

August 2024

Design & Access Statement
26 Washington Road, London, SW13 9BH

Executive summary

This full planning application follows up on two previously granted planning applications. The application for a “hip to gable” loft conversion and removal of the rear chimney (23/2995/PS192) was granted with a certificate of lawful development in January 2024 and the full planning application (24/0520/FUL) for the demolition of the existing house and rebuild with extensions was granted permission in May 2024. This application seeks to combine the two approved applications into a single permission for demolition and rebuild.

Introduction

This Design and Access Statement is submitted on behalf of the applicant in respect of a planning application in relation to the demolition of the existing house and the erection of a replacement dwelling with additional side, rear, and loft extensions. It includes a new shed in the rear garden and permeable drive-in parking space at the front of the dwelling.

The original house is a “Boot” type house, built using pre-cast reinforced concrete (PRC) panels in the early 1920s after WWI to address the then-existing housing shortage. As such and being built more than 100 years ago, its construction and materials have passed the end of their useful life. Various types of PRC houses, including Boot type houses, have suffered severe concrete and structural deterioration due to carbonisation of the concrete that they were proclaimed structurally unsound by the Department of the Environment in the 1980s.

Under the Housing Defects Act 1984, local authorities are able to designate particular types of property as ‘defective by reason of their design or construction’, and fund remedial work. By definition, a dwelling is unfit for human habitation due to construction or repair defects. Boot type properties such as 26 Washington Road have been nationally known as potentially unstable and were among those designated defective in England and Wales.

This document and associated reports including the Demolition Report (Appendix C), are prepared to demonstrate compliance with a Local Plan Policy LP38, which states that rebuilding of existing housing should only take place where it has been demonstrated that the existing house is incapable of improvement to a satisfactory standard.

The property is to be rebuilt as a 3-bedroom property, on a like-for-like basis, with additional extensions, it will have no adverse impact on the local character. It will have an adequate standard of accommodation maximizing potential within the existing footprint and volume.

This Design and Access Statement should be read in conjunction with other drawings and documents accompanying the planning application. The drawings and documents are prepared in line with full planning application ref 24/0520/FUL (Appendix B), and the permitted development application ref 23/2995/PS192 (Appendix A).

Site and Surrounding area

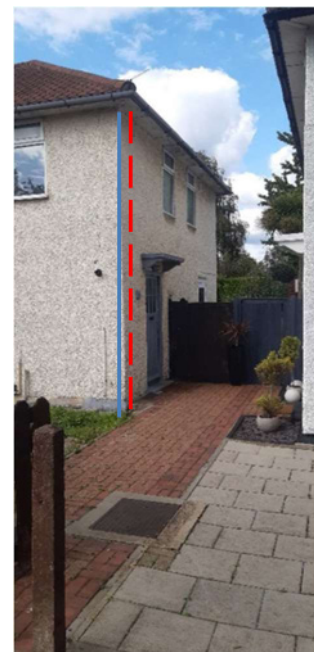
The property at 26 Washington Road is a freehold end of terrace house situated in the middle of Washington Road between Verdun Road and Boileau Road. It is a 3-bedroom two-story end of terrace property, originally constructed using pre-cast reinforced concrete panels in place of bricks. No. 26 forms part of a terrace which is rendered with inset porches to central pairs and casement windows.

The property is not listed and is not in the conservation area nor in the green belt. The property is not affected by any other planning designations.

The site is located within a mostly residential character area. However, within walking distance of the site are a wide range of facilities, services, and amenities as well as being adjacent to Castelneau Recreation Ground to the north.

The site has a decent PTAL rating of 3 and thus has moderate access to high frequency public transport.

The site is located within flood zone 3.



Existing House

The property has benefited from two recent planning applications; a hip-to-gable loft dormer conversion and rear chimney removal in January 2024 ref: 23/2995/PS192 (Appendix A) and demolition of the existing and construction of a replacement house in May 2024 ref: 24/0520/FUL (Appendix B).

