



Sevenoaks
Design & Access
Statement



Contents.

- Introduction..... 1
- Site Context..... 2
- Existing House and Outbuildings..... 5
- Site Analysis..... 7
- Planning History..... 8
- Brief..... 10
- Pre-Application Proposal..... 11
- Pre-Application Feedback & Response..... 17
- Planning Application Proposal..... 23
- Design Evolution..... 37
- Existing and Proposed Footprint and Height Comparison..... 39
- Height Comparison Continued..... 40
- View Analysis..... 41
- Housing Design Standards..... 42
- Residential Amenity..... 44
- Inclusive Design..... 45
- Proposed Materiality..... 47
- Landscaping..... 48
- Ecology & Biodiversity..... 50
- Sustainability..... 51
- Lighting..... 52
- Design Impact..... 56
- Conclusion..... 59

Introduction

Executive Summary

The Bradley Ross family (the applicants) have purchased the tree lined and green natured Sevenoaks property due to its location and potential to provide a plot for an innovative and inspirational family home.

The existing building was erected in the 50s and has undergone a series of alterations and ad hoc extensions. The result is that the intervention has harmed the buildings legibility, character and form. It's clear that only the central portion is the only remaining element that offers some legibility of the original structure. The applicants would like to demolish the existing house, along with the unattractive and underutilized outbuildings which have a detrimental impact on the character and openness of the site, capture the views available to them and celebrate the site with a new contemporary yet sympathetically designed family home.

The proposals will take the form of a 2 storey flat roofed building, substantially subservient to the surrounding dwellings, tucked into the site, incorporating green roofs to minimize the effect on the site and importantly the adjacent listed Elmgrove House and the surrounding area.

The landscape proposals will draw on the historical context of the site, and aims to recreate the English orchard which once represented the character of the site. All landscaping surrounding the new house will have native species planted, along with a natural and organic feel, in order to provide a greater connection between the house and the garden.

Project Brief

The applicants are keen to create a new 5 bedroom dwelling, quietly tucked into the site, for theirs and future generations of families to enjoy. The house will boast inspirational environmental credentials, seeking to get as close to Net Zero as possible.

The proposal will fulfill the Bradley Ross family's needs, while respecting and complementing the Conservation area and neighbouring grade II listed Elmgrove House, surrounding views, landscape and context. A green roof will link the building seamlessly to the surrounding vegetation, in order to minimize the building's visual impact on the site.

This application has been prepared on behalf of Charlie and James Bradley Ross, in collaboration with Planning Potential and Heritage Potential. Holland Green have been appointed to design all architectural elements of the project.

We have used this DAS not only as a vehicle for presenting and explaining the scheme, but also as a tool for developing the design through a rigorous process of assessment and evaluation. We have used the following criteria to focus the assessment and design process:

- Use
- Amount
- Layout
- Scale
- Appearance
- Landscape
- Sustainability
- Access

Context is a vital ingredient for a successful scheme. Therefore prior to any design work being undertaken, the design team gained a full understanding of the site, its planning policy context and the surrounding area, in order to create a scheme that responds to and respects its context and character.



Site Context

Description

The property is an arts and crafts style two and a half storey, detached dwelling. There are two outbuildings towards the rear of the property. It is accessed via a long private driveway, off High Street in Hampton. The plot is generous with established mature trees and some vegetation.

The site is located within a mixed-use area, with commercial uses along the high street and residential uses surrounding. The property is not listed or locally listed, but it is within the Hampton Village Conservation Area and is adjacent to Elmgrove House (101) (Grade II).

The site falls within the wider setting of 81 High Street (Grade II) and 110 High Street (Grade II). Bushy Park (Grade I) is a Registered Park and Garden located further to the east.

There are several Buildings of Townscape Merit (Non-Designated Heritage Assets) in the immediate surrounds, including 85 High Street and 112-124 High Street.

There is a Group TPO near the entrance of the site (Reference: T0012)

All the rest of the trees are also protected as a result of the property being in a Conservation Area.

The site has a PTAL level of 2 but is well connected by bus. It is 2 km to Hampton and 5km to Kingston.

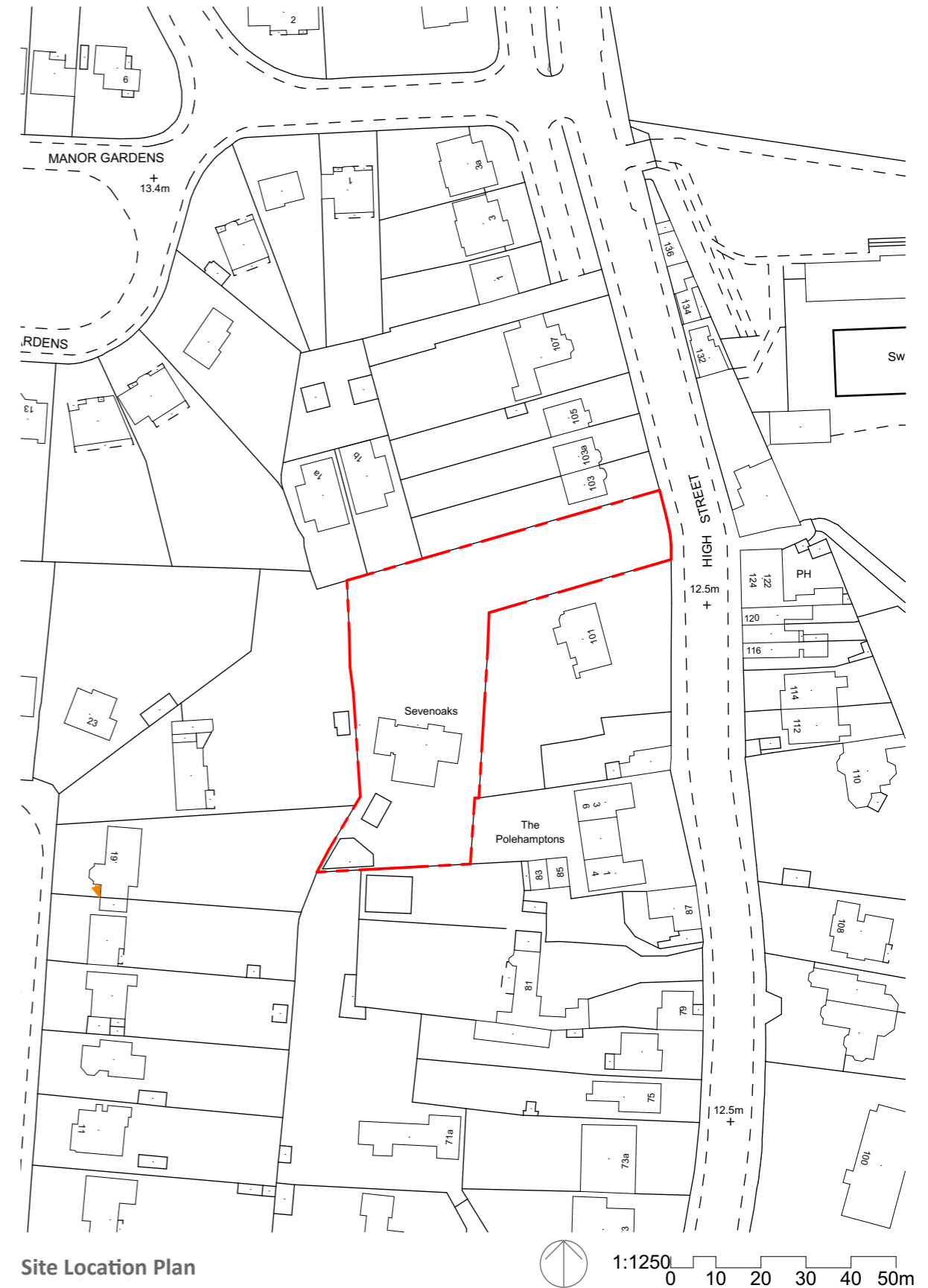
There are a variety of shops and services adjacent and green spaces including Bushey Park which is only a 15 minute walk.

