



LEONARDS CORNER
TWO NEW DWELLING HOUSES
DESIGN AND ACCESS STATEMENT
24/05/2024

Land to rear of 224 St Leonards Road, East Sheen, Richmond Upon Thames SW14 7BN

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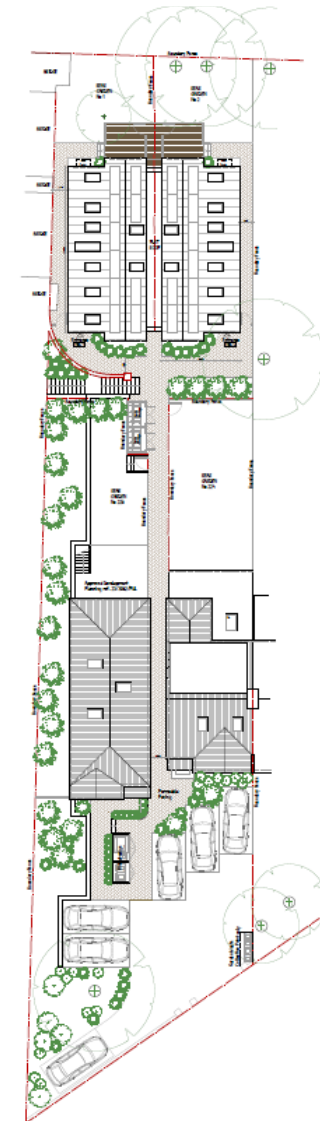
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01 INTRODUCTION

This document has been prepared to support the Technical Details Application for 2 proposed new dwellinghouses on the rear land of 224 St Leonards Road, East Sheen SW14 7BN, to be named from now 1 & 2 Leonards Corner, which has been already granted Permission in Principle (Ref 2024/0230/PIP).

The application proposes a pair of two-storey semidetached houses, providing a 2 bedroom family home with amenity space, including a parking, cycle and refuse storage.

This statement aims to demonstrate that the proposal will not conflict with relevant planning policies and to show that the scheme will have a beneficial impact by providing additional housing which is lacking in the borough, whilst creating a minimal impact to the character and appearance of the area along with respecting the impact to neighbouring properties.