The existing house was built more than 100 years ago in the early 1920s, and as such has passed the useful lifespan of the materials being available at the time. Consequently, the house does not comply with most (if not all) of the current Building and Fire regulations and therefore does not satisfy current living standards criteria.

In terms of sustainability, air tightness and CO2 carbon emissions, the existing house would not be able to be repaired to comply with current Building Regulation standards without internally constructing completely new walls as a separate independent layer. This is not sustainable, as it would be costly and financially not viable. Also, this would result in a substantial loss of internal space in already small rooms. Furthermore, such substantial works would cause additional cracks in the external wall panels and further compromise the existing façade structure as a whole.

Evidence of the state of the current house, and the justification for the replacement can be found in the Demolition Report (Appendix C) and other associated reports attached to the Appendix.

Proposal - Ground Floor

The applicant is keen to rebuild the current house in order to make it energy-efficient and sustainable using renewable energy. This would involve enhancing the insulation of the walls, roof, and floor surpassing current regulations, constructing an air-tight home, installing an air source heat pump, an MHRV ventilation system, and solar panels with battery storage. It is our understanding that HM Government's and Richmond Council's approach is to encourage this type of development.

Building an energy-efficient sustainable home presents a challenge for the applicant, as they would lose a lot of space due to the inevitably increased wall thickness in an already small home. To address this, we propose to move the gable wall out by a modest 400mm to compensate for higher performing construction to the external walls. This would ensure that the rooms remain relatively the same size as in the current property and minimise internal space loss. To evidence the benefit of allowing this modest increase, we refer to the Carbon Lifecycle and the Energy Report (Appendix D) demonstrating the significant sustainability, energy efficiency, and carbon savings of the proposed development, all of which can only be achieved without undue restriction of internal space by allowing the above-mentioned movement of the gable wall.

The proposed small side extension (1m wide) is set back more than 1m behind the front elevation (in line with the current location of the garden gate) and with a sloping roof, all of which makes this extension subordinate to the existing house. This extension would allow the accommodation of additional functions like the guest toilet and the utility room on the ground floor. It will also accommodate the air source heat pump.

The garden is 11.3 m long, and the proposed extension will not disturb the green area ratio. The remaining garden will be 7.3m long and will be larger than 50% of the original garden. The requirements of Policy LP35 (C and D) and the Residential Development Standards will be achieved.

To improve the internal layout we propose to move the entrance to the street side and introduce a small porch similar to those already existing on the same road and in the wider neighbourhood. The closest such porch is at 14 Washington Road. The porch will be within the permitted development size.

At the front garden, it is proposed that the existing parking space (already benefiting from a dropped kerb) using permeable surface is retained adjacent to a new porch. The applicant has an electric car and a charging socket would be installed to allow home charging, with further soft landscaping to the frontage.

Proposal - First Floor

Due to limited remaining space owing to the reconstruction of a compliant staircase, we have introduced a small floor enlargement to create a modern comfortable bathroom. The bathroom would project 1.8m out and will be less than the half-width of the original house.

This extension satisfies the 45-degree rule, avoiding any overshadowing onto neighbouring properties and is therefore in line with the design guidelines.

The pitched roof of the bathroom extension is set down and hipped resulting in a subservient addition to the host property.

Proposal - Second Floor/Loft

We propose a hip-to-gable roof extension and dormer. This conversion was previously approved as permitted development under ref 23/2995/PS192. The proposed loft volume is identical to that proposed in that previous application and within the 40m³.

There are several properties with a hip-to-gable loft conversion and a rear extension in the close neighbourhood. The closest being at 14, 35 and 38 Washington Road, 18 Verdun Road and a similar development has also recently been approved as part of the application for demolition and rebuilding of the property at 92 Boileau Road.

Space Standards

We follow the space standards prescribed in the 'Nationally Described Space Standards'. All 3 bedrooms comply with the recommended minimum size and area standards, the bedroom sizes being 11m² and 14 m² doubles and a 19.5m² master bedroom.

