

DESIGN & ACCESS STATEMENT

213 Mortlake Rd, Richmond TW9 4EW
M142-2.0 4th September 2024



MacintoshDavies

Proposal Summary:

Demolition:

Removal of existing single-storey extension, adjacent outbuildings, single storey concrete-framed single garage and lean-to outbuilding to its north, and part removal of boundary wall dividing shared driveway from private garden (i.e. section between outbuilding nearest house and front of garage)

Proposal:

In two parts, namely [a] house extension and [b] separate detached outbuilding.

[a] Extension:

Construction of a single-storey rear extension, 6.3m deep x full width of house (6.35 tapering to 5.3m); part pitched, part flat roof with parapet walls to rear elevation and both flanking walls.

[b] Outbuilding:

Larger Outbuilding in lieu of garage,

Hard landscaping will link the two providing a split-level courtyard terrace accessible from both parts, with direct access via a new side gate from the adjacent driveway.

Context/Location

Mortlake Road is characterised by an array of 2-storey gable-fronted semi-detached houses, the majority of which remain as single household properties in amongst isolated instances where houses have been subdivided to form apartments. Several properties have been extended to the back (including Nos. 203, 205, 215 & 217). In addition, some properties have had attic conversions with rear-facing dormer windows (for example both 211 and 215 either side of the application plot).

Typically, the driveway between the houses will be shared with the neighbouring property, often with small single garages at the end. Houses are set back from the pavement by around 7m, with forecourts hard paved or gravelled for parking, screened from the roadside with either brick walls, railings or close-boarded fencing.

Many of the properties have outbuildings to the rear within large gardens (including an enclosed swimming pool to #205) with plot depths of up to 30m from the original rear face. Gardens to the back are well screened and private.



Streetview looking southeast. 213 is the first property on the left

Requirement

213 is ostensibly in its original form; it has not been recently modernised nor extended to the back. There is currently a lean-to semi-external WC to the rear and single storey storage outbuildings beyond this. The kitchen and dining room remain separate and due to their orientation (northeast facing) lacking in daylight.



Single storey lean-to brick outbuildings, and garage either side of the boundary to the drive.

The aims of the project are:

1. to remove the dilapidated existing structures as described above.
2. to provide a larger contemporary open-plan kitchen-dining room accessible to/from the garden
3. to create a separate office studio with garden room/gym (i.e. an ancillary outbuilding)
4. to unite these via an enclosed landscaped terraced courtyard

Proposal

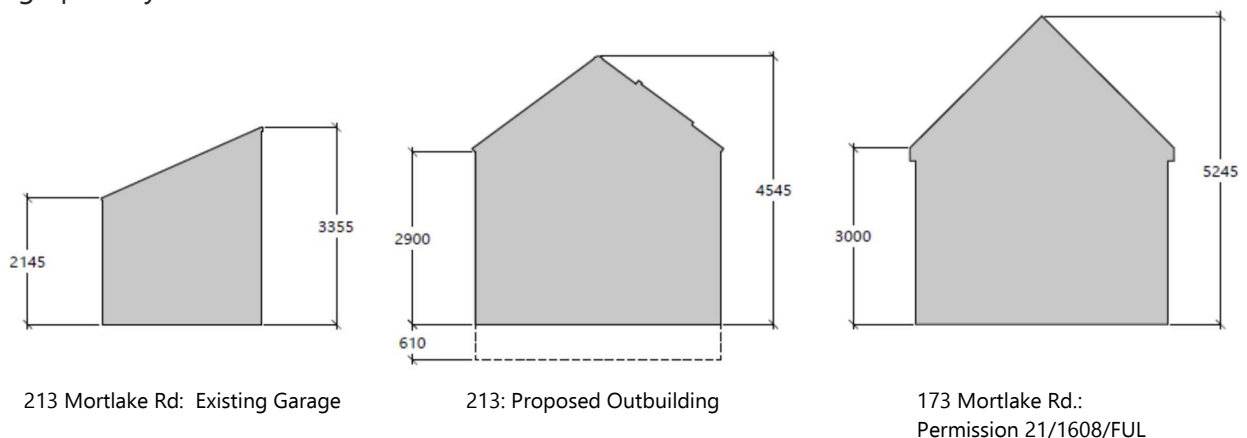
The proposed single rear extension is similar to that permitted at #217 Mortlake Rd. under 19/1902/PBE for a full width x 6m deep addition. The plan form is virtually the same (even handed identically relative to its neighbour), although the design for 213 differs inasmuch as the roof form transitions from a part glazed lean-to to a flat roof, bounded with traditional brick parapet walls. The proposal for 213 is 6.3m in depth which allows a 1m wide gated access off the drive ahead of the proposed outbuilding. The pitched roof abuts the rear face at 4m +GL with the flat roof at +3m, with a parapet upstand 375mm above this. There is no incursion to the party boundary to the northwest.

