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**Planning Application
Design & Access Statement**

21 Church Avenue
London
SW14 8NW

To be read in conjunction with drawings:

122-001 (rev P1)

122-010 (rev P1)

122-011 (rev P1)

122-020 (rev P1)

122-021 (rev P1)

122-100 (rev P1)

122-101 (rev P1)

122-200 (rev P1)

122-201 (rev P1)

INTRODUCTION

This Design & Access Statement has been prepared in support of a householder planning application at 21 Church Avenue, London SW14 8NW.

The proposals consist of:

- Single storey extension to the rear and to infill the side return at ground floor level
- Roof extensions to the rear slope of the main roof and above the rear projecting outrigger
- 3.no rooflights to the front elevation roof slope

SITE CONTEXT – CHURCH AVENUE

The site is located within the London Borough of Richmond upon Thames, to the Southern end of Church Avenue, on a quiet residential road North of the South Circular A205, and approximately 0.2miles from Mortlake train station. Church Avenue and the surrounding residential streets are populated almost exclusively with 2 to 3 storey terraced well-presented residential properties.

The site is not within a Conservation Area, and there are no listed or locally listed buildings within the immediate vicinity.

EXISTING PROPERTY

21 Church Avenue, built around 1900 is an early-era Edwardian house, two-storey terraced property with red brick main elevations, and white painted render to the 1st floor and clay tiled pitched roof. The existing windows are generally timber-framed, vertically sliding sashes painted white. To the front of the property (and adjacent properties) there is a projecting narrow external decorative terrace serving the 1st floor bedroom and is of a good decorative state.

To the rear, wholly constructed in yellow stock brickwork, the house has been generally unaltered.

PLANNING HISTORY

No.21 Church Avenue

No previous planning applications on record.

No.19 Church Avenue

The property has been previously extended with both ground floor rear and side extensions and a roof rear dormer extension along with rooflights to the front roof pitch.

Planning applications on record:

- (granted) 07/1272/HOT - Erection of single storey rear and side extension

No.23 Church Avenue

The property has been previously extended with both ground floor rear and side extensions and a roof rear dormer extension along with rooflights to the front roof pitch.

Planning applications on record:

- (granted) 15/5002/HOT Proposed rear facing dormer roof extension with three front-facing rooflights
- (granted) 15/4990/HOT Proposed single storey rear and side infill extension with glass valley
- (granted) 15/5003/PS192 Dormer roof extension above the rear addition.

THE PROPOSAL

In order to improve the property and maximise the quality of the ground floor living spaces, including vastly improving daylight reaching the ground floor level of the house and connectivity to the rear garden, the proposals are to create a single storey rear extension and infilling the side return. The extent, scale and height of this is proposed so as not to negatively impact upon the adjacent properties by aligning with the two ground floor extensions of the properties either side (No.19 and No.23).

The proposals do not alter the existing access to the property, which is served predominantly from the front of the house (Church Avenue) and to the rear via an alleyway providing direct access into the rear garden.

The added accommodation at roof level serves to provide an additional bedroom and a home office/study. This roof extension is in the form of a flat roofed rear dormers, stepping down in height from the extension to the main roof and the addition above the rear outrigger. The scale of these additions matching and aligning with the adjacent roof extensions of the properties either side (No.19 and No.23). The proposed walls of the roof addition are set-back from the eaves and first floor walls below thus maintaining the visibility of the original roof form. The front elevation remains unaltered, apart from the addition of 3.no new rooflights, with the rear roof extension proposed no higher than the ridge of the existing roof.

The single storey ground floor extension is contained on both sides, with only the rear elevation visible. Aluminium framed fully glazed windows and door are proposed along with contemporary brickwork selected to compliment the original brickwork of the house. The upper plinth is proposed to be formed with hung tiles of a similar colour palette to the roof addition, visually tying both proposed extension elements together, and referencing the red brickwork arched header details above the existing windows.

For the roof flat-roofed dormer extensions, a red-pigmented vertical zinc cladding is proposed to form the walls. This has been selected using a more contemporary material, to reference the original clay roof tiles and the hung tiled roof extensions of the immediately adjacent properties. Please refer to the proposed visual below.



Proposed Rear Elevation Visual

In conclusion, the proposals are of high quality in design, extend the building in a proportionate manner, are considerate of the form and scale of the original house, retains the vast majority of the rear garden with no impact on existing trees, and is considerate to the amenity of neighbouring properties.

FLOOD RISK ASSESSMENT

The property is in Flood Zone 1 as defined by The Environment Agency, with a Very Low Risk of flooding from rivers and Low Risk from surface water (refer to the following addendum pages).

The proposal is to extend to the rear and extend the current kitchen/dining rear living space.

The proposed new floor level is to be at the same level as the existing at the rear of the property, which is approximately 100mm up from natural ground level to the rear of the property. This currently offers protection from surface water flooding, thus following guidelines. The ground floor level of the main house is a further 200mm higher, thus offering additional protection.

It is not considered necessary to have barriers designed in around the door due to the fact that the existing front door will be retained at the same level. The threshold of this door is approximately 200mm higher than the external ground / pavement level.

All electrical outlets will be set to a suitable height well above ground level (min 300mm) to avoid any water exposure in the unlikely event of a flood.

The surface area that will be covered by the new extension is a paved hard surfacing but the new roof (partly proposed as a green roof to slow rainwater drainage) run-off will be taken into separate surface water drains or a soakaway, subject to Building Control regulations.

A linear slot drain is proposed along the full extent of the rear extension to aid in the protection from surface water of the newly created extension. All external paving proposed to replace the existing immediately adjacent to the rear of the extension will be permeable and set with a fall away from the building to the retained area of grass and soft landscaping.

21, CHURCH AVENUE, LONDON, SW14 8NW

Rivers and sea risk

Very low risk

Very low risk means that this area has a chance of flooding of less than 0.1% each year.

Surface water risk

Low risk

Low risk means that this area has a chance of flooding of between 0.1% and 1% each year.

Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is **Richmond upon Thames**.

Reservoir risk

There is a risk of flooding from reservoirs in this area, reservoirs that can affect this area are:

- Brent (aka Welsh Harp Reservoir)
 - Pen Pond Lower Lake, Richmond
 - Pen Pond Upper Lake, Richmond
 - Queen Elizabeth II
 - Queen Mary
 - Queen Mother
 - Staines North
 - Staines South
 - Walton - Bessborough
 - Walton - Knight
 - Wraysbury
-

Groundwater risk

Flooding from groundwater is unlikely in this area

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
520618/175553

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14 Jul 2024 10:20

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>






Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
520618/175553

Scale
1:2500

Created
14 Jul 2024 10:20

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

