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**PROPOSED RESIDENTIAL REDEVELOPMENT AT
GARAGE SITE
SOUTH WORPLE WAY
EAST SHEEN
SW14 8NG**

DESIGN & ACCESS STATEMENT

May 2023

1) INTRODUCTION

This design and access statement has been prepared on behalf of First Regent Securities Limited to support an application for planning permission for the demolition of 15 existing lock up garages and the erection of one 2 bed detached house and a detached building containing four 2 bed flats on land at South Worple Way, East Sheen, London SW14 8NG.

The planning statement should be read in conjunction with the following supporting documents:

The application will:

- Provide a more efficient use of the land in a sustainable location
- Provide 5 additional dwellings to help Richmond Council meet their housing need
- Enhance the character of the area, providing a high-quality development that would contribute positively to the character of the area

2) SITE LOCATION

The application site is located on the northern side of South Worple Way, approximately 200m to the east of Mortlake Railway Station. The northern boundary of the East Sheen Town Centre is located adjacent to the site's western boundary, and the Mortlake Conservation Area is located to the north, adjacent to the railway line which lines the northern site boundary.

The River Thames is located approximately 0.2 miles to the north of the site, with Chiswick Rugby and football club located to the north of the River. Richmond Park is located approximately 0.8 miles to the south of the site

3) THE SITE

The application site comprises 15 ancillary garages facing onto South Worple Way, opposite terraces of residential dwellings which also front onto South Worple Way. The single storey garages have corrugated iron roofs with space for parking to the front. A railway line borders the northern edge of the site, with residential dwellings to the north of the railway.

The site is located within Flood Zone 2 and is also within an English Heritage archaeological priority area.



View of site looking west on South Worple Way



View of site looking west on South Worple Way

4) THE EXISTING SITE & CONTEXT

The site is located within the area included within the East Sheen Village Planning Guidance Document 2015. The site is located within Character Area 6 of the document which describes the local area as incorporating a small network of residential streets. The area assessment explains that South Worple Way has room for improvement with the existing low-quality garages dominating the view.

Materials predominantly used in the area consist of red brick, roughcast render and clay tiles, although many houses have been painted. There is a wide variety of Arts and Crafts inspired architectural detailing, such as applied timbering, gables with stencil designs and sometimes steeply pitched roofs.