Site Area

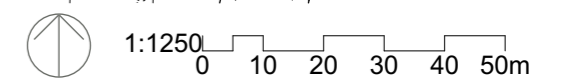
0.7 acres

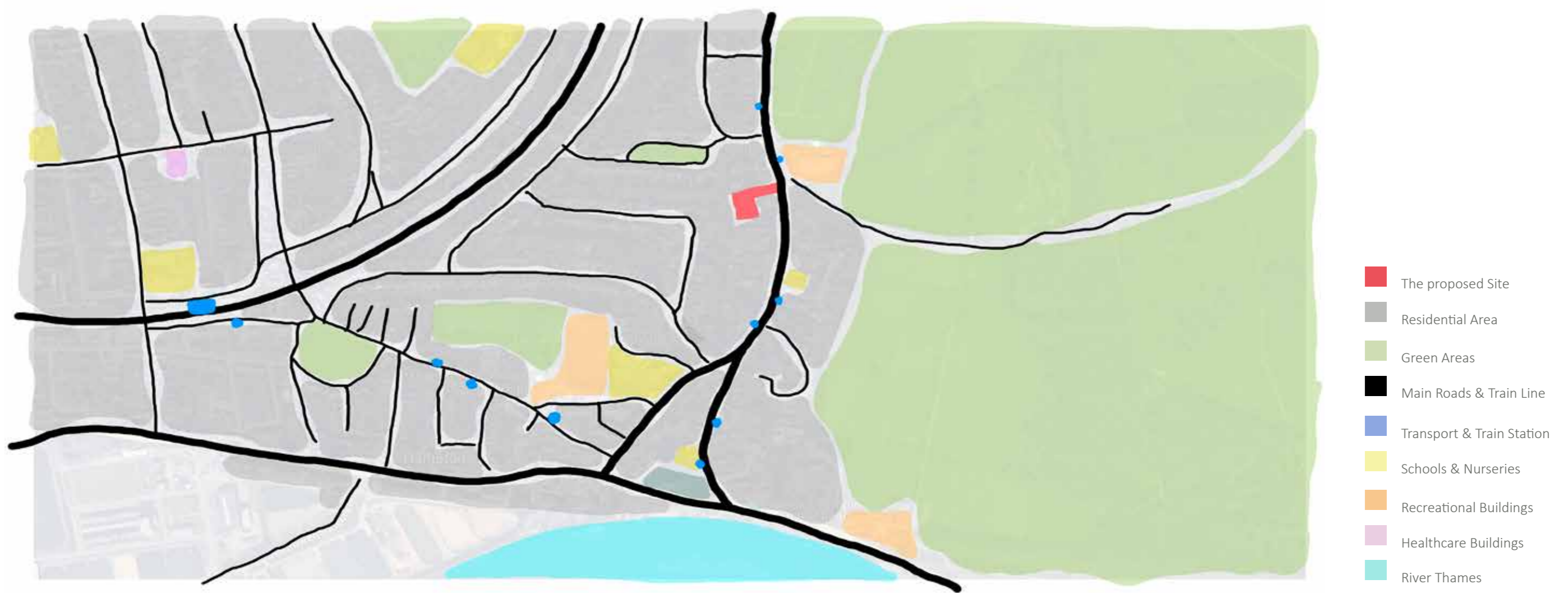


Sevenoaks - Aerial View



Site Location Plan





Site Context Map

Not to scale





United Reformed Church, 35 High Street - neutral toned brickwork with stone detailing



187 High Street - neutral toned brickwork with stone detailing



Gate detail United Reformed Church - bronze toned metal



Templeton Lodge, 114 High Street - neutral toned rendered buildings



Cambridge House, 15 High Street - stone details and red brick



1-3 Windmill Road - timber shutters and neutral toned rendered brick. Grey brick wall along pavement.

Local Context and Materials

The property is situated within the Hampton Village Conservation Area. The dominant materials found within the Conservation area are as follows:

- polychromatic brickwork, many of the specimens creamy in colour
- stone
- render/ stucco
- timber
- metal

Existing House and Outbuildings

Aerial View



- ① Main House
- ② Outbuilding 1
- ③ Outbuilding 2
- ③ Listed Elmgrove House

The internal pitfalls include the low floor to ceiling heights, change in levels, redundant spaces and long corridors, and no real central living space suited to modern day living requirements.

Externally, the existing building has undergone a series of alterations and ad hoc extensions. The result is that the intervention has harmed the buildings legibility, character and form. It's clear that only the central portion offers legibility of the original structure.

The outbuildings are underutilized and unattractive and currently harm the character and openness of the site.

Existing Site Images



Rear view of the existing house



View from the front garden looking at the existing house



View from the house towards the front garden and driveway



View from inside the house towards the rear garden



Front view of the existing house



View from the existing building towards the adjacent listed Elmgrove House



View of space in between rear of house and outbuilding 1



View of approach from rear garden to outbuilding 2

Site Analysis

The existing building detracts from the setting of the adjacent listed buildings and the conservation area.

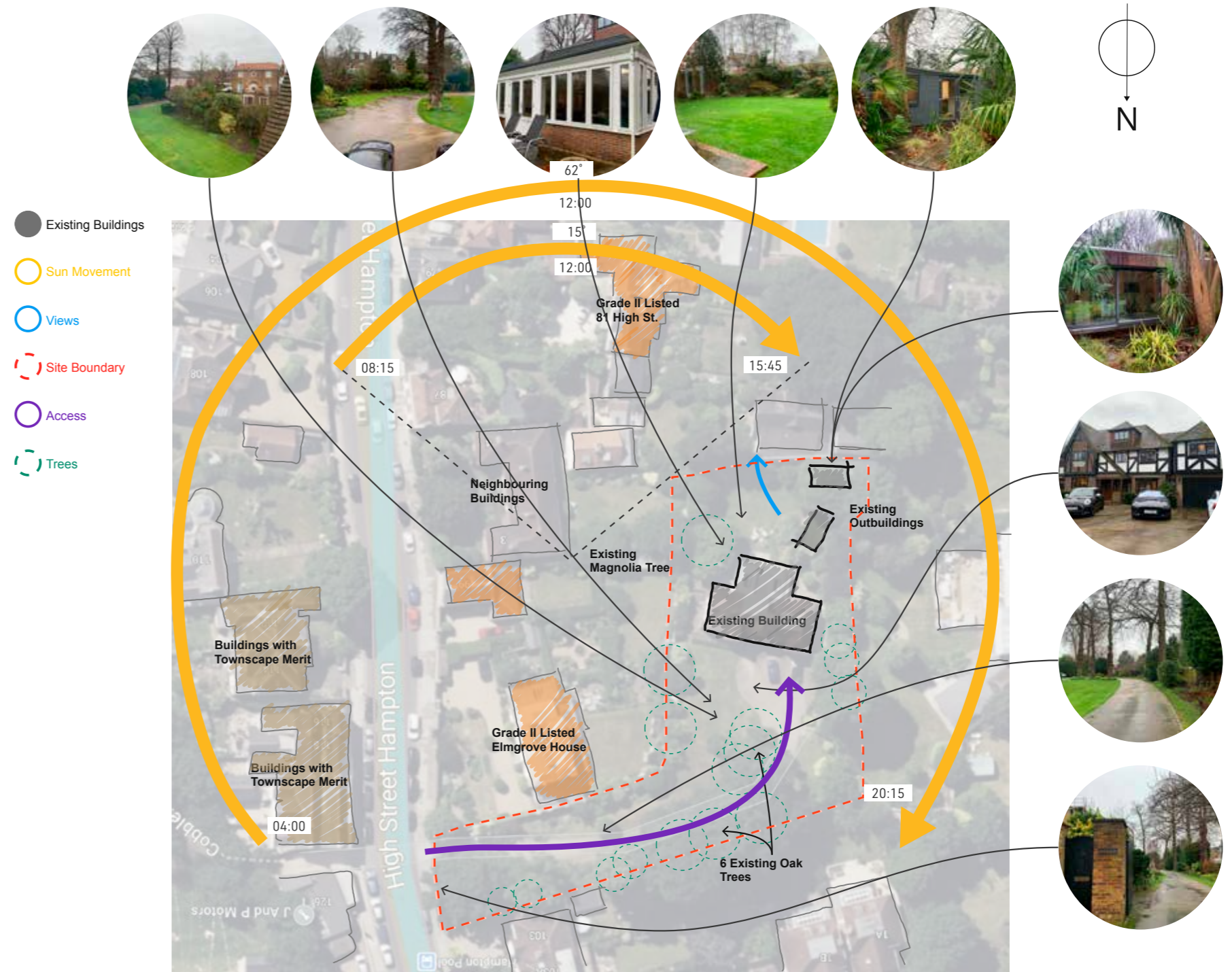
The site is accessed via High Street, and is well hidden enjoying a good level of privacy from the main road. There is good intervisibility between the front of the site and the listed Elm Grove Lodge, which separates the site from the High Street.

The rear of the property faces predominantly south which will mean the new dwelling will enjoy the best of the sun path and stunning views throughout the day, both in winter and summer.

The existing outbuildings within the site take up a considerable area of the site, loss of these outbuildings would provide greater space to enjoy the rear garden.

The trees represent an important quality of the site and should be celebrated, the oak tree lost to represent Sevenoaks will be reinstated.

Retention of the existing brick boundary wall to the rear garden helps offer some continuity with the conservations Area's prevailing character.



Not to scale




Planning History


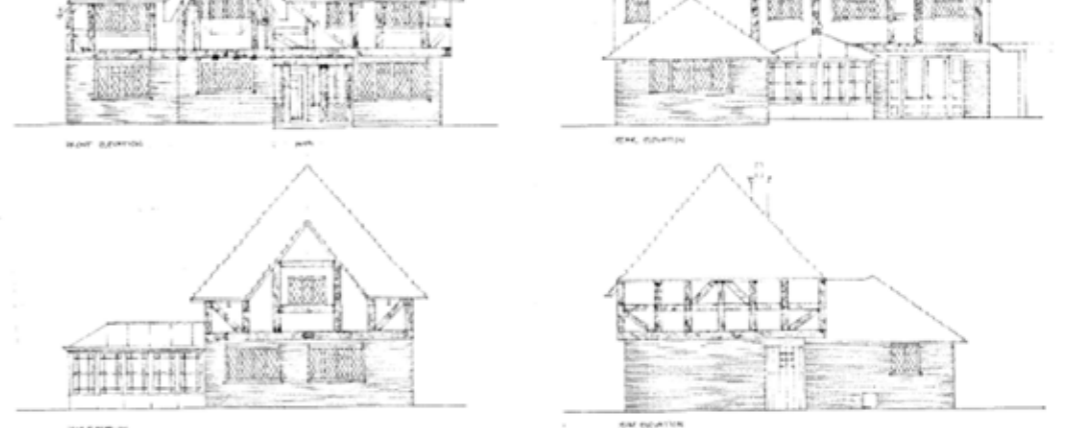
The evolution of the building can be summarised as below :

- The original core structure was built in the 1950s;
- It was extended at ground and first floor in 1986;
- In 2005 there was the erection of two storey side extension with garage/utility room; and
- In 2008 the conservatory was built and roof extension incorporated

There have also been a series of applications to demolish the building, one as early as 1966 just 16 years after the original house was built and two later in 2001 and 2003. This suggests that the owners of the dwelling consider there were flaws with the existing building to warrant the redevelopment of the site over refurbishment.

