
Design and Access Statement



Project No: 0654

Client: Mr Dyalan Nayager

Address: 107 Castelnau
London
SW13 9EL

Date: 08/08/2024

CONTENTS

- 1. Introduction**
- 2. Proposal**
- 3. Site Analysis**
- 4. Location and Context**
- 5. Building Condition**
- 6. Topography**
- 7. Access**
- 8. Parking and Highways**
- 9. Boundaries**
- 10. Flood Risk Assessment - Screening Study**
- 11. Foul Sewage and Utilities**
- 12. Sustainability**
- 13. Ecological Matters**
- 14. Arboricultural Matters**
- 15. Sustainable Urban Drainage System (SuDS) Statement**
- 16. Building Character & Heritage**
- 17. Planning Policy**
- 18. Supplementary Documents**
- 29. Site Planning History**
- 20. Design Proposals**
 - 20.1 Proposal
 - 20.2 Streetscape
 - 20.3 Appearance
 - 20.4 Materials
 - 20.5 Daylight and Sunlight Matters
 - 20.6 Heritage Impact
- 21. CIL**
- 22. Conclusion**

1. Introduction

Planning and Listed Building consent application for an extension to 107 Castlenau, Barnes, London, SW13 9EL, for the partial demolition of the existing rear extension at lower ground floor, and the construction of a new extension of greater depth.

1.1. Dyer-Grimes Architects have been instructed to prepare a householder planning application and a Listed Building consent application for alterations and extension to 107 Castlenau.

1.2. The statement submitted is to support the application and to provide justification for the proposed development in terms of details relating to design, heritage, layout and access.

1.3. The proposed development has accounted for national and local planning policy guidance in considering the development proposal.

2. Proposal

2.1. The proposed application looks to demolish the glass roof, fixed windows and glass doors of the existing rear extension at lower ground floor and construct a new extension of greater depth in plan, to match the adjacent building's extension at no. 109 Castlenau.

2.2. The proposal also includes installing a new metal gate to the front of the property between existing piers, in order to improve the security of the front garden and installing SuDS compliant resin bound gravel to the front driveway.

3. Site Analysis

3.1. The existing site measures approximately 0.1 ha and is located in the London Borough of Richmond upon Thames on the western bank of the River Thames. The front of the property faces the road Castlenau and the back of the property has a rear garden facing west.

3.2. The site is currently occupied by a semi-detached 2-storey single-family house, with 2 stories below ground and a verandah balcony at the rear, with steps leading down to the garden.

3.3. The existing house features a generous front garden, the building is set back from the front boundary by ca. 17 m. There are a couple of large trees and a brick wall along the front boundary, with metal railings and a tall hedge, which conceal the house well from the street. The front driveway is largely a hard surface and provides off-street parking.

3.4. The immediate neighbours are no. 109 Castlenau to the north boundary and no. 105 Castlenau to the south.

3.5. Within and close to the site are a number of mature trees, none of which would be affected by this proposal.

4. Location and Context

4.1. The site is located on the western side of Castlenau in Barnes, close to the Western edge of the WWT London Wetland Centre.