The outbuilding, replacing the existing garage and built alongside the adjacent garage and outbuilding to #215, is a semi recessed 2-storey structure with a traditional pitched roof defining the double storey element. Forward of this (facing the drive) the proposal is lowered to a single storey structure with a parapet roof to unify the enclosing elevation as viewed from the along drive. The outbuilding is intended as a garden room / gym at ground floor level (with shower/WC to the front) with a studio /office within a galleried loft space.

The studio is accessed via three steps and path to the front and opens out into a sunken courtyard to the rear flanked by a 2.1m high boundary wall (in effect 1.5m above ground level).

The overall mass and form of the building is similar (in fact slightly smaller) to that granted permission at #173 Mortlake Road under 21/1608/FUL for '*replacement outbuilding for use as ancillary residential accommodation to existing dwelling*'.

The comparison between the existing garage and the permission referenced is best presented graphically:



Materiality

External Walls incl. parapets and copings:

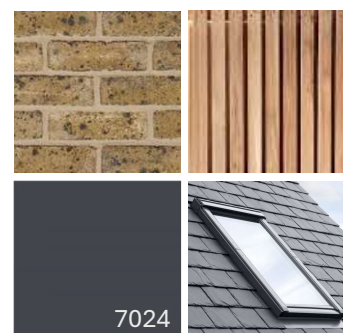
London stock brick e.g. *Michelmersh Danehill Yellow*

Cladding (Studio): Siberian Larch 20 x 95mm Cladding

Bifold Doors : Powder-coated DG Aluminium RAL 7024

Roof (Pitched): Interlocking slate + Velux windows

Rainwater goods: Black plastic or zinc guttering



Relevant Planning Applications

LPA Ref. /date/ description

215 Mortlake Road TW9 4EW

13/1504/HOT Permitted 5 July 2013
Alterations to existing conservatory incl. new roof

