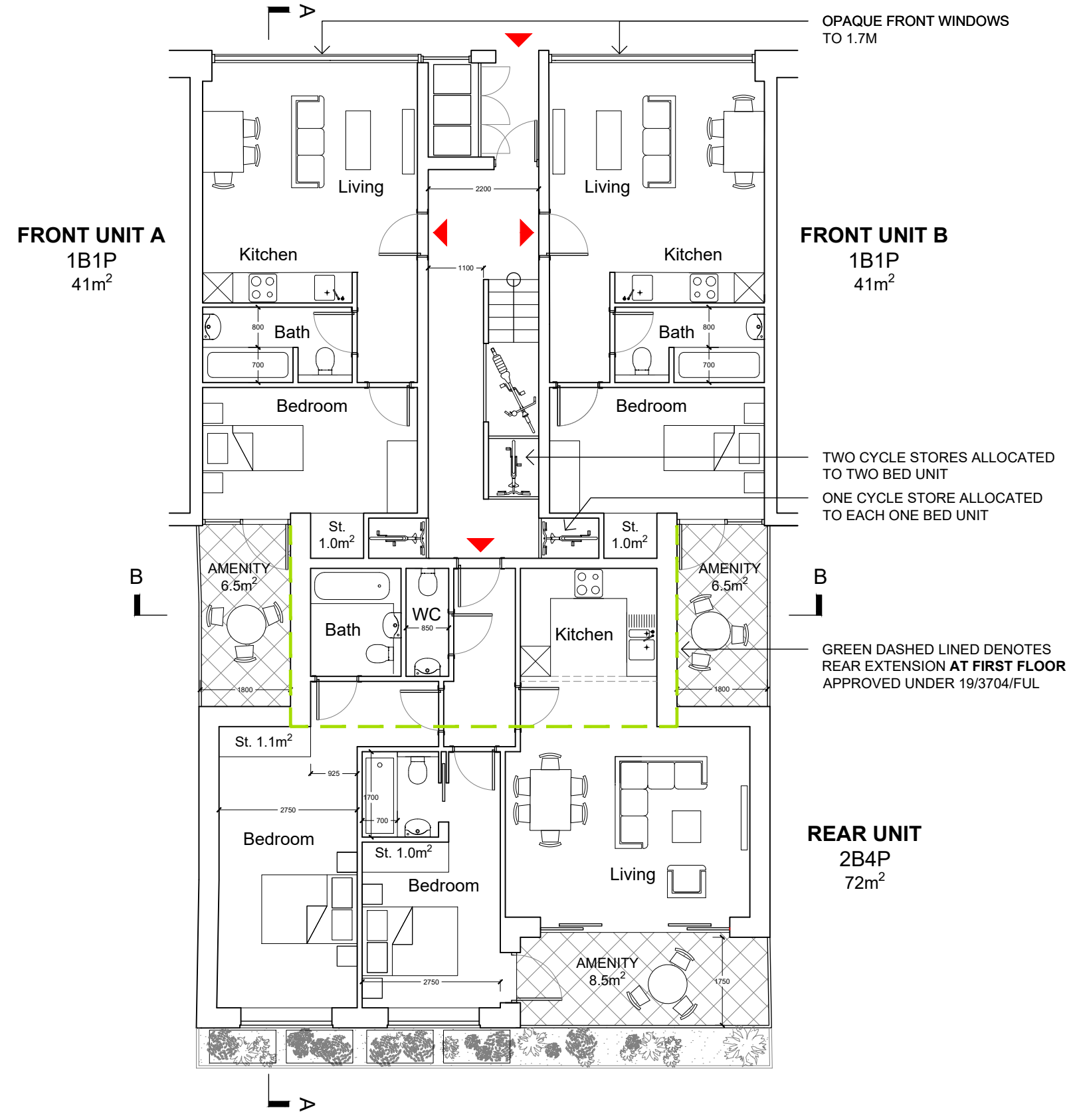
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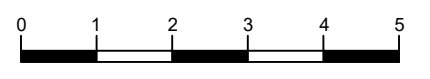
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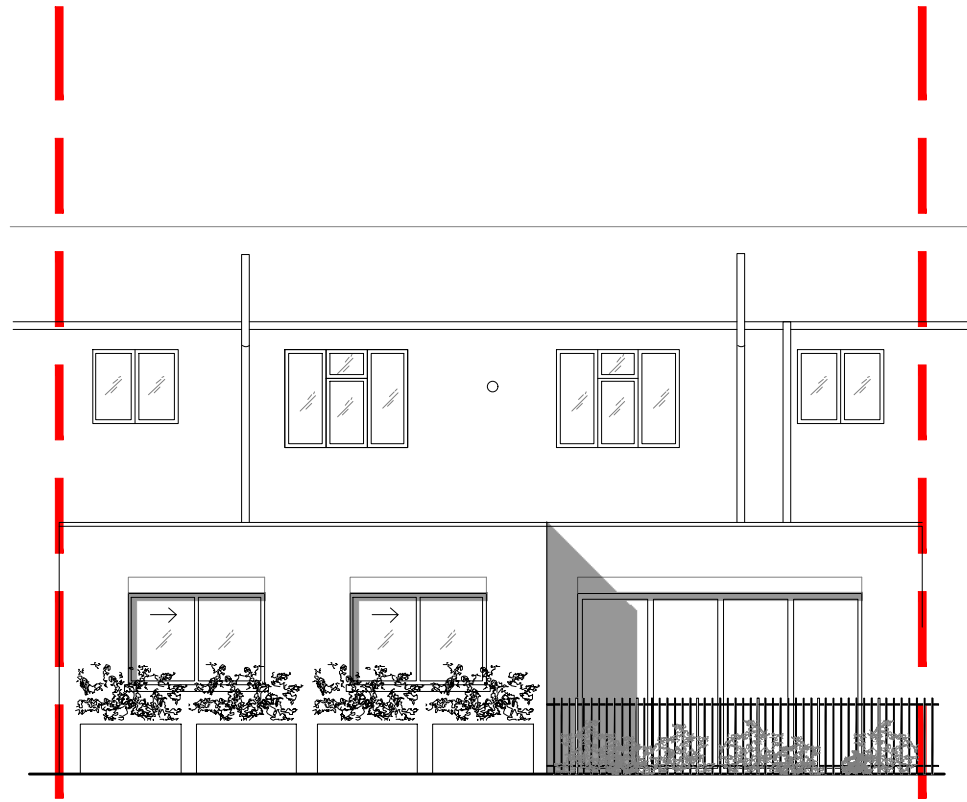
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Proposed Ground Floor Plan