Terraced dwellings on Howgate Road



Terraced dwellings on Church Avenue



Terraced dwellings on Clendover Road



Terraced dwellings on Clendover Road



Terraced dwellings on Church Avenue



View of railway line to the north of the site



Local Shops on Upper Richmond Road



Dwellings opposite application site



Mortlake Railway Station



Terraced Dwellings on Howgate Road



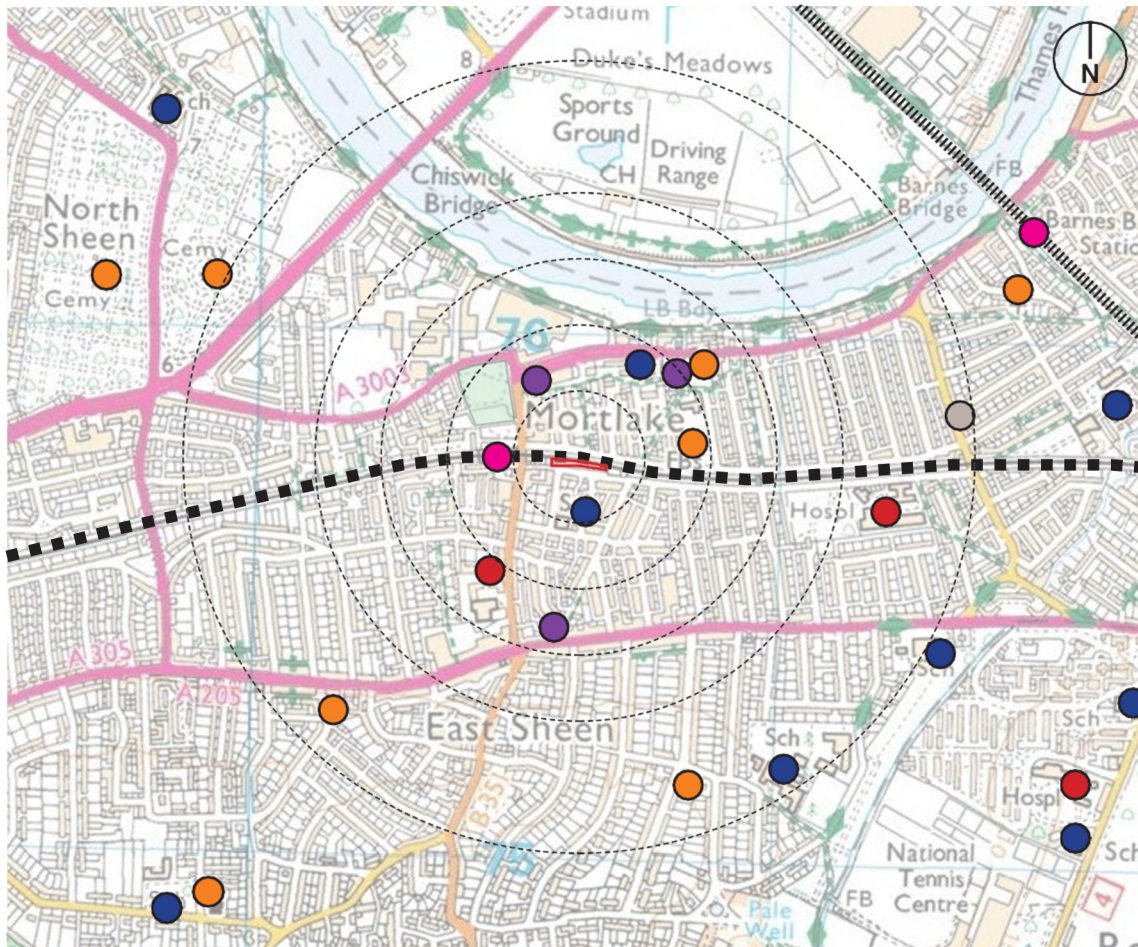
Terraced Dwellings on Howgate Road

5) LOCAL FACILITIES AND ACCESSIBILITY

The site is located within an easily accessible location which is well served by public transport. Mortlake Railway Station is located within 100m of the site and provides direct access to Chiswick and London Waterloo, via Clapham Junction, Putney, Richmond, Twickenham, Hounslow and Brentford.

Buses stopping within 250m, on Mortlake High Street provide direct access to Hammersmith, Kings Cross, Putney Health, Fulham Broadway, Richmond, Waterloo, Hyde Park Corner and Chiswick.

South Worple Way is located within walking distances of a range of local facilities and services, including, post offices, schools and churches, as seen in the plan below.

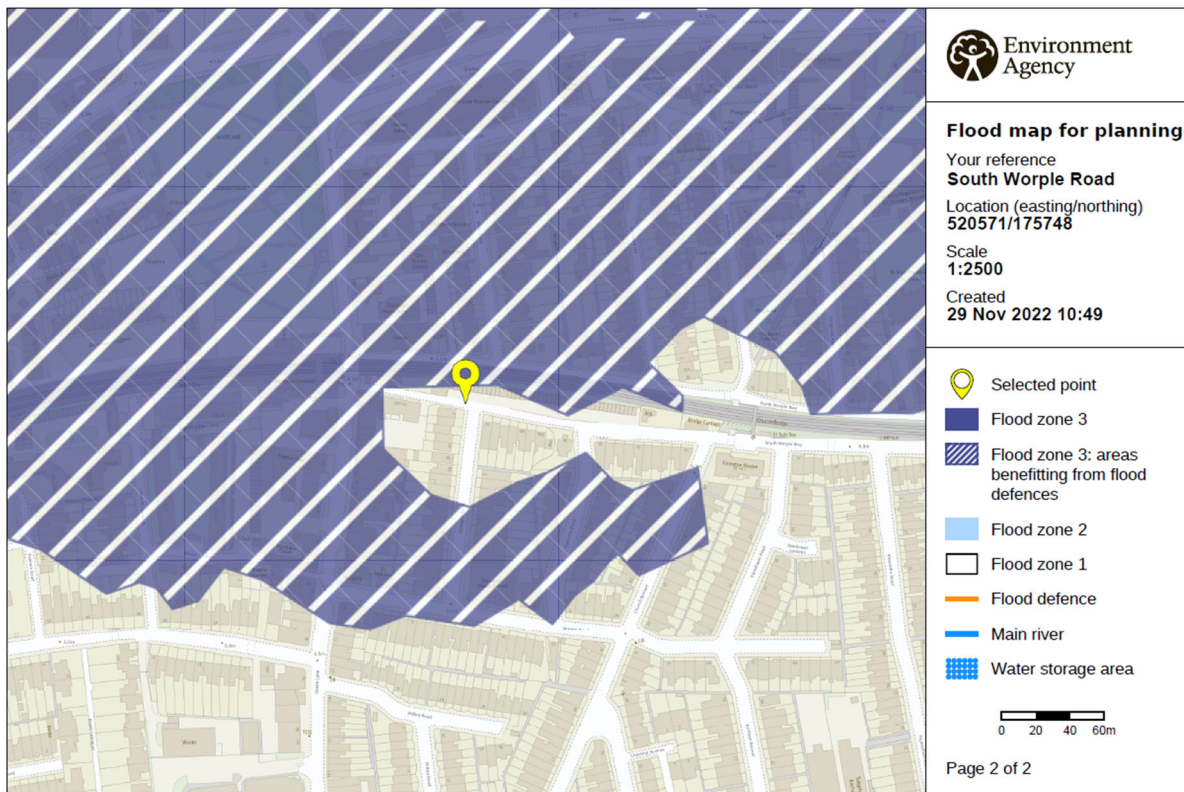


KEY

- Site
- Shops
- Green space
- Railway station
- Bus stop
- School
- Library
- Place of worship
- Hospital/health services
- Post Office
- Railway Line