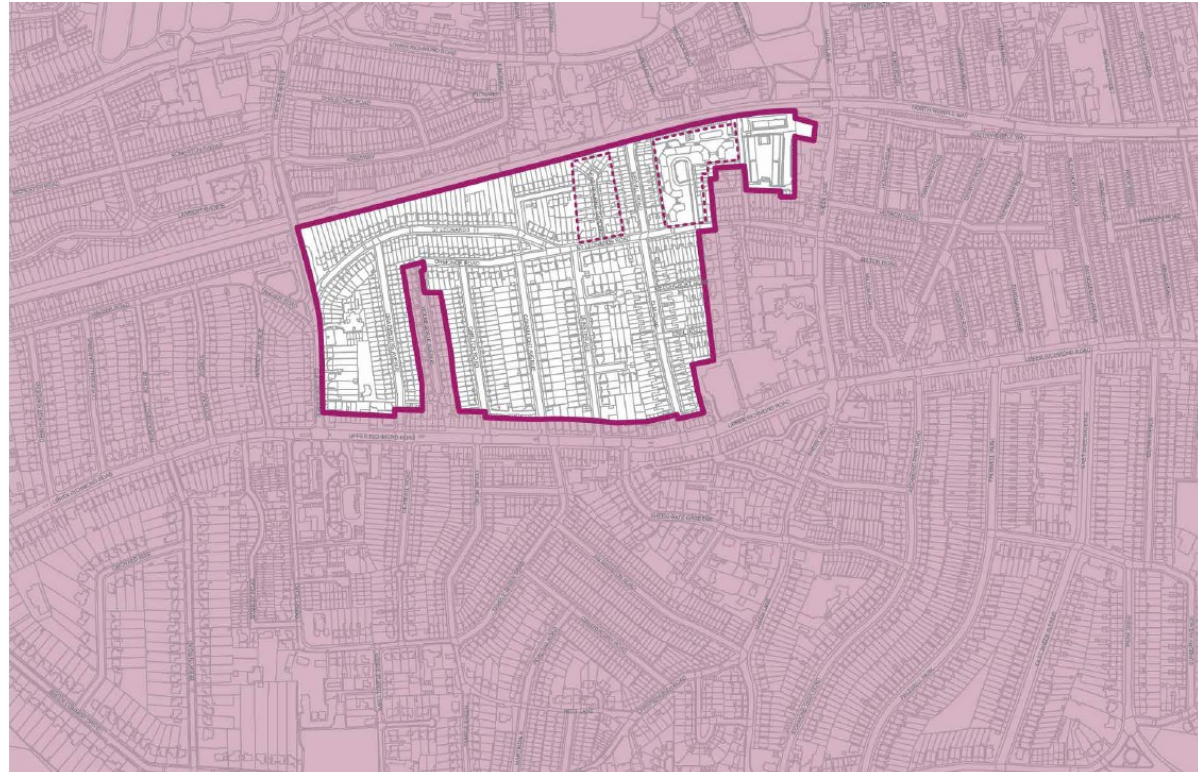
02 SITE ANALYSIS

The site is located within the boundaries of the East Sheen Village. The site is not part of a conservation area but is part of the identified Character Area that comprises St Leonards Road/ Ormonde Road and surrounds. The area is predominantly residential with semi-detached and detached houses over moderate sizes with Edwardian and Victorian architectural detail.

The site is at the back of a corner plot facing St Leonards Road at the front and the A205 (Clifford Avenue) on the side, which is also the boundary of the Character area mentioned. The rear is facing the Railways.

The site has a PTAL rating of 3 which is good for an outer London area. The site is a short walking distance from Upper Richmond Road where there are numerous frequent bus services, and it is located half way between North Sheen Station on the West and Mortlake Station on the East.

The site is within Flood zone 1 and subject to surface and groundwater flooding, so a Flood Risk Assessment has been carried out and the conclusions have been incorporated in the design.



Character Area 3: St Leonards Road / Ormonde Road and surrounds

03 EXISTING SITE

The original property No. 224 was a larger corner plot of around 15m wide, more than doubling the width of the other plots in the street with an average 6.5m wide; and a 40m rear garden, compared with the smaller gardens on the the same road where the depth is between 12 to 18m, as shown in the historical satellite image. For that reason the land has been divided in 3 different plots forming the current layout.

A previous application has been approved to develop the side plot (App. Ref 23/3062/FUL) and a Permission in Principle has been granted to build 2 new dwellinghouses at the rear land (App. Ref. 24/0230/PIP).



04 RELEVANT PLANNING POLICY

The following policies have been considered relevant for this application:

NPPF - National Planning Policy Framework (2021)

- 4 – Decision making
- 5 – Delivering a sufficient supply of homes
- 12 – Achieving well-designed places
- 16 – Conserving and enhancing the historic environment

London Plan (2021):

- D1 – London's form, character and capacity for growth
- D3 – Optimising site capacity through design led approach
- D4 – Delivering good design
- D5 – Inclusive design
- D6 – Housing quality and standards
- D12 – Fire safety
- H2 – Small sites
- H4 – Delivering affordable housing
- Policy S12 – Minimising greenhouse emissions
- Policy S18 - Waste Capacity
- Policy S112 – Flood Risk Management
- Policy S113 – Sustainable Drainage
- Policy T4 – Assessing and mitigating transport impacts
- Policy T5 - Cycling
- Policy T6 - Parking
- Policy T7 Deliveries, servicing and construction

Adopted Local Plan (July 2018):

- LP1 – Local character and design quality
- LP2 – Building heights
- LP8 – Impact on amenity and living conditions
- LP10 – Local environmental impacts. Pollution and land contamination
- LP20 – Climate change adaptation
- LP21 – Flood risk and sustainable drainage
- LP22 – Sustainable design and construction
- LP24 – Waste management
- LP34 – New housing
- LP35 – Housing mix and standards
- LP36 – Affordable housing
- LP38 – Loss of housing
- LP44 – Sustainable travel choices
- LP45 – Parking standards and servicing

Supplementary Guidance:

- Affordable Housing
- Design Quality
- Transport
- Refuse and Recycling Storage Requirements
- Residential Development Standards
- Small and Medium Housing Sites
- Sustainable Construction Checklist