The full list of planning applications available online for the site is as follows (with the exception of trees):

No.	Proposal	Status	Drawings
20/2149/VRC	Variation of condition 2 - approved drawings of planning permission 17/2623/HOT allowed on appeal for (New Porch and Dormers to front and rear) to allow conservation rooflight to be re-positioned from the side roof to rear roof.	Granted Permission 19/11/2020	
17/2623/HOT	New porch to front. New dormers to front and rear.	Refused Permission 04/09/2017. Appeal Allowed on 10/01/2018	
17/1279/HOT	New porch to front, the raising of the side roof and new front and rear dormers	Refused Permission 26/05/2017	
08/3174/CAC	Demolition of existing single storey rear extension and conservatory	Granted Permission 14/11/2008	
05/0291/HOT	Erection of two storey side extension with garage/utility room	Granted Permission 19/05/2005	

No.	Proposal	Status	Drawings
03/3153/FUL	Demolition Of Existing Building And Erection Of 2 X 6 Bed Edwardian Style Detached Houses. Alteration To Existing Vehicular Access And Provision Of 4 Parking Spaces.	Withdrawn by the Applicant 15/12/2003	
03/0233/FUL	Demolition Of Existing Building And Erection Of Detached Building Of 9 X 2 Bedroom Apartments And Provision Of 12 Parking Spaces	Decided as No Further Action be Taken 03/07/2003	
86/0682	Erection of first floor extension, ground floor extension and detached double garage and storeroom. (Amended plan no. 85125/2E, 3E and 4D dated 28th July 1986).	Granted Permission 17/09/1986	
01/1776	Demolition Of Existing Dwelling.	Withdrawn by the Applicant 19/12/2001	
01/1777	Demolish Existing House, Proposed New Detached House.	Withdrawn by the Applicant 19/12/2001	
66/0974	Demolition of existing house and erection of a part two, part three storey block of 16 flats with 16 lock-up garages and 4 parking spaces.	Refused Permission 12/08/1966	<p style="text-align: center;">REPORT OF THE LOCAL PLANNING AUTHORITY</p> <p style="text-align: center;">REASON:</p> <p>(a) The proposed layout is unsatisfactory and the flats sited in such close proximity to boundary fences as to result in a cramped form of development.</p> <p>(b) The proposal constitutes an undesirable and unneighbourly form of backland development which would result in overlooking and loss of privacy to adjoining properties.</p> <p>(c) The proposed access road would be inadequate by reason of width and sight lines to the Metropolitan Road and the resulting conditions along the relevant portion of High Street would be prejudicial to the free flow of traffic and general safety.</p> <p>(d) The proposed density, having regard to the particular shape of the site would be excessive.</p> <p>(e) The increased use of the access drive and the provision of all parking facilities immediately adjacent the northern boundary would be likely to prove prejudicial to the amenities of adjoining residents.</p> <p>(f) The proposed development would involve the removal of further mature trees which at present represent an important visual amenity which the Local Planning Authority consider should be substantially maintained.</p> <p>(g) The noise and disturbance generated by the greatly increased activity would prove detrimental to the amenities of the adjoining residential properties.</p>

06

Brief

Sevenoaks is an existing arts and crafts style house located in a conservation area in Hampton, and adjacent to Grade II listed Elmgrove House. The site has a large front and rear garden, benefiting from good levels of privacy to the rear, through its large brick boundary walls.

Requirements:

The proposal is to demolish the existing house and 2x outbuildings and create an innovative design that seeks to keep the overall roofline as low as possible, lessening the visual impact on the public realm.

The proposed building seeks to be highly sustainable, achieving net zero regulated operational energy.

Spatial Layout:

- Circa 430m²
- 5 bedrooms
- An open plan kitchen + Dining + Living Space
- A separate cosy living room
- Storage for hobbies(cycling, golf, sailing, horses)
- Baby grand piano
- Utility/ Boot room/
- A separate office to work from home.
- A studio (textiles and fabric) to work from home
- Gym.



Pre-Application Proposal

Pre-Application Project Brief

- Create connection between internal and external areas through several courtyards and green areas.
- Modifying the driveway could allow for the orchard to be reinstated, regaining part of the historic landscape of the old curtilage of the listed building.
- Create a subservient building that is hidden from the public highway, improves the view to the listed building.
- Improved harmony between the building and the site by setting the building orientation parallel to the site boundaries.
- The internal zoning would provide morning and evening sunlight to all occupants, bedrooms, kitchen, and living spaces.



Pre-Application Existing Site Plan



Pre-Application Proposed Site Plan



- KEY**
- 1 - Entrance Lobby
 - 2 - Hall
 - 3 - Boot Room
 - 4 - Ensuite
 - 5 - Bedrooms
 - 6 - Living Room
 - 7 - Kitchen/ Living/ Dining
 - 8 - WC
 - 9 - Store
 - 10 - Lower Garden
 - 11 - Garden
 - 12 - Proposed Driveway Position
 - 13 - Office
 - 14 - Studio
 - 15 - Store
 - 16 - Plant Room
 - 17 - Gym
 - 18 - Dressing Room
 - 19 - Master Bedroom
 - 20 - Terrace
 - 21 - Roof with Panels (obscured from view of Elmgrove House)