217 Mortlake Road TW9 4EW

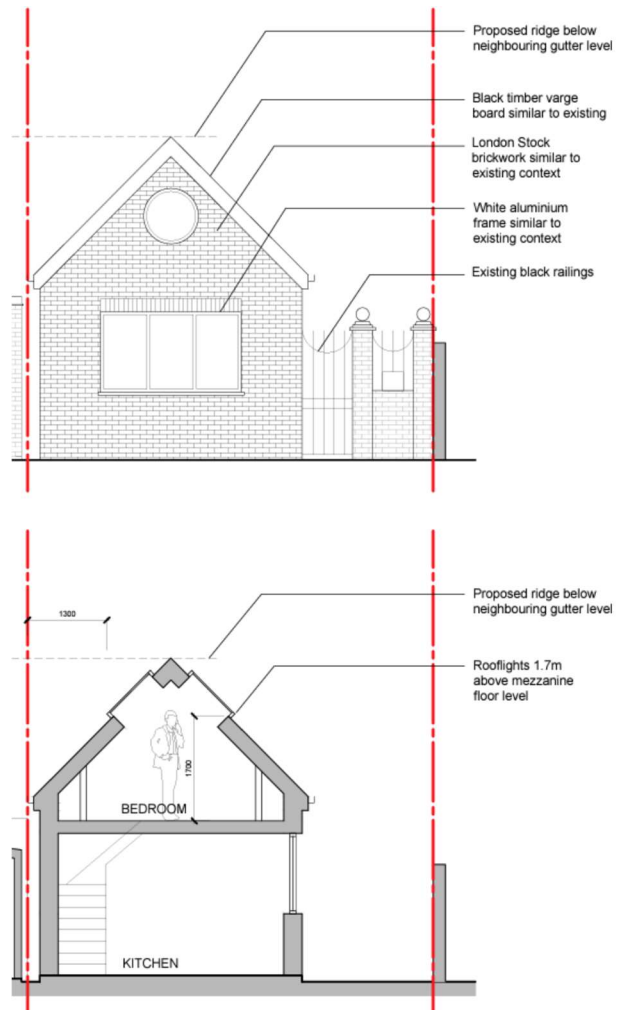
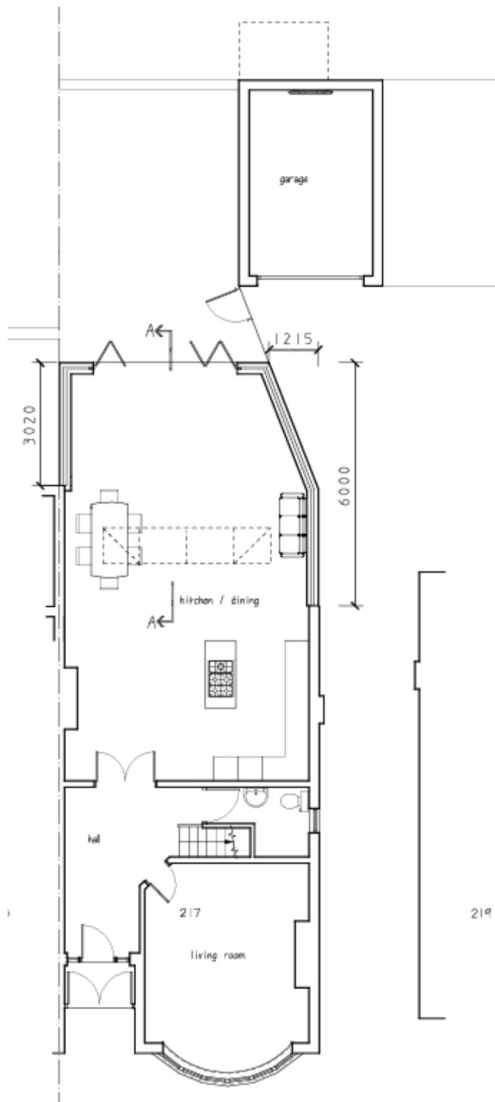
19/1902/PDE Permitted 18 July 2019
6m dp. x full width single-storey rear extension

173 Mortlake Road TW9 4AW

21/1608/FUL Permitted 18 Aug 2021
Replacement outbuilding for use as ancillary residential accommodation to existing dwelling

8 West Hall Road TW9 4EE

24/1495/HOT Permitted 30 Aug July 2024
Proposed ground floor wraparound extension, demolition of existing conservatory, first floor side extension and garage conversion



19/1902/PDE: REAR EXTENSION
217 Mortlake Rd. Ground Floor Plan

21/1608/FUL: ANCILLARY OUTBUILDING
173 Mortlake Rd. Front Elevation & Section

Relevant Planning Policy

NPPF (2023)

The key chapters applying to the site are:

- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment

London Plan (2021) more specifically:

- D4 Delivering good design
- D12 Fire Safety

Richmond Local Plan (2018)

The relevant Local Plan policies and planning considerations applying to the site are:

- LP1 Local Character and Design Quality
- LP8 Impact on Amenity and Living Conditions
- LP16 Impact on Trees, Woodland and Landscape
- LP21 Impact on Flood Risk and Sustainable Drainage

The majority of the above (i.e. overall form, appearance and materiality) are addressed within the relevant preceding sections of the DAS.

Specifically in relation to D21,LP16 and LP21:

Policy D12(A) of the London Plan (2021) requires all development proposals to ensure the safety of building users and achieve the highest standards of fire safety, by complying with a range of criteria set out in Policy D12(A)(1-6).

