

Design & Access Statement  
For restoration of low front garden wall and creation of vehicle crossover

18 Church Grove, KT1 4AL

Introduction

This is an alternative application as a backstop to current application 24/1443/HOT as suggested by Chris Tankard in Richmond Planning. This is not our preferred option but restores the vehicle access width to its original size.

In March 2024 we reduced the front wall of our garden to allow a second vehicle access – this is currently being applied for as the work was already done.

Should that application fail we are applying to restore the wall back to its previous length and receive permission for a drop kerb to the single parking space that has existed since 1974.

The drive enables us to plug in an electric vehicles and also allows us to remove a car from the oversubscribed residents parking on this road. The council has recently moved 2 spaces for electric scooter and bike rental.



**LOW WALL PRE-MARCH 2024 & PROPOSED** – wall be restored to this previous length in photo above by ourselves and a crossover installed by Richmond Council which has been applied for to highways. Built in London stock brick to match current.



**LOW WALL CURRENT** – Wall now allows for second car to pull in straight and in line with crossover. This has been applied for separately and is our preferred option.

Whilst the above work has been undertaken – this was down to the planning portal being ambiguous in the work allowed on a low garden wall. We hope this planning can be granted as a minor change to the property.

### **CROSSOVER**

There has been a vehicle drive here since 1974 when permissions were granted – for reasons unknown to us as owners down the line we do not know why a proper drop kerb was never installed but a lower kerb was in place and might have been assumed not needed. Planning have agreed that if the wall was restored that a crossover would likely be granted.

### **DRIVEWAY**

Despite highways confirming in writing we did not need to add any soft scaping as it's a legacy drive we are offering to add a strip of flowerbed as part of this application as a preference of planning. This is detailed on the site plans.

Our driveway has a cobble finish and can be seen on a number of heritage properties in the area and can be seen in Bushy Park and Hampton Court Palace. It has a permeable filler between the cobbles and a lateral water run off near the garage that ensures no water run off to the highway.