Grade II Listed
Elmgrove House

Proposed new
driveway position

Proposed Orchard

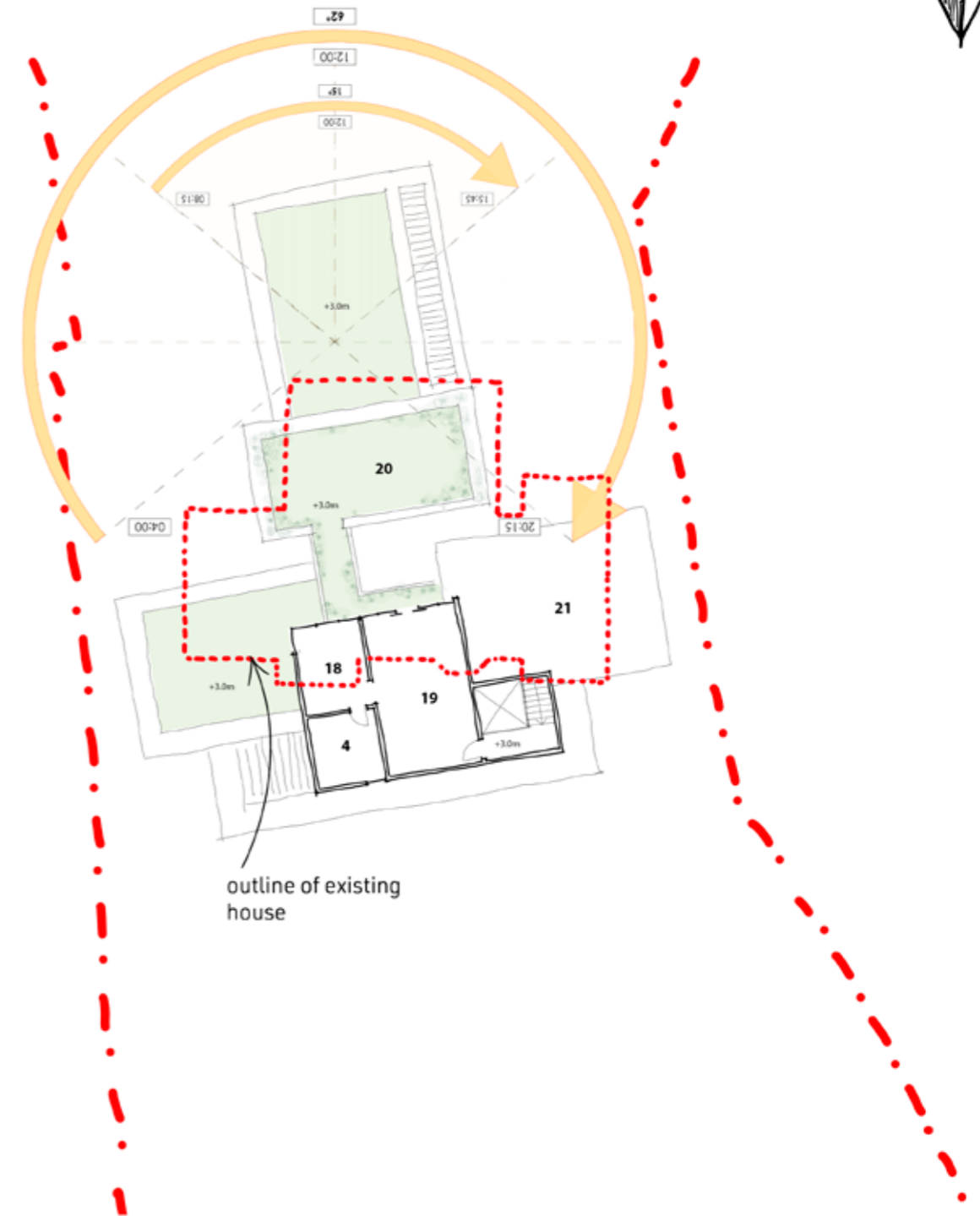
outline of existing
house

Pre-Application Ground Floor Plan



Pre-Application Lower Ground Floor & Basement Plan

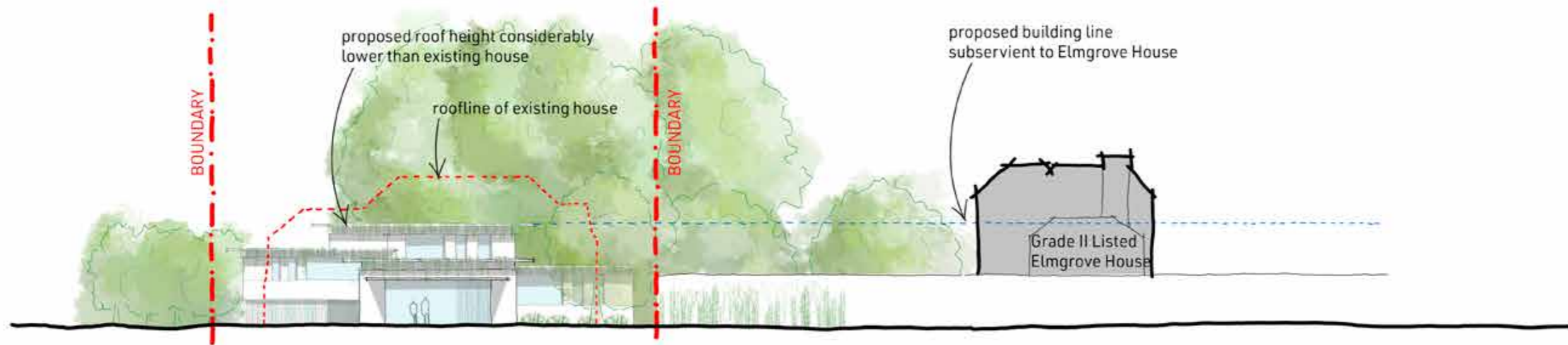
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 - 15 - Store
 - 16 - Plant Room
 - 17 - Gym
 - 18 - Dressing Room
 - 19 - Master Bedroom
 - 20 - Terrace
 - 21 - Roof with Solar Panels
(obscured from view of Elmgrove House)



