



INTRODUCTION

This design and access statement has been produced to support the Section 73 application, ref: **DC/VAA/24/1518/VRC/VRC**. The application is for a variation of conditions relating to the development listed in the permission notice granted by The London Borough of Richmond Upon Thames, for the Full Planning Application **22/0399/FUL**, relating to works at 47A, 47 & 49 Lower Mortlake Road.

It relates to the following conditions:

- **Condition U0142351:** Approved Drawings;
- **Condition U0142352:** Details-Materials to be Approved;
- **Condition U0142361:** Boundary Treatments.

This document explains the changes proposed to each of these conditions and should be read in conjunction with the formal drawings submitted as part of the Section 73 application, listed below:

- Section 73_100_Proposed Ground Floor Plan;
- Section 73_301_Proposed Rear (North) Elevation;
- Section 73_302_Proposed Side (West) Elevation;
- Section 73_304_Proposed Streetscape Elevation;
- Section 73_5000_Proposed Boundary Wall Details-Wall A;
- Section 73_5001_Proposed Boundary Wall Details-Wall B;
- Section 73_6000_External Opening Schedule-Typical Sash Window Details;
- Section 73_6001_External Opening Schedule-Typical Sash Window Details;



SECTION 73 APPLICATION

CONDITION U0142351: APPROVED DRAWINGS

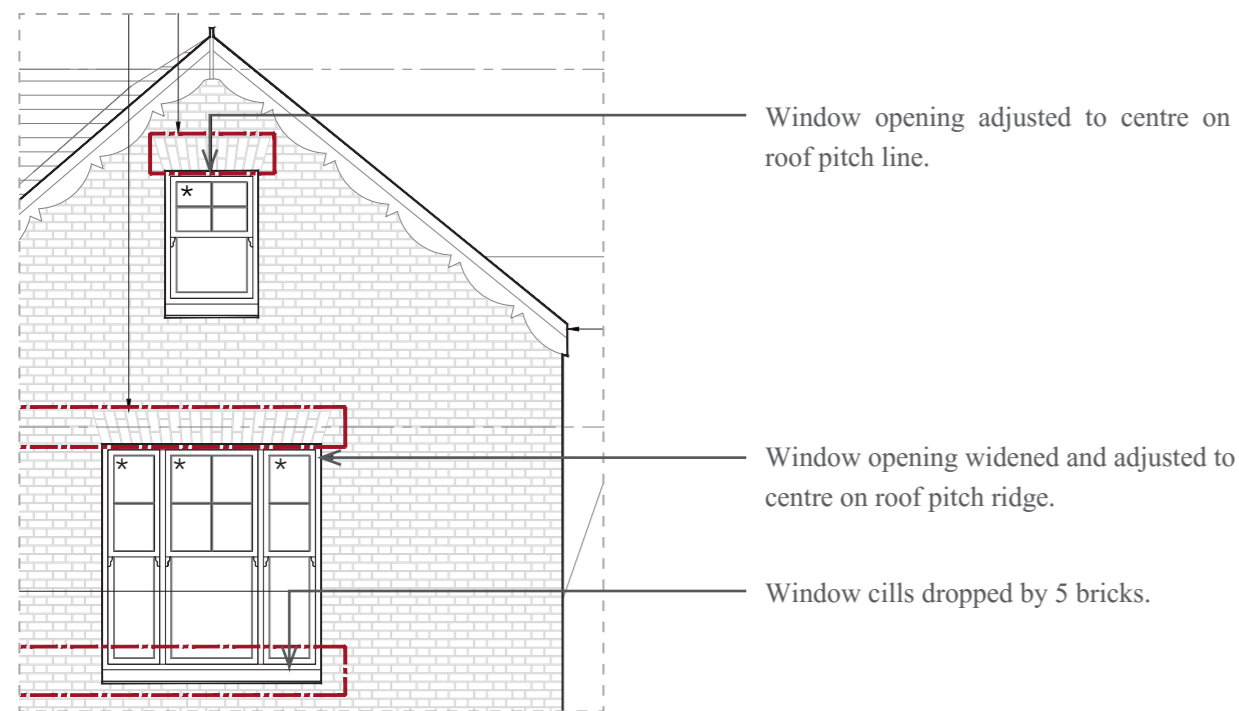
This Section 73 application seeks to amend Condition U0142351: 'Approved Documents' by replacing the following drawings:

- BL-15-100 Proposed Ground Floor Plan P2;
- BL-15-301 North and West Elevation P2 - split into two separate drawings (West Elevation unchanged);
- BL-15-304 Streetscene Elevation P1.

