

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

**DESIGN AND ACCESS, PLANNING & HERITAGE
STATEMENT & FIRE STRATEGY**

Change of use to a single family dwellinghouse.

16 STRAWBERRY HILL ROAD, TWICKENHAM, TW1 4PT.



RTPI

mediation of space · making of place

Members of the Royal Town Planning Institute

Registered in England 7911049 at 32 Woodstock Grove, Shepherds Bush, London W12 8LE

CONTENTS

- 1 SITE AND SURROUNDINGS
- 2 PROPOSAL
- 3 RELEVANT PLANNING HISTORY
- 4 PLANNING POLICY
- 5 COMMENTS:
 - SCALE
 - AMOUNT
 - LAYOUT
 - LANDSCAPING
 - APPEARANCE
 - USE
 - ACCESS
 - FIRE STRATEGY
 - FLOOD RISK & SUDS
 - ENERGY
 - TREE REPORT
 - AFFORDABLE HOUSING
 - ST MARY'S UNIVERSITY LETTER
- 6 CONCLUSION

Appendix 1 – Letter from St Mary's University

1 SITE AND SURROUNDINGS

- 1.1 The application relates to a large three storey detached dwellinghouse located on the western side of Strawberry Hill Road. The property is comprised of red brick. The dwelling is set back from the street scene.
- 1.2 The surrounding area is predominantly residential in character; the immediate street scene can mainly be characterised by large detached and semi-detached properties of various sizes and styles.
- 1.3 The application site is not identified as or within the curtilage of a listed building but is positioned within the Strawberry Hill Road Conservation Area and is a building of town townscape merit.

2 PROPOSAL

- 2.1 Erection Change of use to a single family dwellinghouse.

3 RELEVANT PLANNING HISTORY

- 3.1 No relevant Planning History

4 PLANNING POLICY

- 4.1 DCLG's National Planning Policy Framework (2012)
- 4.2 GLA's London Plan (2015)
- 4.3 Richmond Local Plan (2018)
- 4.4 Strawberry Hill Conservation Area – Character Appraisal & Management Plan (43)
- 4.5 Buildings of Townscape Merit

5 COMMENTS

- 5.1 The proposal limits itself to the use of the property as a single family dwellinghouse. No other extensions or other alterations are proposed.

SCALE

- 5.2 No changes to the scale of the property are proposed.

AMOUNT

- 5.3 Not applicable

LAYOUT

- 5.4 6 bedrooms and 2 guest rooms are proposed.

LANDSCAPING

- 5.5 No changes are proposed

APPEARANCE

- 5.6 Policy LP1 of the Local Plan states that the Council will require all development to be of high architectural and urban design quality and should take the opportunity to enhance the quality and character of the Borough, having specific regard to scale, height, massing, density, landscaping, proportions, form, materials and detailing. Paragraph 4.1.3 of the sub text of this policy states that the Council does not wish to encourage a particular architectural style of new development but expects schemes to be of very high quality, particularly within conservation areas. This is supported by Policy LP3 which states that all

proposals in conservation areas are required to preserve and enhance the character and appearance of the area.

- 5.7 It is noteworthy that no external changes to the property are proposed. There would therefore be no conflict with the provisions of Local Plan policies LP1 and LP3 and no detriment to the building of townscape merit.

USE

- 5.8 The proposal would return the property to its original single family dwellinghouse use.
- 5.9 A letter supplied by St Mary's University, the previous owners of the property, is produced in appendix 1 of this statement and confirms that the property was in a serious state of disrepair and in need of substantial refurbishment.
- 5.10 The property would need to be brought up to current standards and as accommodation is set out over 3 levels would have required adaptation for wheelchair users and installation of an elevator all at a significant and prohibitive cost to the university. The accommodation was seen by the university as being detached from the campus and not consistent with providing and developing accommodation for students on campus.
- 5.11 The costs to refurbish the building were estimated by the university to be in the region of £1m and considered to be prohibitive.
- 5.12 The property is not in a condition that meets the requirements for students in terms of amenities and comfort. The cost of refurbishing it considerably outweighs the benefits and as such refurbishment is unviable. Furthermore, the site is remote from the rest of the St Marys campus and as it's not an integral part there is no need to retain it. Only the ground floor of the accommodation contained a kitchen to be shared between 18 student rooms. Meaning that students on the first and second floors would have to travel to the ground floor to use the kitchen facilities. This would be unacceptable and fail to comply with student HMO standards.

- 5.13 It is considered that the use of the property as student accommodation would represent an over intensive use of the site with comings and goings over and above what one would expect in a residential area. The prevailing character of the area is residential, comprising single family dwellinghouses. As such over-occupation of the application site would raise concerns about noise and disturbance, resulting in an impact that Local Plan policies seek to prevent. On this basis the use of the site for student accommodation would be detrimental to the living conditions of neighbouring occupiers.
- 5.14 The university has confirmed that the accommodation is no longer needed and that the university is instead focusing on providing student accommodation on campus. In light of the foregoing it is considered that the proposal complies with the provisions of Local Plan Policy LP37 which seeks to resist the loss of housing where it meets an identified community need.
- 5.15 Local Plan Policy LP38 states that existing housing should be retained. The redundant student accommodation would be replaced with housing in the form of a single family dwellinghouse. The property is dilapidated and in need of a £1m refurbishment, which would be beyond the reach of the university. The reality of the situation is that the accommodation was not fit for purpose and fell short of current standards. In this context the proposal complies with the provisions of Local Plan Policy LP38

ACCESS

- 5.16 The proposed development will have no impact on the existing access points of the property. The side extension will accommodate x2 garage parking spaces. The outbuilding to the rear will accommodate x1 garage parking space. The proposal would have no adverse impact on pedestrian or highway safety.

FIRE STRATEGY

- 5.17 London Plan Policy D12 – In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the

highest standards of fire safety. The attached planning drawings show the location for a fire appliance to park.

FLOOD RISK & SUDS

- 5.18 A flood risk and SuDS report are produced in the appendices of this statement.

ENERGY

- 5.19 An energy report is produced in the appendices of this statement.

TREE REPORT

- 5.20 A tree report is produced in the appendices of this statement

AFFORDABLE HOUSING

- 5.21 An affordable housing statement is produced in the appendices of this statement

6 CONCLUSION

- 6.1 The principle of the proposed development is wholly acceptable.
- 6.2 The proposal would not be harmful to the character and appearance of the conservation area or building of townscape merit. The proposed development would return the property back to its original single family dwelling use.
- 6.3 The proposal would be consistent with the relevant aims and provisions of the national framework and the Council's Development Plan, London Plan and would not be harmful to the conservation area or building of Townscape merit.

APPENDIX 1

Letter from St Mary's University



St Mary's
University
Twickenham
London

Waldegrave Road
Twickenham
London
TW1 4SX

Date: 1 July 2024

Dear [REDACTED]

Property: [REDACTED]

Further to your email of 27 June 2024, we confirm the following information in relation to the student accommodation element of the above Property.

The Property was in need of substantial refurbishment. The University did not formally assess that cost however from past experience of other buildings such cost would have been in excess of £1m. Given that the property is detached from the University's main campus, it was not a worthwhile cost for the University to commit to.

It is assumed that non-commuting students would have gone to private rented accommodation.

The University's focus will be on refurbishing and redeveloping accommodation on the main campus over the next few years.

We trust the above information answers your query.

Yours sincerely,

Legal Services

Legal Services

For and on behalf of St Mary's University, Twickenham

St Mary's University, Twickenham
www.stmarys.ac.uk