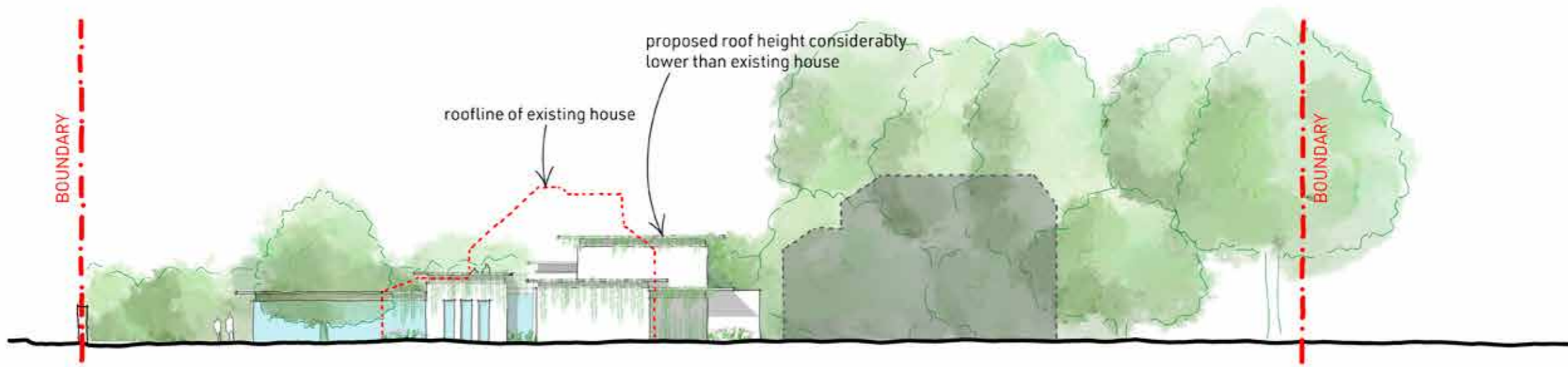
Pre-Application First Floor Plan



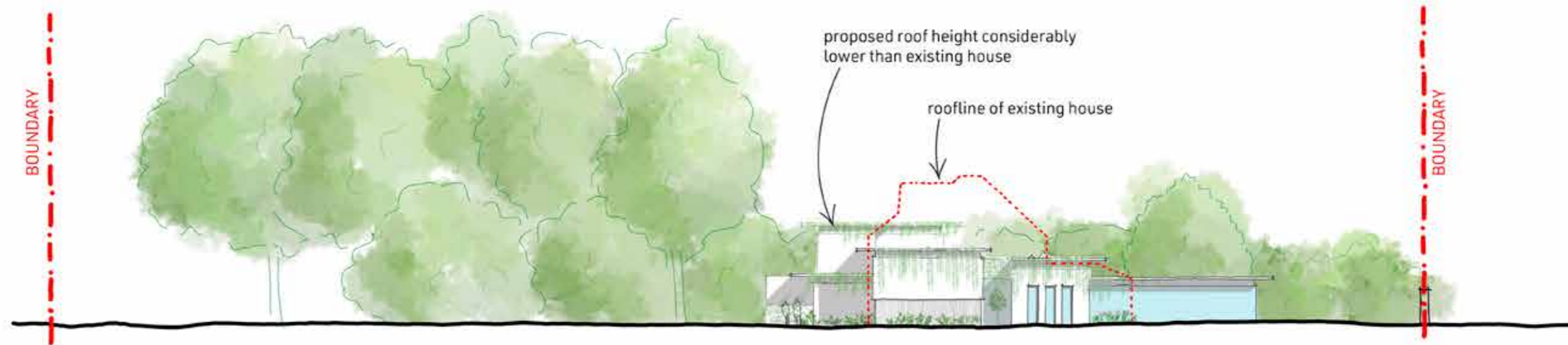
Pre-Application North Elevation



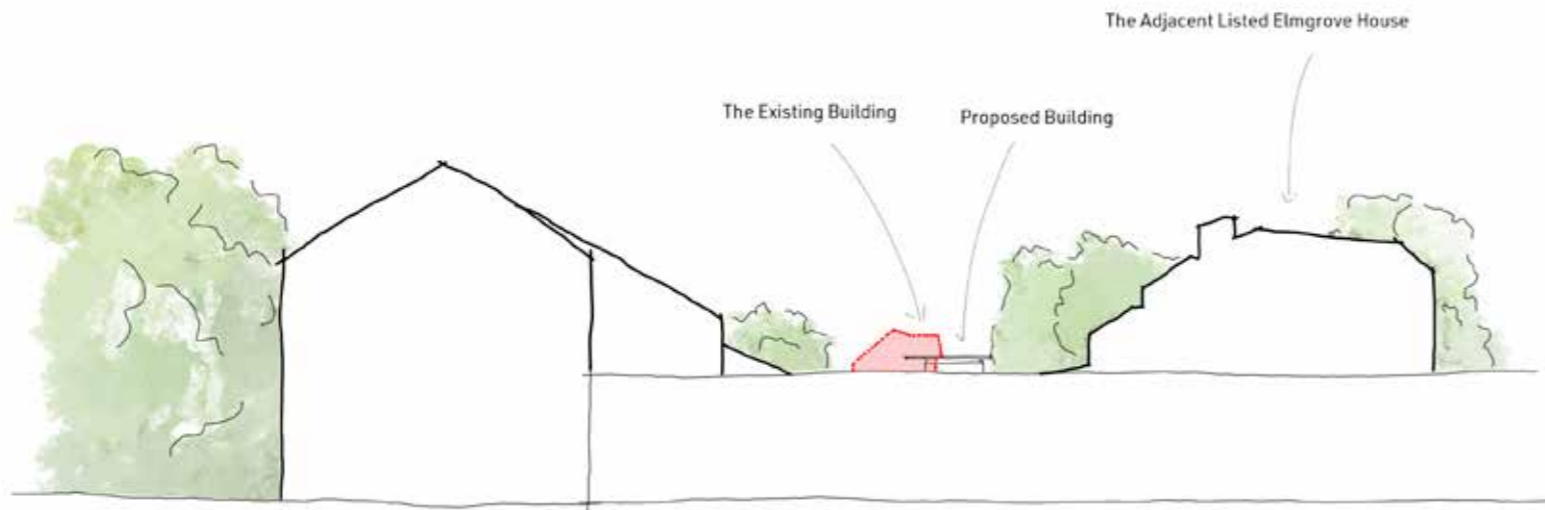
Pre-Application South Elevation



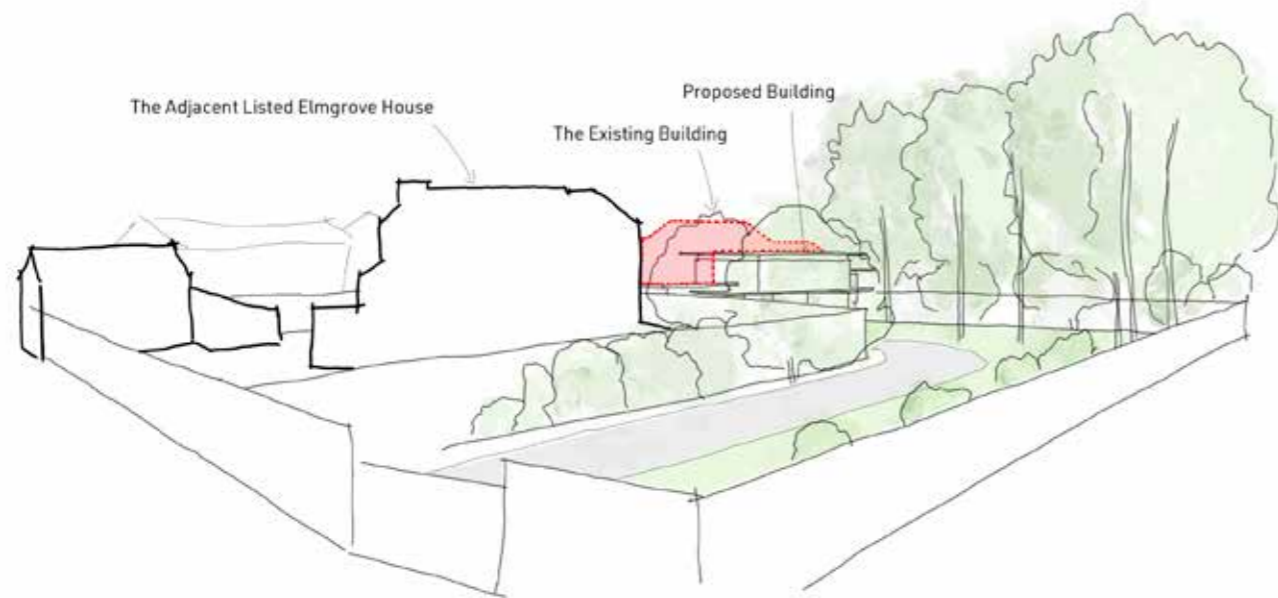
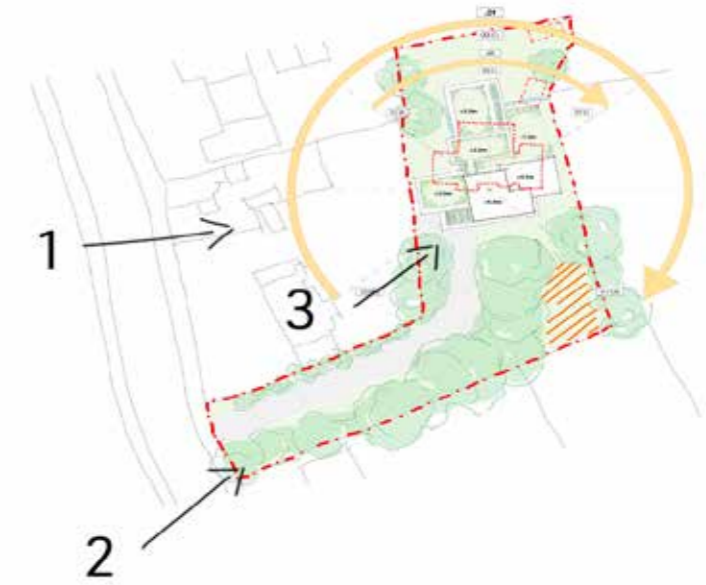
Pre-Application East Elevation



Pre-Application West Elevation



1 : Pre-Application conceptual view from High Street towards the listed Building



2 : Pre-Application conceptual view from the Site Entrance



3 : Pre-Application conceptual view from first floor window of Elmgrove House

Pre-Application Feedback & Response

The Proposal's Response to Pre-Application Feedback

Pre Application 24/P0106/PREAPP Feedback

Feedback

Principle of Development, Page 5

Subject to further detail, the principle of demolition could be established. There is no evidence that the building has been considered to contribute to the character, appearance or significance of the Conservation Area or adjacent listed building.

Should the above be achievable, there is no in principle objection to a house in this location given there is one on site already and the large size and mid-block location provide opportunities for a sensitively designed dwellinghouse. However, it is noted that the scale of the floorplate is significantly larger than the existing dwelling and others found in the surrounding area. Again, further detail is required to be certain whether the development aligns with LP policies which are discussed below.

Resolution in Proposal - Principle of Development, Page 5

An analysis of building footprint vs site area was conducted in order to ascertain the built areas of surrounding properties, as % proportions of their respective sites. Due to the variation in results, we have taken an average of the built areas on the sites directly surrounding the Sevenoaks boundary. **The average Built Area as Proportion of Site is 17%, with the least being 8% and the most being 35%.**

The existing built area as proportion of site for Sevenoaks is 10%. The proposal seeks to increase this to 11%. The average is 17%. The proposal is 35% smaller than the average built area as proportion of site found in the surrounding area.

Loss of Dwelling, Page 5

*The applicant will need to justify the demolition of the existing dwellinghouse on the property. A Demolition Statement should be submitted with a future application. This is to meet the requirements of Policy LP38 relates to the loss of housing. This section specifically outlines-
C. Redevelopment of existing housing should normally only take place where:*

- a. it has first been demonstrated that the existing housing is incapable of improvement or conversion to a satisfactory standard to provide an equivalent scheme; and, if this is the case*
- b. the proposal does not have an adverse impact on local character; and*
- c. the proposal provides a reasonable standard of accommodation, including accessible design, as set out in LP 35 Housing Mix and Standards.*

It is noted that the design and access statement sets out justification relating to existing low ceiling heights, and internal configuration. The case officer has provided recent examples to the applicant of both sufficient demolition justification and also carbon lifecycle reports comparing keeping the existing and refurbishing vs demolition and rebuild. Both can be sufficient in providing justification for the demolition of the existing building. Noting that improvement of the existing dwelling should generally be prioritised where most favourable.

Resolution in Proposal - Loss of Dwelling, Page 5

We confirm the following:

The existing house is incapable of improvement to provide an equivalent scheme. Please refer to the planning report provided by Planning Potential and the sustainability report provided by Hodkinson.

The proposal does not have an adverse impact on the local character of the area. Please refer to the heritage report provided by Heritage Potential.

The proposal provides a reasonable standard of accommodation, meets M4(2) Category 2: Accessible & Adaptable Dwellings.

Heritage Impacts, Page 5

The Council's Conservation and Urban Design Officer has reviewed the application and has advised that Subject to further detail, the principle of demolition (in conservation and design terms) could be established. It is recommended that further detail should be provided in line with these observations and another pre-application submission (follow-up) be made in advance of a final planning application.

The comments received by the Council's Conservation and Urban Design Officer have been summarised below:

Main Issues:

- Impact on the character, appearance and significance of the Hampton Village Conservation Area.
- Impact on the setting and thus significance of Elmgrove House (Grade II).
- Urban design; architectural and landscape quality and impact on character and appearance of wider area.

Principle of demolition:

The submission states the objective of a first pre-app is to establish the principle of development. First, it is necessary to establish the contribution of the current site and building to the Conservation Area and adjacent listed building.

In terms of potential contribution to the Conservation Area and Elmgrove House, the 2018 appeal found no (explicit) contribution, albeit erroneously naming the listed building and stating the dwelling cannot be seen from the street (it is visible from High Street). Neither did the Officer Report in that instance consider a contribution and the refusal in relation to the front dormer related to the impact on the host house alone. The Inspector stated that they considered the front elevation main gable attractive, stopping short of an explicit recognition of contribution, while the Officer Report was mute on this matter (or any individual significance). It is noted applications in the past have been withdrawn which included demolition as part – but the circumstances are unclear – other than in the (dated) 1966 application the reasons appear to have related to detail and not an in-principle objection to demolition. The Conservation Area Appraisal is also mute on a contribution. In summary, there is no definitive or substantive evidence that the building has been considered to contribute to the character, appearance or significance of the Conservation Area or adjacent listed building.

Overall, it is considered that, subject to further assessment, a demonstrably high-quality replacement design may outweigh the loss of the current building, in principle.

Detailed:

Local Plan Policy LP39 states:

a. All infill and backland development must reflect the character of the surrounding area and protect the amenity and living conditions of neighbours. In considering applications for infill and backland development, the following factors should be addressed:

1. Retain plot width of sufficient width for adequate separation between dwellings;
2. Retain similar spacing between new buildings to any established spacing;
3. Retain appropriate garden space for adjacent dwellings;
4. Respect the local context, in accordance with Policy LP2: Building Heights;
5. Enhance the street frontage (where applicable) taking account of local character;
6. Incorporate or reflect materials and detailing on existing dwellings, in accordance with policy LP 1 Local Character and Design Quality.
7. Retain or re-provide features important to character, appearance or wildlife, in accordance with policy LP 16 Trees and Landscape;
8. Result in no unacceptable adverse impact on neighbours, including loss of privacy to existing homes or gardens, in accordance with policy LP 8 Amenity and Living Conditions;
9. Provide adequate servicing, recycling and refuse storage as well as cycle parking;
10. Result in no unacceptable impact on neighbours in terms of visual impact, noise or light from vehicular access or car parking.

The replacement house and landscape are still at concept stage. A detailed approach to high-quality architecture and landscape will be necessary to justify demolition and replacement.

Elmgrove House is an altered-but-charming 18C potential refacing of an earlier structure, with a brick sashed-windowed Roman Doric porch and a 'M' profile tile roof. It is a good example of the fashionable 18C development of Hampton. Its substantive significance is contained in fabric, with a significant contribution from setting, in particular: its prominent front to High Street, former (curtilage listed) boundary walls and sense of occupying a large, open landscaped plot. The 50s subdivision to create the site harmed that setting - in particular the loss of a coach turn and truncation of its large open plot. There is an opportunity to redress this harm.

There is a stated aspiration to reduce the visibility of the current house in views from High Street. Removing urbanising development from view would be welcomed as an enhancement to setting and thus significance and should be explored as part of the overall balance. Any impact on curtilage listed structure, such as walls, would need to be addressed in a detailed submission, including how new landscaping could affect long-term stability and conservation. The proposal would have a wider footprint than the current house and outbuildings (for which I can't see a planning history) and slightly bigger in volume. In the round, so long as there is a clear and demonstrable attempt to enhance the historic landscape setting and grounds of Elmgrove House, then this may be justifiable.