It is proposed that these drawings shall be replaced with the following drawings:

- Section 73_100 Proposed Ground Floor Plan;
- Section 73_301 Proposed Rear (North) Elevation;
- Section 73_302 Proposed Side (West) Elevation;
- Section 73_304 Proposed Streetscape Elevation.

The changes are highlighted in the drawing extracts opposite.

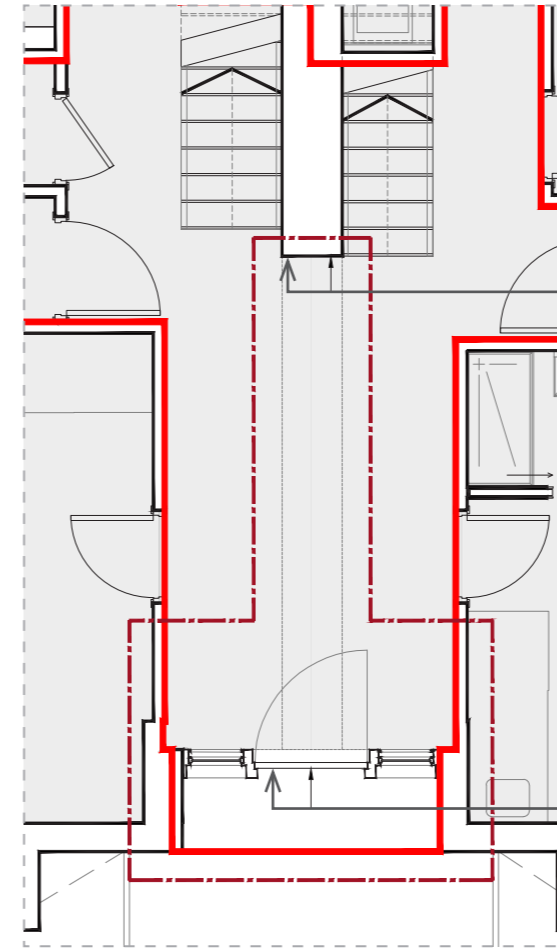


Window opening adjusted to centre on roof pitch line.

Window opening widened and adjusted to centre on roof pitch ridge.

Window cills dropped by 5 bricks.

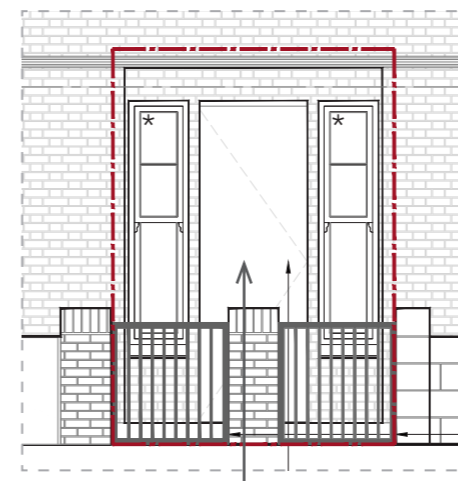
Extract taken from drawing 'Section 73_304 Proposed Streetscape Elevation'



Extent of central dividing wall reduced to align with staircase, to allow circulation access between the two properties.

Two entrance doorways removed and replaced with one central doorway and glazed side panels.

Extract taken from drawing 'Section 73_100 Proposed Ground Floor Plan'



Two entrance doorways removed and replaced with one central doorway and glazed side panels.