The London Plan prescribes the ceiling heights should be minimum 2.5m for 75% of the floor space. However, given the restriction of the existing ridge height which cannot change, the ceiling heights will have to stay as existing. The rebuilt ceiling height will be no worse than the existing house, currently 2.4m, which complies with the Technical Housing Standards which calls for minimum ceiling height of 2.3m.

Waste & Recycling

Waste & Recycling will be collected from the front of the property as per the existing format. The bins and recycling boxes will be positioned in a dedicated enclosure in the front garden.

Cycle Storage

3 cycle parking spaces are required to provide adequate facilities for cyclists, in accordance with Policy 6.9 of the London Plan 2016 and Supplementary Planning Guidance (Housing) (2012). There is a bicycle shed in the rear garden which accommodates 3 cycle parking spaces with ease.

Parking & Landscaping

There is a dropped kerb and existing driveway with permeable gravel surface. The front soft landscaping will be increased as part of the proposed scheme and will create a soft transition to the entrance pathway and the parking space. The front boundary treatment will be a low timber fence or brick wall, similar to neighbouring properties. Landscaping to the rear garden will also be improved via boundary perimeter planted beds and a raised water feature promoting biodiversity within the site.

Energy & Sustainability

To aid the renewable energy concept of the property we propose the installation of solar panels with a solar battery, which will be incorporated into the front roof slope. For full energy report please refer to Appendix D.

An air source heat pump is proposed on the ground floor. The condenser unit will be installed in the rear garden and a comprehensive acoustic report (Appendix H) has been generated to identify and allow the mitigation of any acoustic issues resulting from this. The property will also use an MVHR system fitted with a unique triple air filter facility.

Acoustics

The proposed development will include a condenser unit (as part of the air source heat pump) to be installed in the rear garden at the detached side of the house. It will be some distance away from the nearest neighbour at No 24,

as the back wall to which the unit is attached will be set back from the neighbour's back wall. An acoustic report (Appendix H) has been prepared to demonstrate that this would not result in an adverse noise impact on nearby neighbours. The report notes that sound levels resulting from the proposed condenser unit will have a minimal impact on background sound levels. The report proposes mitigation in the form of an acoustic fence along the eastern side boundary which would more than compensate for the noise impact on neighbouring properties of the condenser unit. The proposed development would seek to use acoustic fencing on all sides of the rear garden to ensure that there is no negative noise impact. Specification of the proposed type of fencing is appended to the Acoustic Report at Appendix H.

Flood risk

There are no watercourses identified within proximity to the development site. The development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment. There are no bedrooms on the ground floor.

The development is protected by the River Thames flood defences and Thames Barrier for events up to including a 1 in 1000-year flood event over the design life of the development (assumed 60 years). The flood risk during a design flood event is therefore considered negligible. For detailed flood risk assessment please refer to the "Flood Risk Assessment & Drainage Strategy" report attached at Appendix G.

Fire

The dwellinghouse is located within 100 meters of an existing fire hydrant and as a result does not require the provision of any specialist fire-fighting facilities or a dedicated fire hydrant. A Planning Fire Safety Statement has been prepared and is attached as Appendix F.

Affordable Housing

Policy LP36 regards affordable housing and further details are set out in the Affordable Housing SPD. A development appraisal has been produced in this context and the application is accompanied by a Viability Assessment (see Appendix I).

Neighbouring Amenity

It is not considered that there would be any adverse amenity or privacy impacts arising from the proposed works. The proposed ground floor extension with sloping roof sides will not be overbearing to the neighbours as it avoids any overshadowing or overbearing impacts. It is considered that the small first floor extension which is less than the half of the width of the building would not be overbearing to neighbouring properties to either side. It will also not provide any materially greater overlooking opportunities to the neighbouring properties beyond those currently existing. The hip-to-gable loft conversion is identical to the various existing roof conversions in Washington Road and in the close neighbourhood.

Conclusion

As documented in this Design and Access Statement, the proposed development has been carefully considered and created to the highest standard to provide a modern, highly energy efficient and sustainable dwelling for the applicant, whilst its appearance in keeping and positively contributing to the surroundings of Washington Road and the north Barnes neighbourhood.