Resolution in Proposal - Heritage Impacts, Page 5

In response to Local Plan Policy LP39, the proposal complies as per the following:

1. The plot width has been retained, with adequate separation between buildings.
2. Similar spacing between the new building and the existing building has been retained.
3. Appropriate garden space has been retained.
4. The local context is respected, with the proposed building height significantly lower than the height of the existing house.
5. The public realm/ street frontage is enhanced as the proposed building line is barely visible from the high street.
6. The proposed materiality reflects the existing materials in the conservation area, particularly picking up on the colours, tones and hues of the existing brickwork to the Grade II listed boundary wall.
7. The proposal retains and enhances the trees, landscaping and biodiversity of the site.
8. The proposal results in no adverse impacts on neighbours, there is no loss of privacy to existing homes or gardens.
9. Provides adequate servicing, recycling, refuse storage and cycle spaces.
10. The proposal results in no unacceptable impact on neighbours in terms of visual impact, noise or light from vehicular access or car parking.

The proposal meets the aspiration to reduce the visibility of the house from the public realm, with minimal visibility from High Street. Please refer to the 3D renders provided within this document. The proposed roof height at it's tallest point, would be 1.4m lower than the existing house. It was not possible to reduce the height of the building further as the policy states that floor to ceiling heights must be at least 2.5m for no less than 75% of the building footprint. Given that this policy must be met, accompanied by the requirement for the proposal to have level access as stipulated in Part M4(2) of the Building Regulations, and the necessary floor and roof plate buildups, it would be impossible to reduce the building height further.

The proposed driveway will remain in it's current position in general, apart from minor alterations required for access for fire crew in the event of a fire. Therefore, there will be no impact to the Grade II listed wall. No other curtilage structures are affected.

The building footprint vs site area has been discussed previously in this document. To briefly summarise, The existing built area as proportion of site for Sevenoaks is 10%. The proposal seeks to increase this to 11%. The average is 17%. The proposal is 35% smaller than the average built area as proportion of site found in the surrounding area. We believe the proposal demonstrates an attempt to enhance the historic landscape setting and grounds of Elmbridge House.

Urban Design, Page 7

Architecturally, many of the sound design principles were discussed on-site - an aspiration to take a whole life carbon approach which is circular in concept, minimising upfront embedded carbon whilst being net-zero in operation; all while being low-slung, landscape-led and elegantly lightweight. In principle, this is a positive ambition, which if properly realised in a detailed proposal could be supported. Some ideas:

- *Explore sinking the main volumes to remove any built visibility from High Street (other than potential landscaping), subject to landscape, inclusive access and arboriculturally matters. As discussed, exploring the use of structural and decoupled sustainable exposed timber would be welcome.*
- *Explore the full potential for on-site and off-site reuse.*
- *Explore options for significant building-integrated landscaping/greening - for example bio-reactive facades with good thermal mass, which could be compatible with your rammed earth/masonry suggestions, or the energy canopy/oven parking-generated systems options you discussed. There is also the potential for significant intensive green roofs to form a verdant setting.*
- *Meet water and renewable energy needs as part of a Net-Zero (or positive) approach to operational carbon.*
- *Given the potential use of significant areas of glazing - consideration of the 'after dark' effect its material - seeking to avoid a visible 'light box' effect – whilst a Lux contour light-spill assessment should demonstrate limited intrusive light trespass into a naturally dark landscape.*
- *Detailed proposals should make clear how all of the above is deliverable.*

It was confirmed on-site that full site survey and measurements were outstanding. These should be undertaken advance prior to another pre-application detailed submission and be submitted alongside a digital model (see additional material for prospective applicant attached) which will allow us to confirm visibility.

There is a group Tree Preservation Area (TPO) (T0012 G1) covering the entrance from High Street. A detailed landscaping strategy should be presented which burrows into the historical evidence of the historical setting and presents a clear case that bringing a driveway closer to Elmbidge House is justified as part of a wider landscaping scheme.

Resolution in Proposal - Urban Design, Page 7

The proposal achieves the following:

- The volume of the building is as low as practicable, as previously discussed, and is minimally visible from High Street.
- The proposed construction of the dwelling above ground would be predominantly timber framed, with steel kept to a minimum and only where absolutely necessary for structural integrity.
- As much of the existing materials will be re-used as possible.
- The proposal incorporates significant building integrated landscaping/ greening with facades and canopies capable of receiving climbing plants and intensive green roofs.
- The proposal meets the water and renewable energy needs – please refer to the sustainability report prepared by Hodkinson.
- Significant areas of glazing are present only to the south façade, with minimal amounts of glazing to the north, east & west facades. External overhangs alongside external blinds mitigate light spillage.

Residential Standards, Page 8

Policy LP35 (A) states that development should generally provide family sized accommodation in this location, and London Plan Policy H10 Housing size mix at part A.9 also refers to the need for family housing.

Policy LP 35 (B) requires new housing to comply with the nationally described space standard (NDSS).

The requirements of Policy LP35 (C and D) and the Residential Development Standards SPD apply to external amenity space.

The pre-application plans show that a 2-storey, large family sized dwelling is proposed. The unit appears to have adequate access to sunlight and there is adequate circulation.

It is noted that part of the rationale for the proposal is improving residential living standards, this is not flagged as a concern. In any case, the future scheme will need to comply with the minimum standards set out in the London Plan Policy D6 as well as the NDSS. A Residential Standards Compliance statement will need to be submitted as part of any future submission and any shortfall will not be accepted.

Please note that London Plan Policy D6 sets out that the minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling. The requirements of Policy LP35 (C and D) and the Residential Development Standards SPD apply to external amenity space.

Policy LP35 (E) sets out that all new housing would be expected to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'. This requirement is also reflected in London Plan Policy D7. This should be clarified in an application. Provided it is clarified that it can be met, provision to Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings' should be secured by condition.

An inclusive access statement should also be submitted as part of any future application.

Resolution in Proposal - Residential Standards, Page 8

The proposed dwelling complies with the Nationally Described Space Standards, and complies with Policies LP35 and London Plan Policy D6. A residential Compliance Statement and Inclusive Access Statement have been included with the submission.

The proposal meets Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'.

Residential Amenity, Page 8

Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.

The 'Residential Development Standards' SPD states that alterations to residential buildings can make more effective use of urban land for modern living needs and well-considered alterations to dwellings which complement the appearance of a property can often increase their value. However, changes can harm the amenity of neighbouring occupiers through increased noise, disturbance and activity due to an intensification of use. The 'Small and Medium Housing Sites' SPD mentions that in defining a layout, it is important that new developments do not infringe on the privacy, daylight and sunlight of adjacent properties nor that of the intended occupiers. Privacy, daylight and sunlight standards should be used as a check to ensure that a layout is acceptable but should not necessarily dictate the layout. To ensure that the privacy of occupiers is respected, the windows of main facing habitable rooms should preferably be no less than 20m apart. Where principal windows face a wall that contains no windows or those that are occluded separation distances can be reduced to 13.5m. However the above is guidance only and each case is assessed on site specific circumstances.

The site has a number of neighbouring sites being a mid-block site and, fortunately, most have large back gardens which afford separation distances of around 15-30m from the existing dwelling. Considering the lower profile of the proposal, it is expected that impacts relating to visual dominance can be managed in line with the suggested urban design guidance previously discussed.

From a desktop assessment there are limited side facing windows. Specific regard should be given to overlooking impacts to the neighbouring dwelling immediately south of the subject site, as the proposal extends farther toward this shared boundary than the existing dwelling. Given the separation distances, it is expected that amenity impacts can be managed appropriately, noting this is subject to a further assessment at planning submission stage.

The applicant should consider obscure glazing and non-opening below 1.7m any upper storey windows that directly overlook neighbouring sites (less than 20m from opposite neighbouring windows or outdoor living spaces).

Resolution in Proposal - Residential Amenity, Page 8

The proposal protects the amenity and living conditions of neighbouring properties, ensuring adequate light is achieved and privacy is preserved. The profile of the 2 storey element of the proposal is similar to that of the existing house, whereas the single storey living accommodation is low lying and cannot be directly observed from neighbouring properties at ground level.

To ensure the privacy of occupants is upheld, all windows in main facing habitable rooms are positioned more than 20 meters apart. This distance is consistently maintained, thereby eliminating any potential for overlooking between the residences. Additionally, there are no overlooking impacts on the neighboring properties immediately south of the site. The adjacent building, a pool facility, features only a single high-level window at roof height, making it impossible for anyone to view into the habitable spaces of the proposed development. This thoughtful design consideration fosters both privacy for occupants and respect for the surrounding community.

Affordable Housing, Page 9

Local Plan Policy LP36 states:

A contribution towards affordable housing will be expected on all housing sites. The following requirements apply:

- a. on all former employment sites at least 50% on-site provision. Where possible, a greater proportion than 50% affordable housing on individual sites should be achieved.*
- b. on all other sites capable of ten or more units gross 50% on-site provision. Where possible, a greater proportion than 50% affordable housing on individual sites should be achieved.*
- c. on sites below the threshold of 'capable of ten or more units gross', a financial contribution to the Affordable Housing Fund commensurate with the scale of development, in line with the sliding scales set out below and in the Affordable Housing SPD.*

One dwellinghouse is proposed and a financial contribution would therefore be expected on this site. The contribution would be secured via legal agreement in the event of a successful application.

If a reduction in Affordable Housing contribution is sought on viability grounds, the applicant will need to submit a viability report for consideration with the application. This report will be assessed independently at the cost of the applicant.

Further information on how to calculate the contribution regarding viability can be found in the Affordable Housing SPD

https://www.richmond.gov.uk/services/planning/planning_policy/supplementary_planning_documents_and_guidance/affordable_housing_spd

An estimated commuted sum should be submitted with a future application.