POLICY	REQUIREMENT	MEASURE	D12(A) Compliance
1	Suitably positioned outside space for (a) Fire Appliances and (b) evacuation Assembly point	No alterations to access/egress are being introduced as part of the development and the layout and design of the site will continue to ensure that unobstructed access can be provided for fire appliances to access the dwelling and evacuation of residence of the dwelling for existing routes.	✓
2	Features reducing risk to life and serious injury	Fire detection & alarm system to a minimum Grade D2 category LD3 standard a mains operated hardwired and interlinked smoke detector system to be installed within the circulation space at all levels, with heat detector in the kitchen. Escape from ground floor, first floor and any loft alterations to be via protected staircase leading to a final exit. All habitable rooms at ground floor & 1st floor to have an escape window or door leading to an external space. No Internal rooms allowed at loft level.	✓
3	Constructed to minimise fire spread	To avoid the risk of fire spread from property into another the external services brackets i.e. outermost external material) of external walls will be class B – S3, D2 or better (if on or less than 1 m from the relevant Boundary) and had a maximum total area protected areas (window and openings) of 5.6 m ² (within 1 m of the development boundary), or 12 m ² at 2m from the development boundary	✓
4	Suitable & Convenient means of escape and evacuation strategy	Given the minor nature of the proposal so this existing residential dwelling and that is not proportionate to the scale and nature of development to have a detailed evacuation strategy . Suitable, convenient and safe access and egress from the property in the event of fire can be easily attained through the primary entrance and exits from the property (to both front and back)	✓
5	Robust strategy for evacuation		
6	Suitable access and equipment for firefighting, appropriate for size and use of development	The proposed development is for minor works to a residential dwelling and will retain the existing access/egress to the site sufficient for the size and use of the proposed development. The site has access to mains water.	✓

LP16 Impact on Trees, Woodland and Landscape

The proposals do not involve the removal of trees nor any development within any designated root protection zone. A large section of black bamboo *Phyllostachys Nigra* will be uprooted along the north-east boundary (directly to the rear of the existing garage).