Extract taken from drawing 'Section 73_304 Proposed Streetscape Elevation'

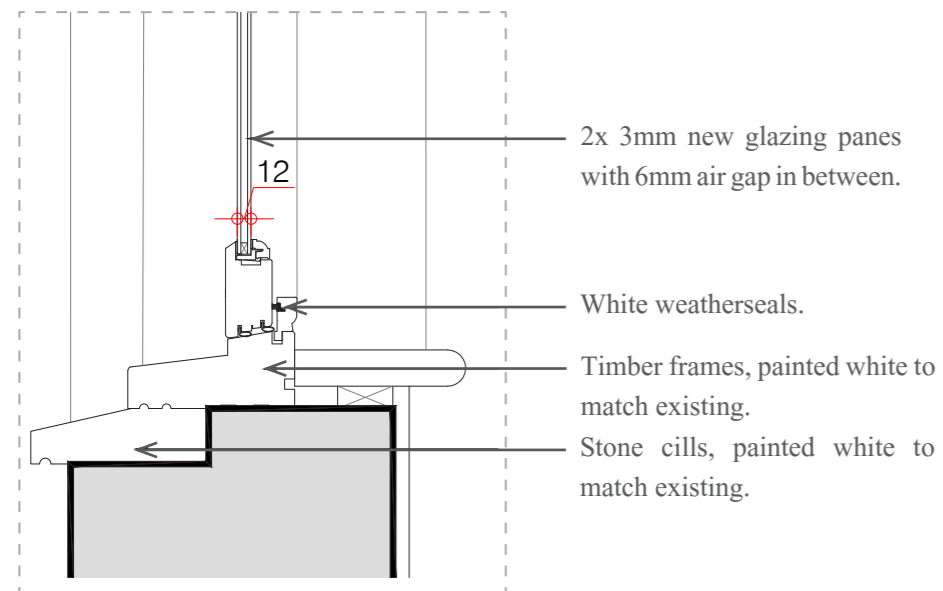


SECTION 73 APPLICATION
CONDITION U0142352: DETAILS-MATERIALS

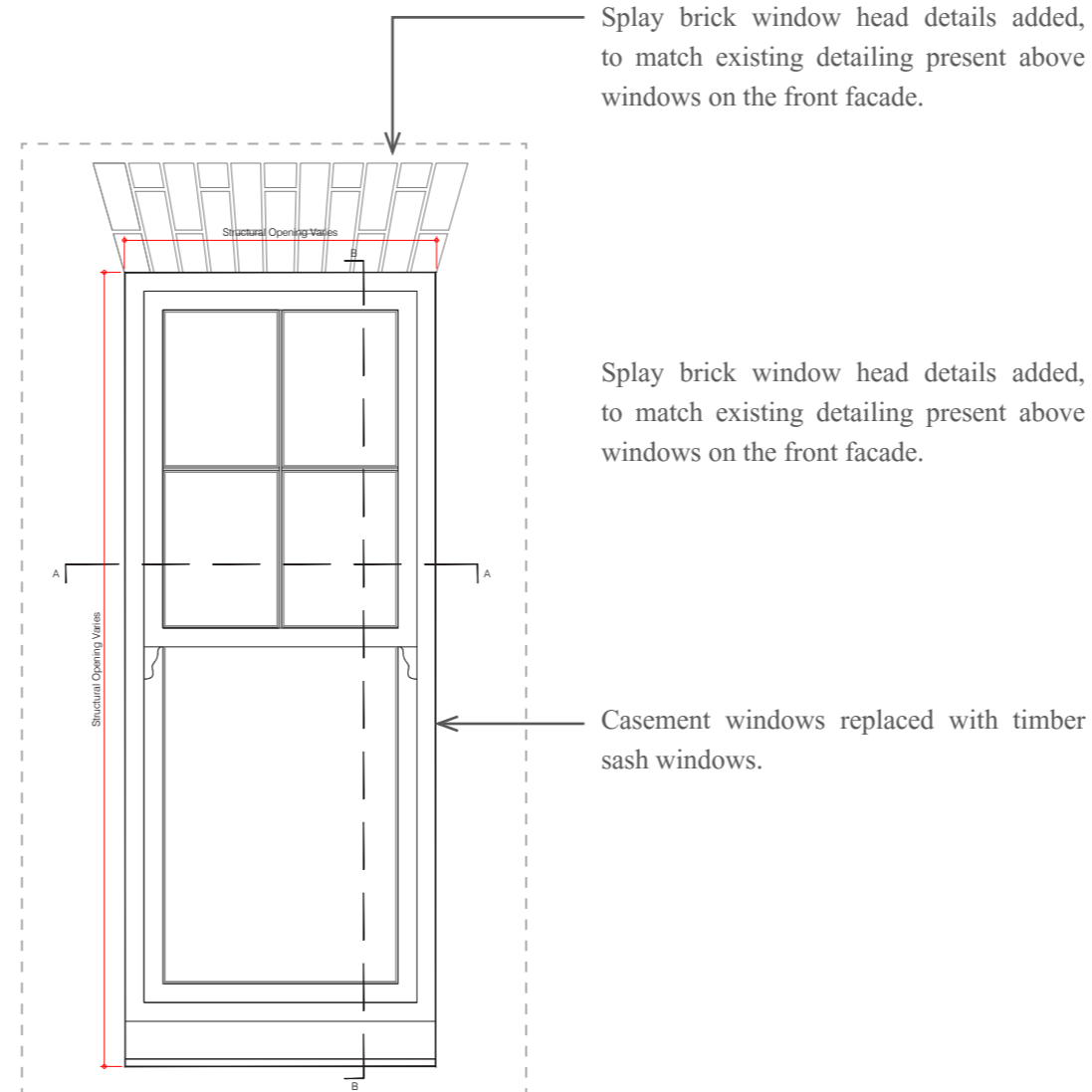
This Section 73 application seeks to amend Condition U0142352: 'Details-Materials to be Approved' by reviewing the details in line with the following drawings:

- Section 73_301_Proposed Rear (North) Elevation;
- Section 73_304_Proposed Streetscape Elevation.
- Section 73_6000_External Opening Schedule-Typical Sash Window Details;
- Section 73_6001_External Opening Schedule-Typical Sash Window Details;

The changes are highlighted in the drawing extracts opposite.



Extract taken from drawing 'Section 73_6000_External Opening Schedule-Typical Sash Window Details'



Extract taken from drawing 'Section 73_6000_External Opening Schedule-Typical Sash Window Details'

Dormer casement windows replaced with timber sash windows.



Extract taken from drawing 'Section 73_301_Proposed Rear (North Elevation)'