Resolution in Proposal - Affordable Housing, Page 9

A viability assessment has been prepared to demonstrate it is not viable to provide an affordable housing contribution.

Flood Risk, Page 9

Local Plan Policy LP21 states that all developments should avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.

The site is located within Flood Zone 1 and is an area susceptible to ground and surface water flooding.

A flood risk assessment should be submitted to identify general mitigation measure for flood risk and how any additional surface runoff will be managed.

Basement:

The inclusion of basement/below existing ground level works is likely considering the landscape strategy. Whilst there would be no in principle objection to a modest cut for foundation work in this location, this does trigger additional information requirements. The key policies for consideration are LP21 (flood risk) and LP11 (subterranean development).

A. The Council will resist subterranean and basement development of more than one storey below the existing ground level to residential properties or those which were previously in residential use.

B. Proposals for subterranean and basement developments will be required to comply with the following:

- 1. extend to no more than a maximum of 50% of the existing garden land or more than half of any other undeveloped garden area (this excludes the footprint of the original building);*
- 2. Demonstrate the scheme safeguards the structural stability of the existing building, neighbouring buildings and other infrastructure, including related to the highway and transport; a Structural Impact Assessment will be required where a subterranean development or basement is added to, or adjacent to, a listed building.*
- 3. use natural ventilation and lighting where habitable accommodation is provided;*
- 4. include a minimum of 1 metre naturally draining permeable soil above any part of the basement beneath the garden area, together with a minimum 200mm drainage layer, and provide a satisfactory landscaping scheme;*
- 5. demonstrate that the scheme will not increase or otherwise exacerbate flood risk on the site or beyond, in line with policy LP 21 Flood Risk and Sustainable Drainage;*
- 6. demonstrate as part of a Construction Management Statement that the development will be designed and constructed so as to minimise the impact during construction and occupation stages (in line with the Local Environmental Impacts, Pollution and Land Contamination policy of this Plan);*

Flood Risk, Page 9 - continued

C. Proposals for subterranean and basement developments, including extensions, as well as lightwells and railings, will be assessed against the advice set out in the Council's SPDs relating to character and design as well as the relevant Village Planning Guidance and the forthcoming SPD on Basements and Subterranean Developments. Applicants will be expected to follow the Council's Good Practice Guide on Basement Developments.

The applicant is advised to review the basement screening requirements and Basement SPD.

The site is subject to groundwater flood risk.

A Basement Impact Assessment would be required.

Resolution in Proposal - Flood Risk, Page 9

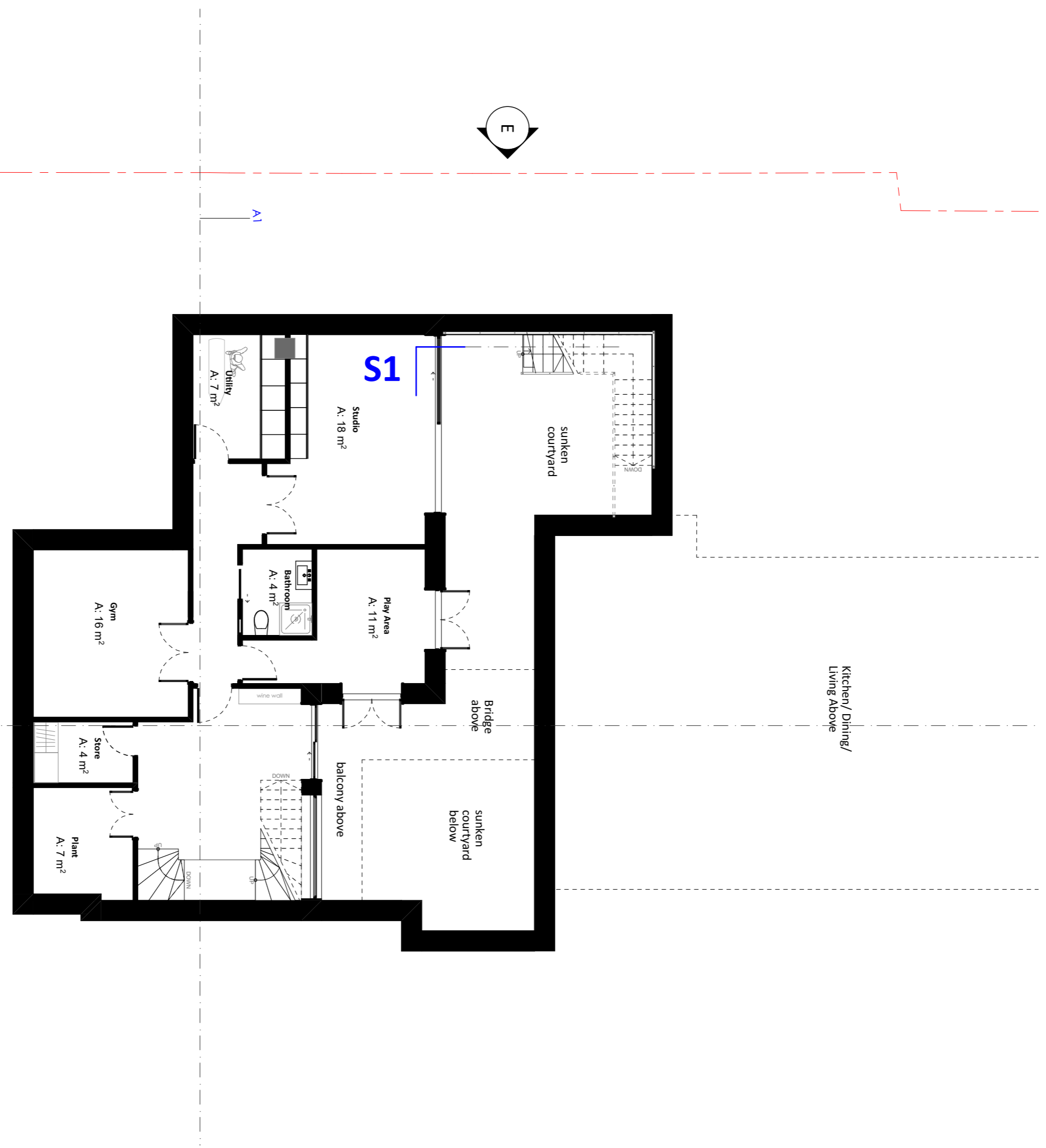
A Flood Risk Assessment has been prepared by Create Engineering and Environmental Consultancy, please refer to their report attached to this application.

The development complies with Policy LP21 and LP11 as per the following:

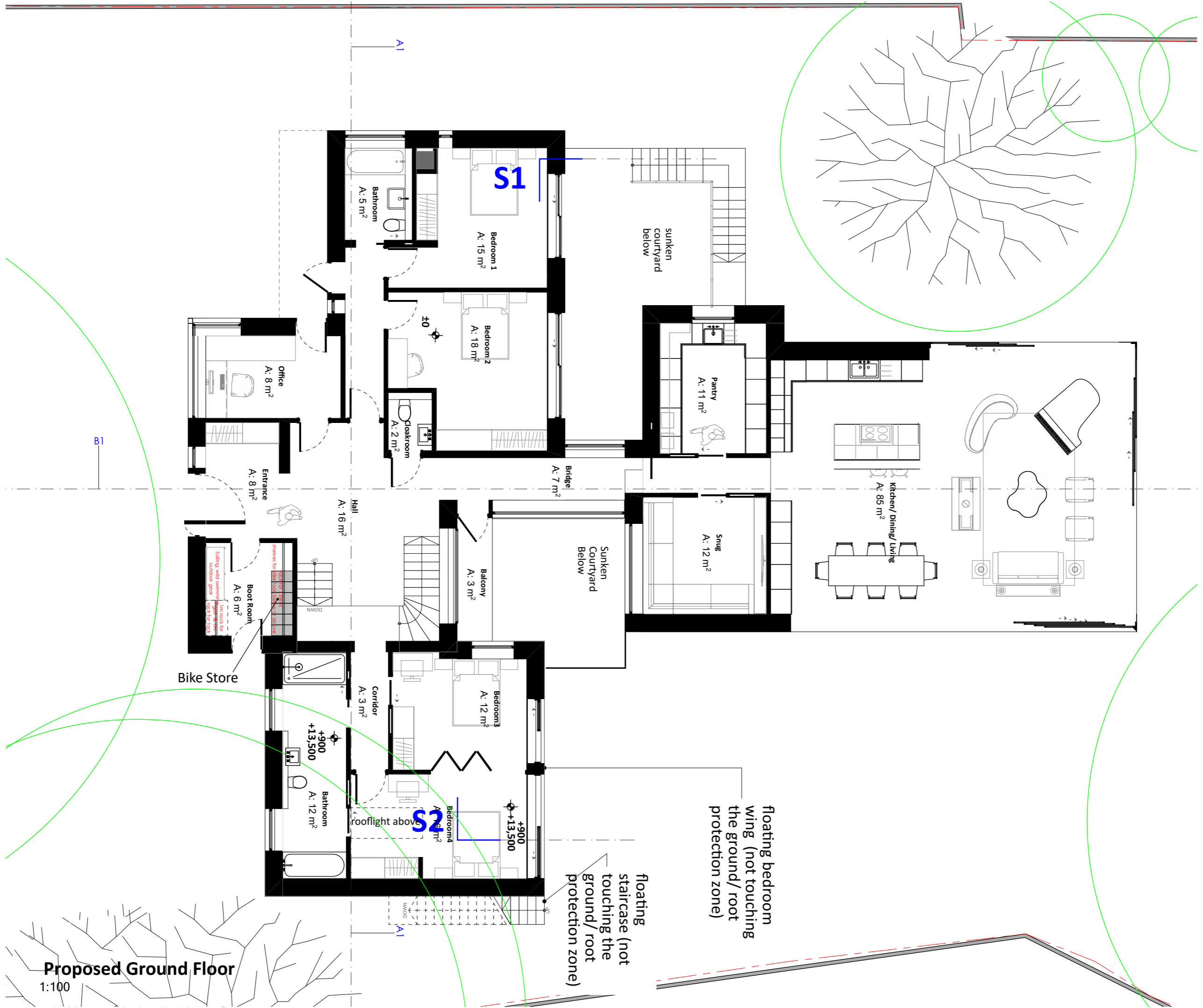
- The basement development is limited to one storey,
- Does not extend more than 50% of the existing garden,
- The Structural Impact Assessment accompanying this application demonstrates that the proposal safeguards the structural stability of the surrounding structures,
- No habitable accommodation is proposed in the basement,
- The footprint of the basement does not extend beyond the footprint of the ground floor,
- The Flood Risk Assessment prepared by Create demonstrates that the proposal does not exacerbate flood risk on the site or beyond,
- The Construction Management Statement demonstrates that the development will be designed and constructed so as to minimise the impact during construction and occupation stages (in line with the Local Environmental Impacts, Pollution and Land Contamination policy),
- The proposal follows the council's Good Practice Guide on Basement Developments.