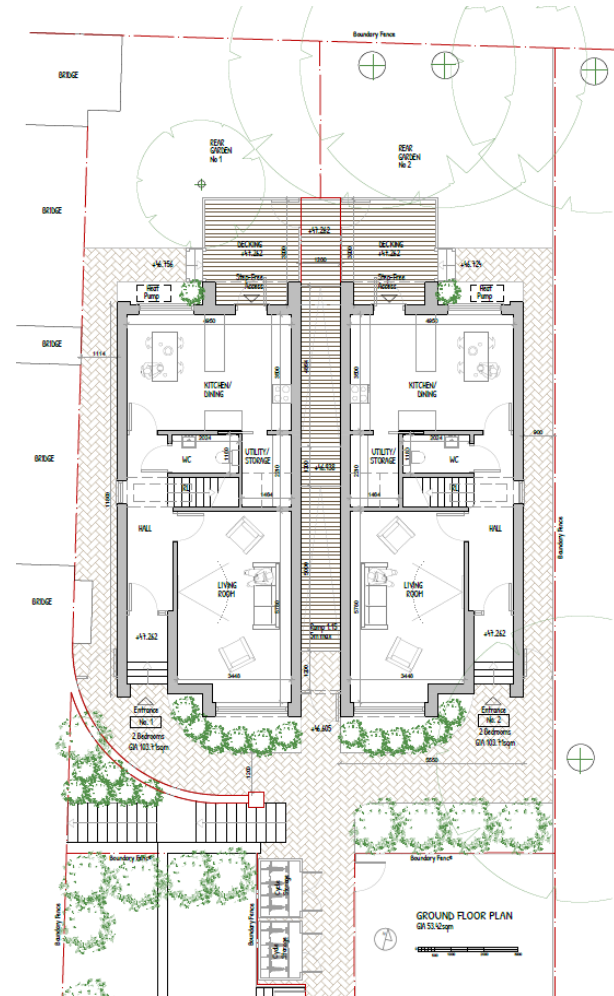
05 PROPOSED DEVELOPMENT

The proposal aims to create two new dwellings at the rear land of the original No.224 St Leonards Road, forming a pair of semidetached houses of 2 bedrooms each.

The lack of neighbouring properties to mark a design referent to be consistent with has made possible a contemporary design for the new pair of dwellings.

The building is the result of combining the traditional concept of semidetached houses, with the use of modern materials and textures such as zinc, wooden cladding and render as the main finish's materials.

To minimise the carbon footprint of the building, photovoltaic panels have been integrated in the roof design, and a green roof has been proposed for the middle area of the roof. An air source heat pump is proposed at the rear garden keeping a reasonable distance from the neighbouring properties to avoid any nuisance.



06 RESIDENTIAL STANDARDS STATEMENT

The accommodation will be provided with a ground floor comprising the living areas (Kitchen, dining and living room) and access to a suitably sized private rear garden. The bedrooms and family bathroom will be on the first floor to allow more privacy to the occupants.

Cupboards are proposed in the landing area and an additional utility and cupboard/pantry is included in the kitchen. Also space for built-in cupboards is provided along the party wall in the bedrooms, which would contribute to acoustic insulation between the neighbours.

The gross internal floor area (GIA) for the proposed dwelling will be 103.75sqm, which complies generously with the minimum national and local standards.

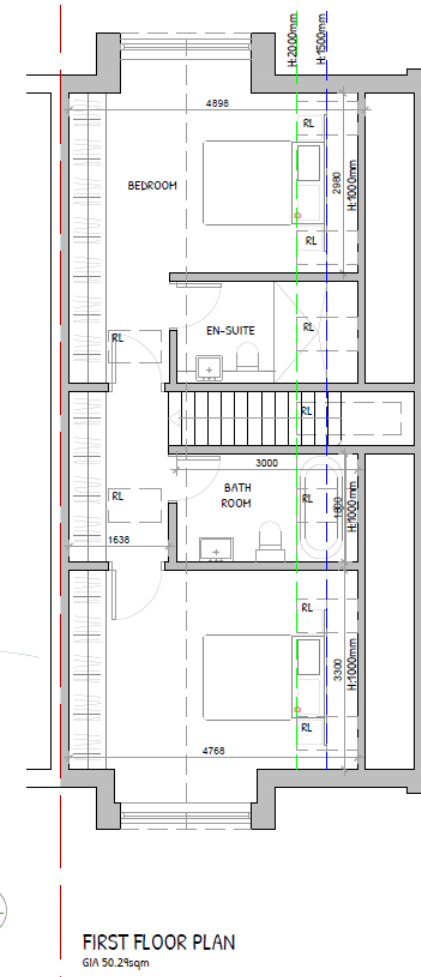
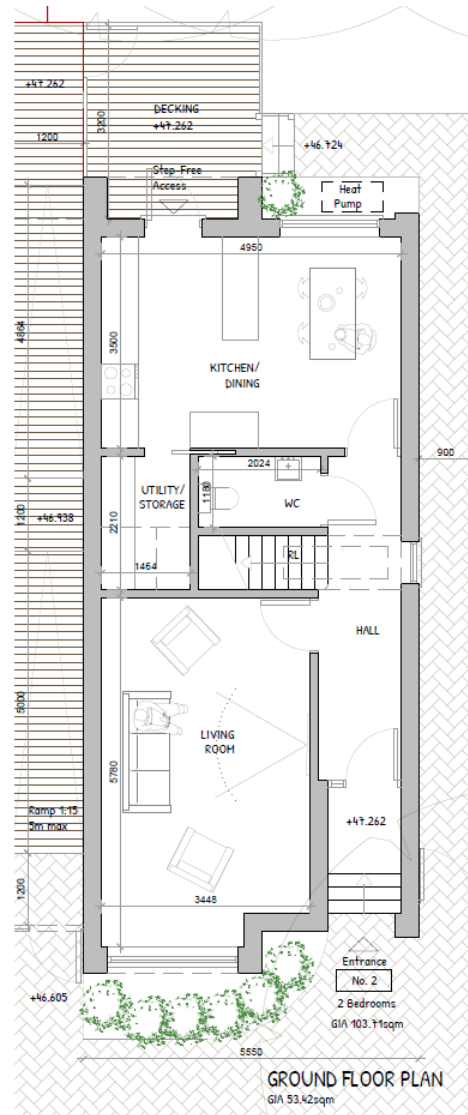
The proposed area for kitchen/dining/living is 36.63sqm, compared with the minimum 24sqm required. The separated kitchen/dining is 17.31sqm, over the minimum 12.5sqm requirement for family houses.