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Proposed Rear Elevation



Proposed Section B-B



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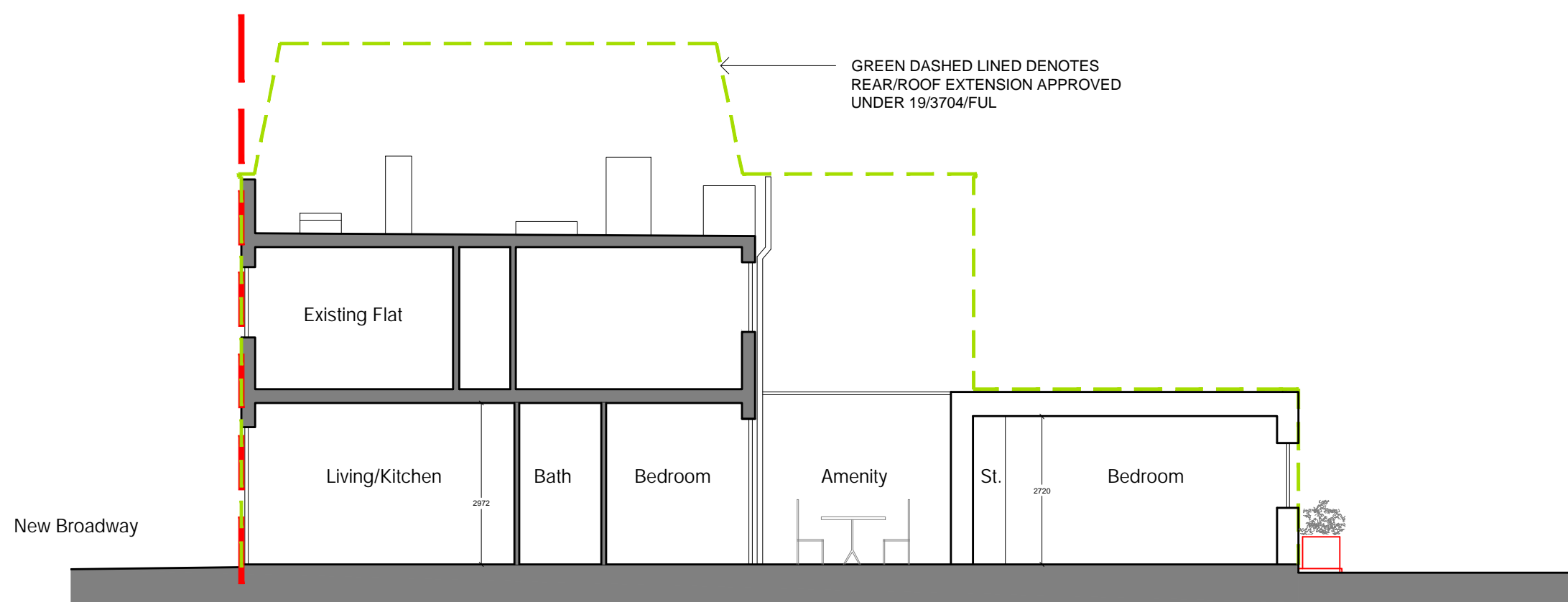
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PROJECT New Broadway/ Hampton Road
CLIENT

DRAWING Proposed Elevations / Section B-B
SCALE 1:100 @ A3
DATE APRIL 2022
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STATUS PLANNING
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SCALE 1:100 @ A3	DATE APRIL 2022	CHECKED MS

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Proposed Front Elevation



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