6) FLOOD RISK

Parts of the site are located within an area with a medium risk of flooding, however the local area benefits from flood defences, as confirmed by the Environment Agency and the London Borough of Richmond Strategic Flood Risk Assessment.



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7) CONTAMINATION

A Phase I Desk Study was prepared and submitted with application for the adjacent site (ref: 19/3324/FUL). The document concluded that there is potential (low/moderate) for contamination to be present on site and a Phase 2 Survey is therefore recommended with a particular focus on determining the suitability of existing soils for the proposed garden areas.

8) DESIGN FRAMEWORK

Introduction

This section sets out the key policies and guidance which form the framework within which the design of the scheme has been developed. The development plan for the site consists of The London Borough of Richmond Upon Thames Local Plan 2018 and the London Plan 2016. Further considerations include the relevant policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance and relevant Supplementary Planning Guidance.

National Planning Policy Framework

The NPPF was published in 2012 and updated in July 2018 and February 2019. The document sets out national guidance relating to design. Paragraph 124 states the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 explains that planning decisions should aim to ensure that developments:

- a) function well and add to the overall quality of the area over their lifetime
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- c) are sympathetic to local character and history
- d) establish or maintain a strong sense of place
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible and which promote health and well-being

Further detailed guidance on design issues was provided in March 2014, within the Government's Planning Practice Guidance. The Guidance explains that planning should promote:

- Local character (including landscape setting)
- Safe, connected and efficient streets
- A network of green spaces (including parks) and public places
- Appropriate security measures and address crime prevention
- Access and inclusion
- Efficient use of natural resources
- Cohesive and vibrant neighbourhoods

A well-designed place is defined as one which is functional, supports mixed uses and tenures, is adaptable and resilient, has a distinctive character, is attractive and promotes ease of movement. Public spaces should be lively. Guidance is provided on layout, building form, scale, details and materials.

Local Planning Policy

Key policies from the Local Plan 2018 which relate to design are:

- Policy LP1 - Local Character and Design Quality
- Policy LP7 - Archaeology
- Policy L8 - Amenities and Living Conditions
- Policy LP20 - Climate Change Adaptation
- Policy LP21 - Flood Risk and Sustainable Drainage
- Policy LP22 - Sustainable Design and Construction
- Policy LP24 - Waste Management
- Policy LP26 - Retail Frontages

- Policy LP34 - New Housing
- Policy LP35 - Housing Mix and Standards
- Policy LP36 - Affordable Housing
- Policy LP39 - Infill, Backland and Backgarden Development
- LP44 - Sustainable Travel Choices
- LP45 - Parking Standards and Servicing

Richmond Supplementary Planning Documents/Guidance which relates to design are:

- Design Quality (2006)
- Small and Medium Housing Sites (2006)
- Front Garden and Other Off-Street Parking Standards (2010)
- Refuse and Recycling Storage Requirements (2015)
- Sustainable Construction Checklist (2016)
- Character Area Village Planning - East Sheen (2016)
- Affordable Housing (2014)
- Residential Development Standards (2010)
- Development Control for Noise Generating and Noise Sensitive Development (2018)

Other Design Guidance

- Manual for Streets (2007) (MfS 2, September 2010)
- Relevant Planning Practice Guidance
- Building for Life (Building for Life Partnership, 2012)
- Secured by Design
- Layout the Foundations: A Housing Strategy for England 2015

9) **PROPOSALS**

This application proposes the erection of 1 detached dwelling and a block of 4 flats following demolition of 15 existing garages. The proposed development has been designed to reflect and coordinate within the street scene in context with the consent scheme in the adjacent site (ref: 19/3324/FUL).

Layout

The application proposes 5 dwellings on a consistent building line, in accordance with the character of residential dwellings within close proximity. The proposed dwellings front onto South Worple Way and there are 5 no. off-street parking space.

Each detached house has three bedrooms set out in an 'L' shape layout around a side/front garden and driveway similar to the property at no. 201. The house form repeats along the street providing a continuity element in layout to the northern side of South Worple Way.