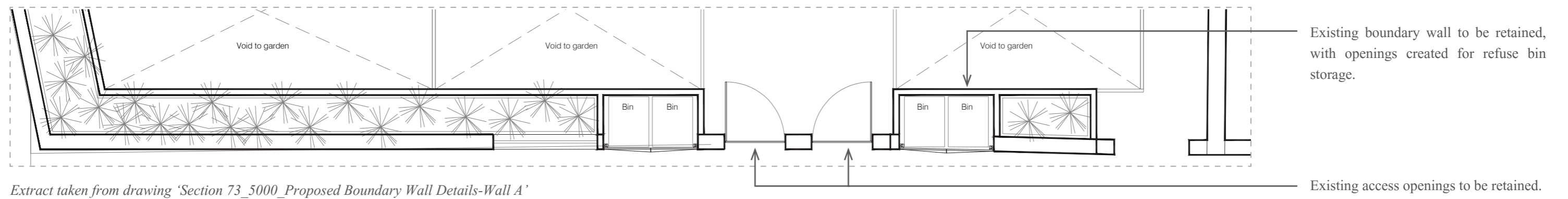
SECTION 73 APPLICATION

CONDITION U0142361: BOUNDARY TREATMENTS

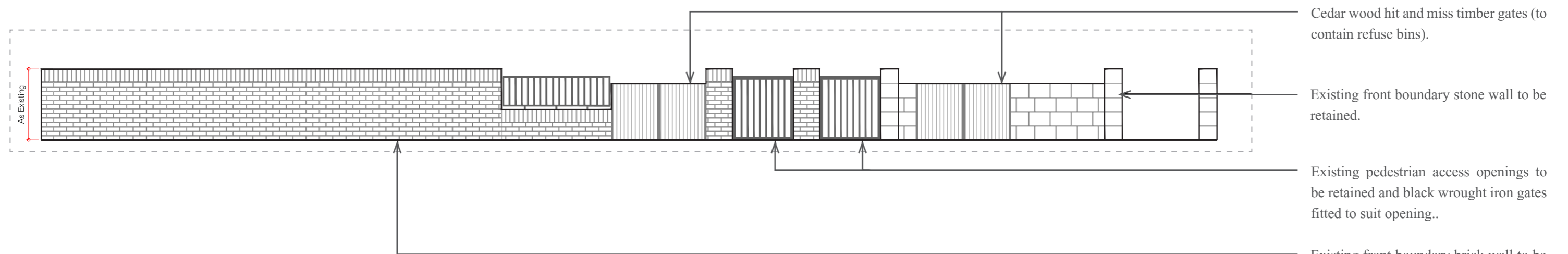
This Section 73 application seeks to amend Condition U0142361: 'Boundary Treatments' by reviewing the revised proposals to the front boundary, in line with the following drawings:

- Section 73_100_Proposed Ground Floor Plan;
- Section 73_304_Proposed Streetscape Elevation.
- Section 73_5000_Proposed Boundary Wall Details-Wall A

The changes are highlighted in the drawing extracts below.



Extract taken from drawing 'Section 73_5000_Proposed Boundary Wall Details-Wall A'



Extract taken from drawing 'Section 73_5000_Proposed Boundary Wall Details-Wall A'