Planning Application Proposal

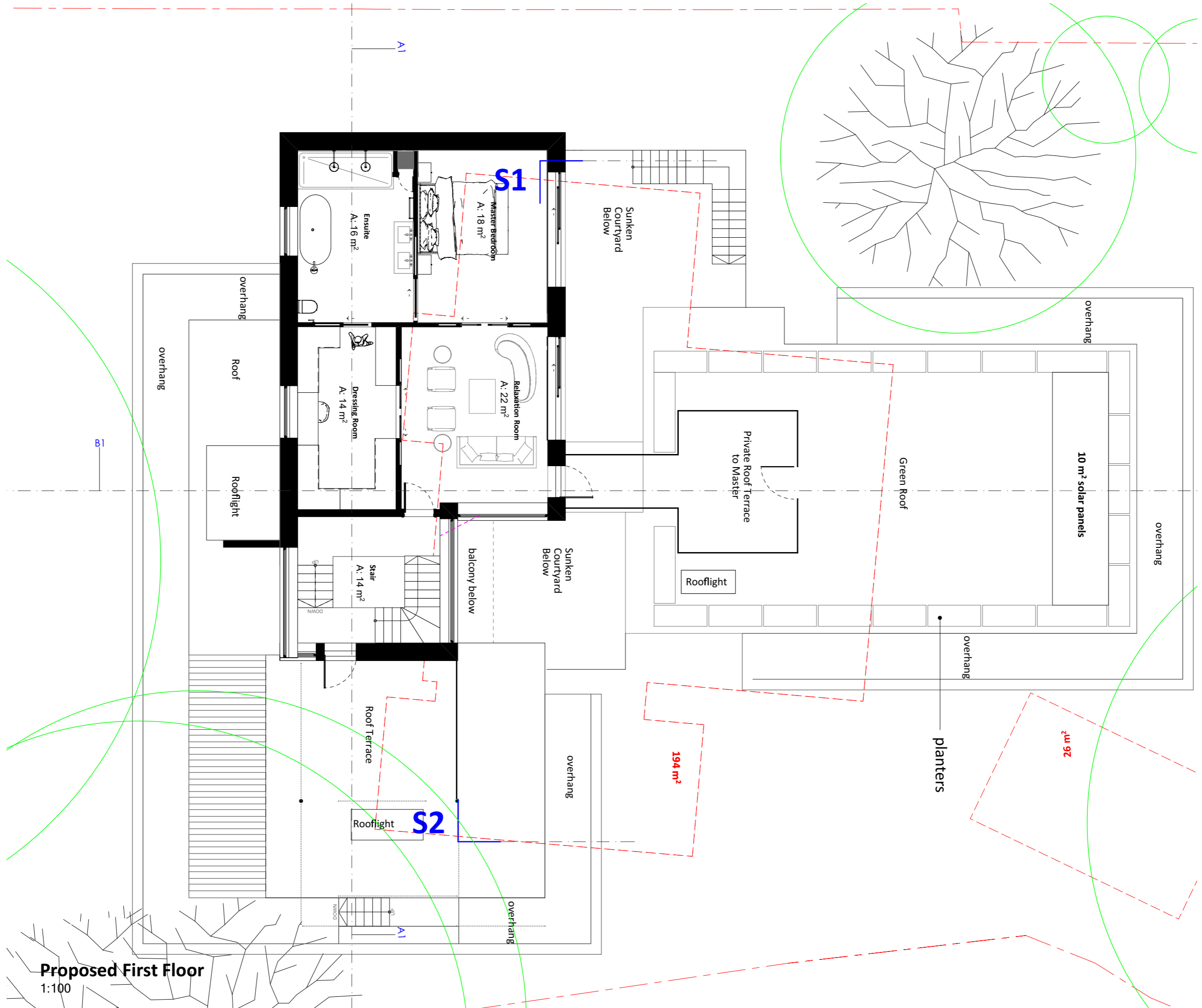




Proposed Basement
1:100



Proposed Ground Floor
1:100



Proposed First Floor
1:100

194 m²

26 m²

S1

S2

Sunken
Courtyard
Below

Sunken
Courtyard
Below

Private Roof Terrace
to Master

10 m² solar panels

Green Roof

planters

Ensuite
A: 16 m²

Master Bedroom
A: 18 m²

Relaxation Room
A: 22 m²

Dressing Room
A: 14 m²

Stair
A: 14 m²

balcony below

Roof Terrace

Rooflight

Rooflight

overhang

Roof

Rooflight

overhang

B1

overhang

overhang

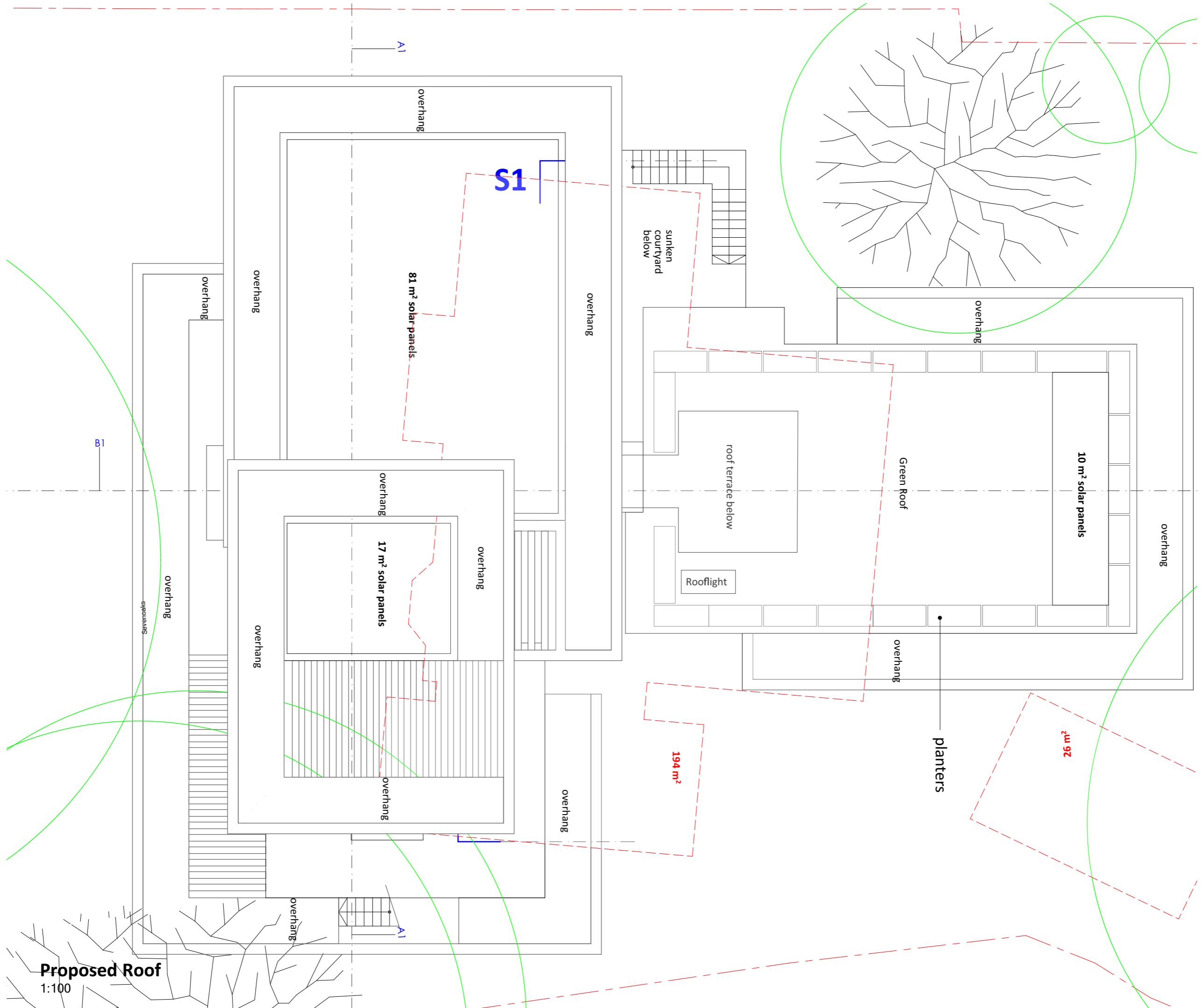
overhang

overhang

overhang

A1

A1



Proposed Roof
1:100