Bedroom 1 (double) has an area of 16.81sqm, and a minimum width of 2.98m.

Bedroom 2 (double) has an area of 17.03sqm and a minimum width of 3.3m. Both rooms comply with the minimum required of 12sqm and 2.6m wide.

The habitable rooms would be of a suitable size with 2.5m floor-to-ceiling heights on the ground floor, and vaulted ceilings on the first floor with more than 50% of the area over 2.3m high, and would benefit from adequate daylight and outlook.

In this regard, it is considered the development proposal would provide satisfactory living conditions for future occupants.



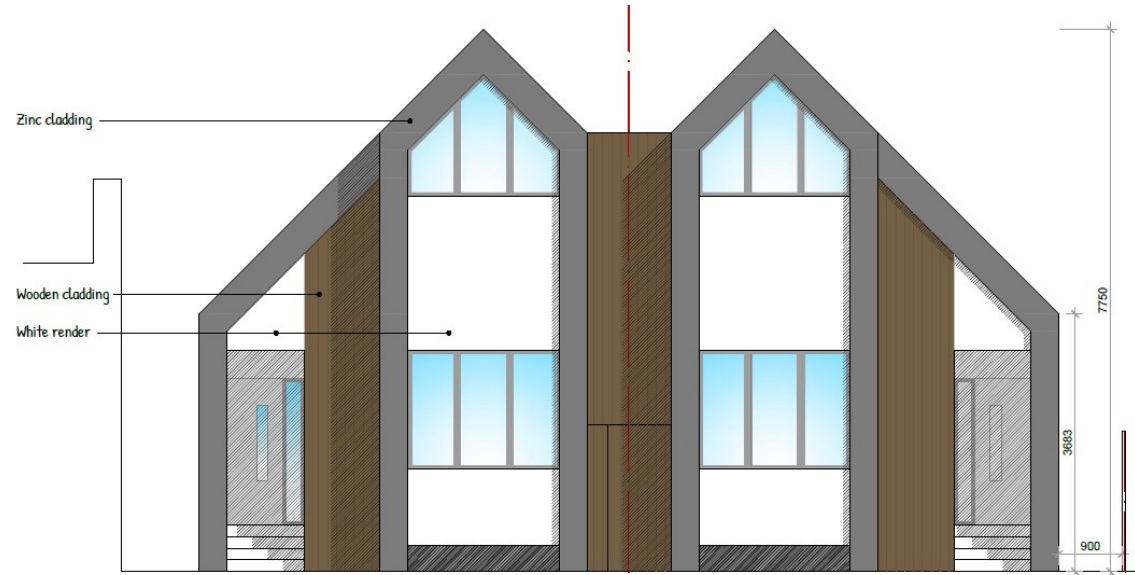
07 SCALE & IMPACT ON ADJACENT BUILDINGS

The design of the dwelling has been carefully developed considering all the site constraints and access requirements, to ensure the quality of the accommodation for the occupants but also to avoid the neighbours experiencing any undue overlooking or loss of privacy and sunlight. Special attention has been given to the levels of the new development in order to provide a step-free access to the occupants without compromising the flood resistance of the house, and minimising the impact of the volume to neighbouring properties.