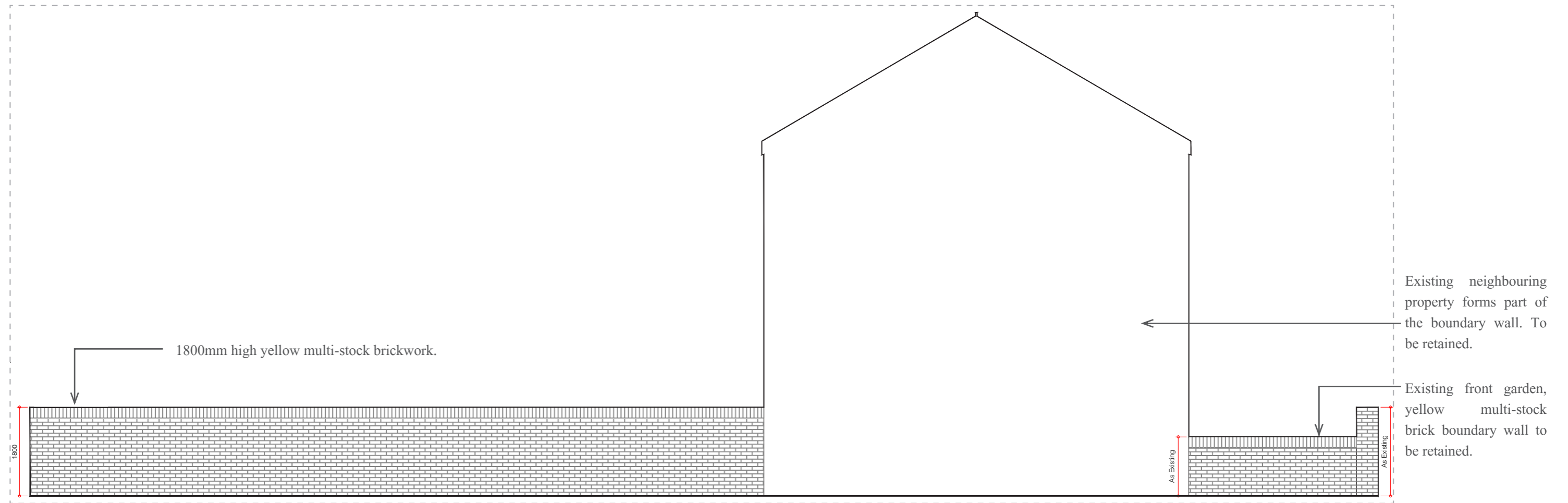
SECTION 73 APPLICATION

CONDITION U0142361: BOUNDARY TREATMENTS

This Section 73 application seeks to amend Condition U0142361: 'Boundary Treatments'. The existing side and rear boundary walls, partially formed by neighbouring properties, will be retained and elements rebuilt where necessary, as shown on the following drawing:

- Section 73_5001_Proposed Boundary Wall Details-Walls B and C.

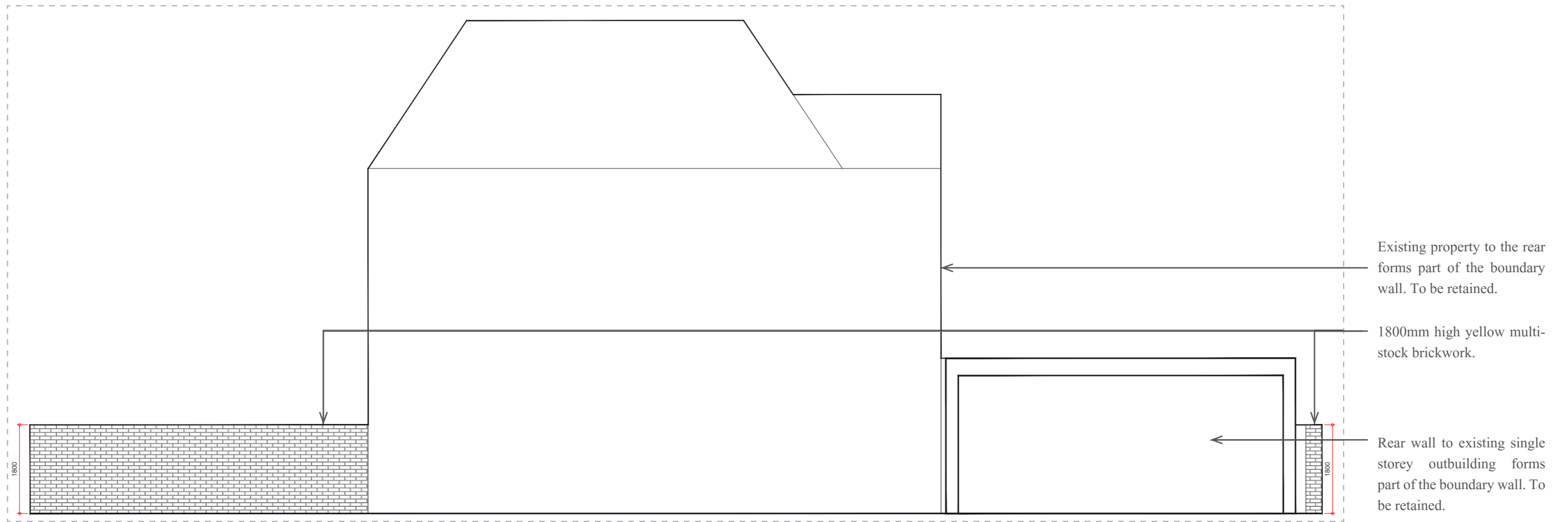
The changes are highlighted in the drawing extracts below and on the following page.



Boundary Wall B
Extract taken from drawing 'Section 73_5001_Proposed Boundary Wall Details-Walls B and C'



SECTION 73 APPLICATION
CONDITION U0142361: BOUNDARY TREATMENTS



Boundary Wall C
Extract taken from drawing 'Section 73_5001_Proposed Boundary Wall Details-Walls B and C'





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