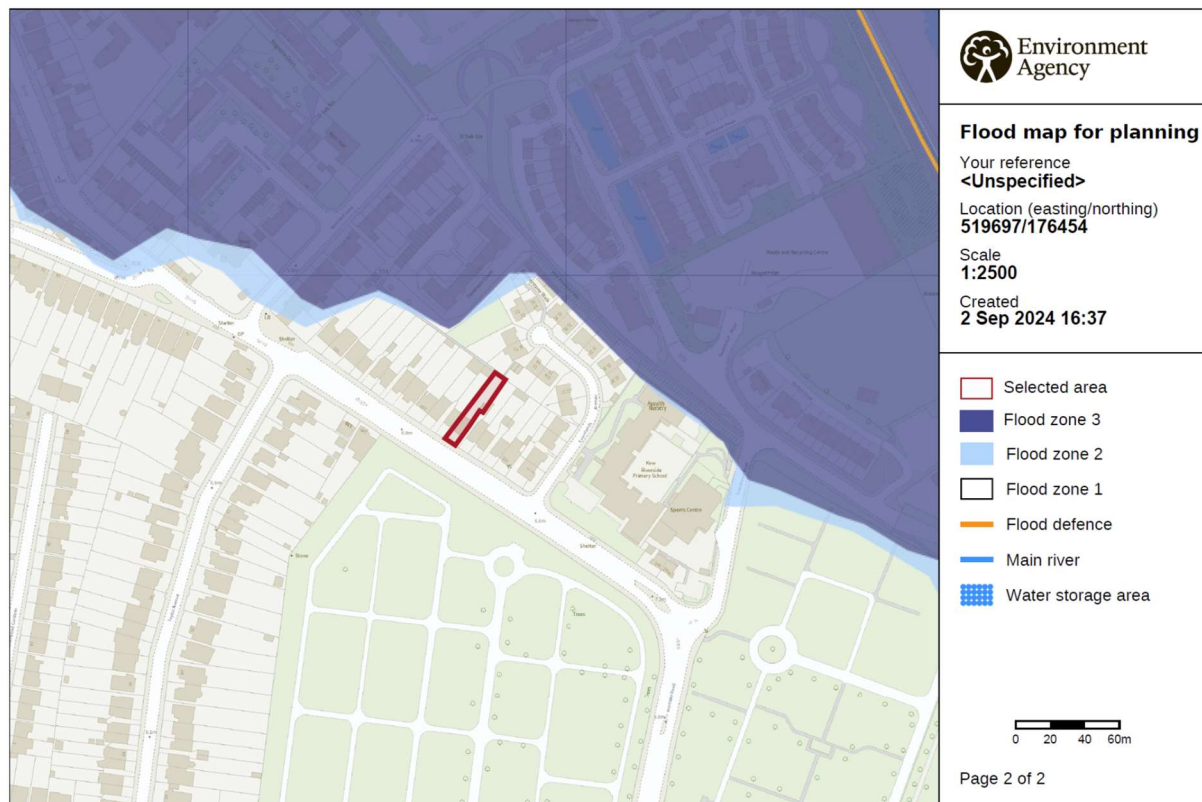
Biodiversity

Biodiversity net gain became mandatory for minor developments on applications made from 2nd April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that is a householder application.

Flood Risk

Policy LP 21 of the Local Plan 2018 states 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.

Houses along this side of Mortlake Road reside within Flood Zone 1. Flood zones 2 & 3 are further to the north approx. 80-100mm distant from the northern boundary of the plot.



The proposal would not increase the flood risk at the site, and the following flooding mitigation measures will be implemented:

- The proposed finished floor level of the new ground floor extension will be consistent with the existing.
- Hard surfaces will not be significantly increased.
- The proposed sliding doors (extension & outbuilding) will be sealed to protect from the elements.
- The construction detailing of the walls and floor will include stainless steel ties, lime-based plaster, rigid insulation, lapped DPC/DPM,
- Electrical services will run through the ceiling and the walls rather than the floors.
- Drainage channels, 'Aco' drains and surface water drains will be provided where necessary and at all door thresholds




For the reasons outlined above, the proposal complies with Policy LP21 of the Local Plan and is sufficient to satisfy Policy D12 of the London Plan (2021).

Transport & Accessibility


As well as excellent road links (proximity to A316, A3, M4 and A4) the property has good accessibility to local public transport links:

The nearest Tube station to TW9 in Kew is South Ealing. It's a 15-20 min walk away. Heathrow airport is within 11 miles (35-45 mins by road) or 70 mins by train/tube.

Train Links:

 Kew Gardens Station	0.2 miles
 Chiswick Station	0.6 miles
 Kew Bridge Station	0.8 miles

Bus service

 towards Chiswick Or Barnes	
419	Roehampton, Bessborough Road
190	West Brompton
R68	Kew, Retail Park
419	Roehampton, Bessborough Road
190	West Brompton
R68	Kew, Retail Park

Appendix 1: Site Aerial



213 Mortlake Rd, Richmond TW9 4EW
Existing Site aerial identifying extent of plot / application site



Appendix 2: Context Photographs



Existing front elevation



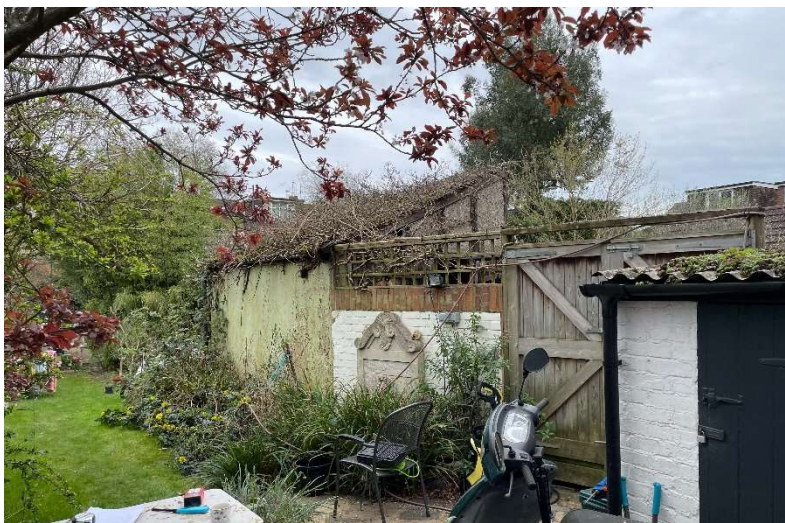
Existing back / garden elevation (215 to left, 215 to right)



Existing garage and side wall enclosing garden from drive



Existing terrace with outbuilding



Existing garage and boundary to east



West boundary to #211

Appendix 3: Model Imagery