The building would have a maximum eaves height of 3,6m and will be located 900mm from the boundary, reducing considerably the impact towards the neighbouring property at No 222 St Leonards Road. The pitch of the roof is designed to be 45 degrees so no additional shadow will be projected. The properties at the front are at a reasonable distance and they are located on the South, making the shadow from the new building irrelevant to them. On the left, the bridge will be higher than the eaves, but not enough to block any light for the habitable rooms of the house. A sunlight report is included with this application to demonstrate that there is no negative impact to the adjoining properties.

Regarding the overlook to other gardens, the front windows on the first floor will be high windows located at the top of the vaulted ceilings, with the cill at 2m from the first floor level. The windows facing the side are all rooflights, making it impossible to overlook the neighbours garden from there. The rear windows will be facing the railway and therefore there is no impact to any other property.

It is considered that the scale and appearance of the development proposal are acceptable in terms of the site context. The proposed dwelling would not appear unduly prominent or out of keeping with the character and appearance of the area.



PROPOSED FRONT ELEVATION

08 PARKING, CYCLE AND REFUSE PROVISIONS

The new development will share the communal areas with the 2 dwelling at the front, sharing the parking area, cycle storage and bins provisions. By doing so we are reducing the hardstanding areas to a minimum and making possible bigger areas of garden and soft landscaping.

A second pedestrian access was approved in a previous application at the front of the proposed development, creating a convenient route to the top of the bridge (Clifford Avenue) and giving a more independent access to the rear land of No 224.

PARKING

The site is located in an area with a PTAL score of 3. Based on that the number of parking spaces according to the local requirements would be 2 car parks, one per household. Combining the requirements with the 3 bedroom properties at the front, the total number of parking spaces would be 6. The proposed layout complies with this requirement giving enough space for maneuvering if necessary, while maintaining the current dropped kerb and car entrance to the site.

CYCLE STORAGE

The current regulations specify that space to store 2 bikes should be provided for each house of more than 2 bedrooms. We have incorporated a cycle storage at the middle of the plot to serve the 4 properties which will be able to accommodate 8 bikes for both existing and proposed dwellings.

REFUSE

The bin storage has been proposed at the front of the property to facilitate weekly collection and easy access for the occupants of all the properties.

To comply with the minimum requirements, we are proposing storage for 1x1100L general waste bin, 2x240L recycling bins and 1x140L food waste bin. Garden waste, if required, will need to be kept by the occupants inside their gardens, but an area at the front has been designated as collection point for them to be collected by the local services, without interfering the maneuvering of the cars.



09 INCLUSIVE ACCESS STATEMENT

The proposed new dwelling will comply with the Building Regulations requirements M4 (2) 'Accessible and adaptable dwellings'

The site is located in a Flood Risk area and, as a consequence, the new dwelling is required to be built at a considerable higher level than the existing ground, which has been very relevant to the design in order to provide step free access to both houses, without compromising the safety of the occupants in a flood event. To comply with both requirements, the dwelling will be raised from the ground to allow the water moving freely underneath, and a permeable decking will be proposed at the rear garden to provide step free access to the occupants if needed. This decking will be at a reasonable distance from the boundaries to avoid overlooking. A shared ramp is proposed between the properties to access the deckings from the front, being only accessible to the occupants of the dwelling through a front gate for security reasons.

Stepped access is proposed at the main entrances and from the decking to the rear gardens.

The proposed external layout at the front aims to keep that natural slope on the parking area and create a levelled path to give a step free access to the new dwellings without compromising the existing accessibility to the existing dwelling. All communal areas will benefit from this levelled approach.

The internal design complies with the minimum widths for doors, corridors and stairs. Minimum space requirements for living areas and bedrooms have been met and a WC is provided on the entrance storey. A compliant bathroom is located on the same floor as the principal bedroom.

10 SUMMARY

All current planning law and legislation requires that applications for planning permission are determined in accordance with the local development plan and regional planning policies unless material considerations dictate otherwise. The National Planning Policy Framework has established a presumption in favour of sustainable development while also advises that significant weight should be placed on the need to support economic growth through the planning system.

It is considered this proposed scheme is acceptable for the following reasons:

- The proposal would provide for additional residential accommodation which is much needed in the borough.
- The appearance and materials chosen for the proposal will make it more attractive to young families in the area.
- The proposed dwelling would provide for acceptable level of living accommodation in a very accessible location.
- The proposal would have an acceptable impact in terms of neighbouring amenity to adjoining residents in the area and to existing and future residents within the proposed development.
- The development is not considered to pose any significant impacts in terms of parking/highway function and safety to warrant refusal.

Taking into account all the above issues it is considered there should be no objections to the principle of the proposed development. If you require any further information or any amendments or clarifications in relation to the proposed scheme please do not hesitate to contact us on the details as on the planning application form.