To the rear of the dwellings, the application proposes hedges, providing a noise buffer between the dwellings and the railway line to the north. Outdoor amenity space has been provided to the side and

rear of the dwellings. The new dwellings have been sited to create an appropriate relationship between the consented scheme to the east and the neighbouring property to the west.

The proposed development has been carefully planned to minimize the potential impact to its neighbours. The detached house (plot 5) is offset from the side boundary leaving over 2.7m between the proposed building and the consented houses to the east. The facade treatment of the proposed buildings has been designed with hipped roofs and no windows on the flank elevations.

The proposed dwellings have been designed to comply with Building Regulation M4 (2) requirements. The main entrances and patio doors would have level thresholds, an accessible WC with an installed or a potential level access shower is provided on ground floor level, all circulation areas and doorways have the required clear widths, all habitable rooms are provided with the required clear access zones, a suitable bathroom on first floor adjacent to main bedroom has been provided and all services and controls would be at the right heights.

Design and Appearance

The proposed dwellings are of a traditional appearance, which is considered as being appropriate within the locality of the area. The proposed dwellings are two storeys in height and are proposed to be constructed using red brick, brick detailing, arched brick detailing above openings and stone cills; mirroring key features found on existing dwellings in the local area.

The proposed dwellings are similar in appearance to the existing locale and replace 15 of the existing, poor quality, overbearing garages with 5 high quality dwellings of an appropriate design and appearance. The proposed dwellings would positively enhance the street scene and contribute to the local character of the area.

The facade treatment has subtle variations through the use of projecting gables, hipped roofs and porch design giving variety along the street scene. Boundary treatment utilises low level red brick walling with front and side gardens behind, providing with the opportunity for tree planting which will benefit the street as a whole.

Scale

The dwellings have a ridge and eaves height that is consistent with adjacent properties, creating a harmonious street scene and not over dominating the existing property on this side of the street.

While a large number of dwellings within close proximity of the site are formed in terraces, this application proposes a mixture of a terrace and a detached dwelling. The proposed dwellings follow the precedent set by the consented scheme (ref: 19/3324/FUL), continuing the scale and form of this development.

Access and Parking

Each dwelling will have access to a vehicular and pedestrian access point off South Worple Way.

The proposed off street parking arrangements are to Local Authority requirements. In addition, the application site is located within an area well served by public transport.

Secure and sheltered cycle storage spaces are located at the rear of the detached house and flats in accordance with Local Authority requirements.

The proposed demolition of 15 garages will have little effect on existing access and parking arrangements along South Worple Way.

Refuse Storage and Collection

The detached dwelling will store their refuse and recycling in an outdoor amenity space at the rear or side of the houses and present their bins on the edge of the highway on collection day.

The flats will store their refuse and recycling in an outdoor bin store located to the side of the building and present their bins on the edge of the highway on collection day. The bin store is designed to Local Authority requirements.

Noise

The Assessment of railway noise and vibration submitted with the application provides noise mitigation measures which are considered to be acceptable to reduce the noise and vibration levels within the proposed dwellings.

The scheme has been designed to be 'street facing', effectively backing up to the railway line. A 2.5m solid wall will line the northern boundary with a 2m wall lining the eastern boundary to reduce noise within the site. There are no habitable rooms with windows facing the railway. The bathroom windows will be served by an acoustic grade of glazing and any windows on the elevations facing the railway will also have a limited surface area.

The proposed dwellings will be isolated from the ground using resilient structural bearings to reduce vibration.

Flood Risk

The Flood Risk Assessment which has been submitted with this application concludes that the proposed development will not result in increased flood risk elsewhere within the local area. The mitigation measures proposed within the development are as follows:

- Raised floor levels
- Flood Warnings
- Surface water management

Sustainability

A Sustainability and Energy Statement has been submitted in support of this application detailing how the proposal accords with local and national policy requirements.

The document proposes to enhance the fabric insulation standards of the houses above the minimum required by the Building Regulations. In addition, it is proposed to install a photovoltaic array of 3.924 kW, which will be comprised of 12 x 327W photovoltaic panels. The panels will be dispersed as two panels to the house and the rest on the flats and will be installed on the west and south orientation of each building respectively.

The Sustainability and Energy Statement includes a complete copy of the London Borough of Richmond Construction Checklist.

Conclusion

The application has been submitted to London Borough of Richmond Upon Thames Council for consideration is the culmination of a process that began by evaluating the site and its constraints and opportunities. The application:

- Proposes an efficient use of the site.
- Is located within a sustainable location where there are no significant constraints to the development.
- Has been designed to preserve the amenity of neighbouring dwellings.
- Respects the pattern of development in the local area, providing a more appropriate street scene onto South Worple Way.
- Preserves the character and appearance of the local area.
- Delivers five high quality dwellings appropriate in style and character of the local area.
- Is in accordance with the London Borough of Richmond Upon Thames Development Plan.

End