4.2. The site is located in a primarily residential area but the wetlands can be found to the east of the property.

4.3. The site is located within the designated Castlenau Conservation Area 25.



Aerial view highlighting the proposal site with yellow outline



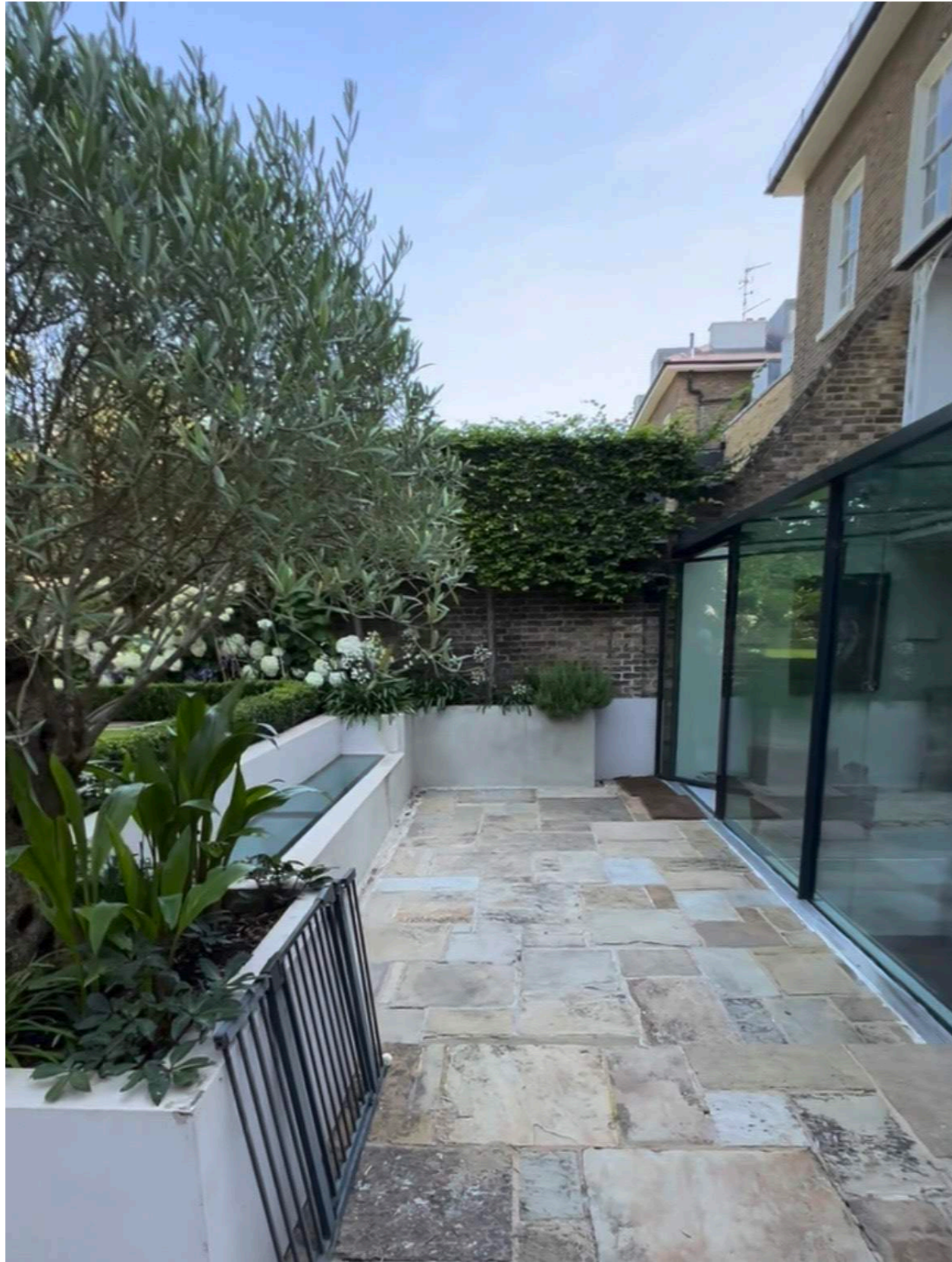
Front elevation as existing



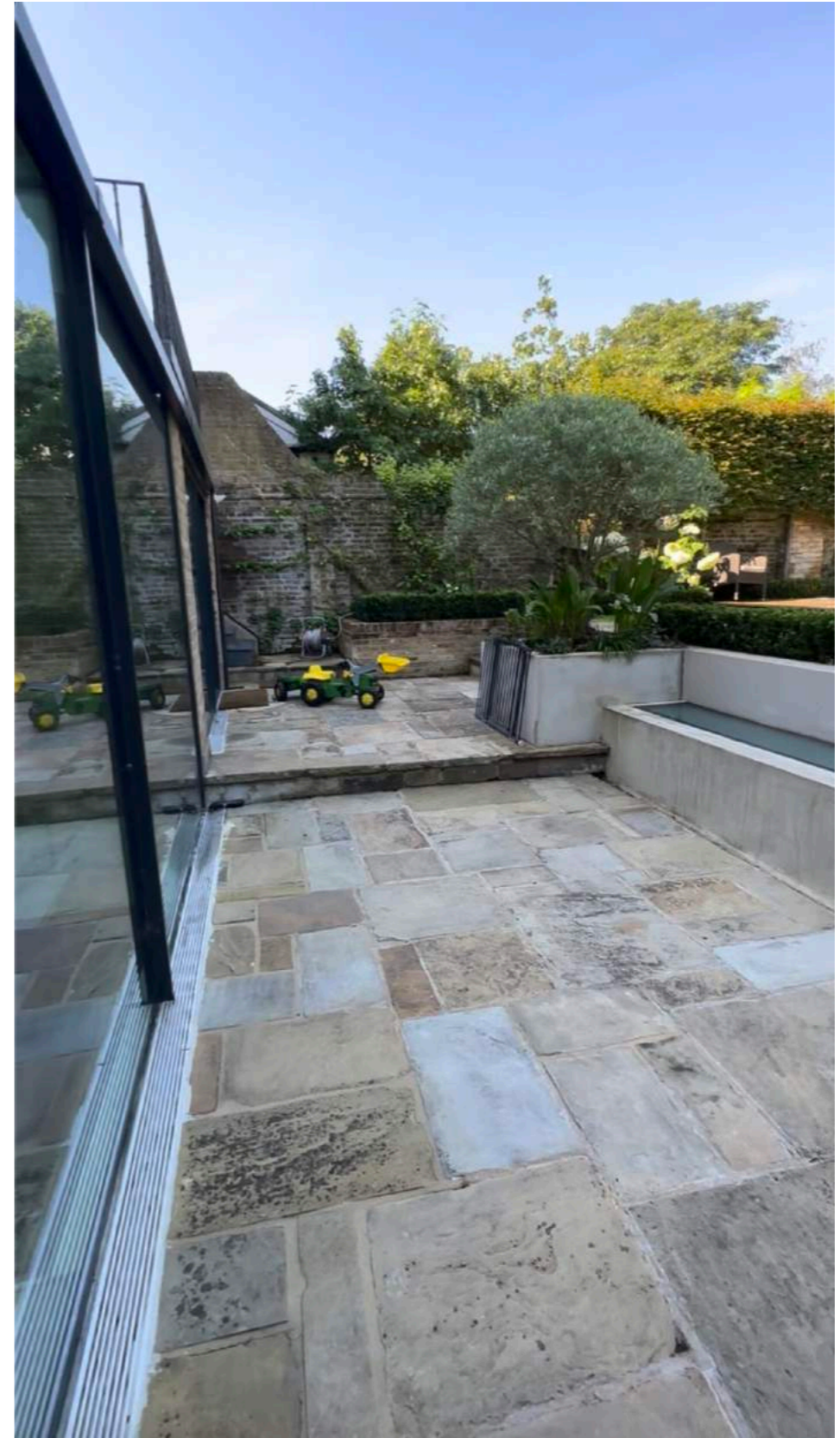
Rear elevation as existing



Close up view the existing rear extension



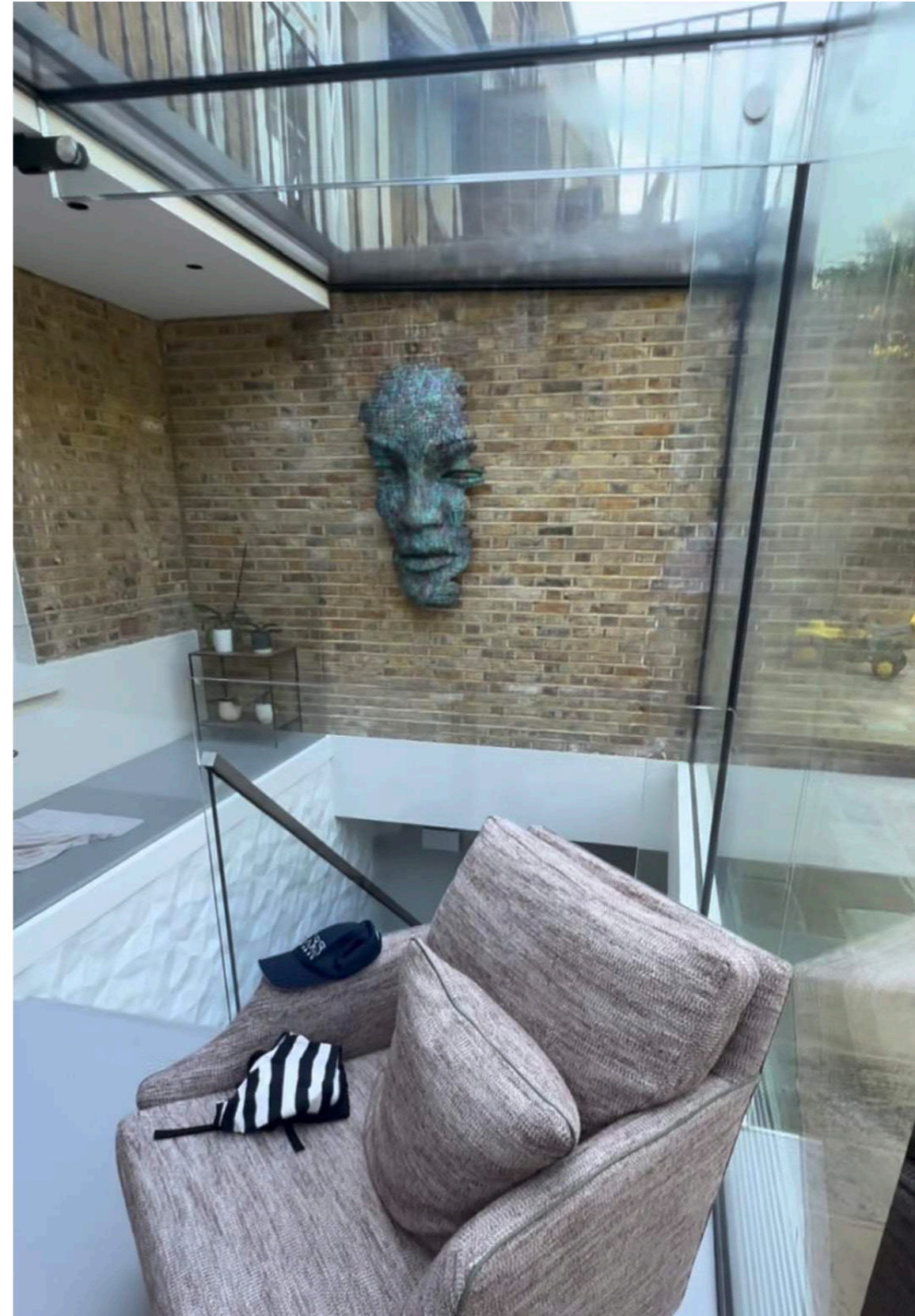
View of the existing rear terrace, towards north



View of the existing rear terrace, towards south



View of the existing rooflight to basement roof



View of the inside of the existing glazed rear extension



View towards the neighbour's extension at 105 Castelnau



View towards the neighbour's extension at 109 Castelnau

5. Building Condition

The site and building condition has been comprehensively assessed. The existing rear extension at lower ground floor level has severe water leakage issues around the glass roof and the basement rooflight. Also, every time it rains, water builds up in the lower terrace area. There is inadequate drainage and the level threshold causes the doors to allow flood water ingress internally. The new proposal seeks to resolve these issues.

6. Topography

The development site is relatively level, with a sloped driveway at the front.

7. Access

No changes are proposed to the existing means of access to the property, i.e. pedestrian access from Castelnaud.

8. Parking and Highways

No changes are proposed to the existing parking arrangements, i.e. off-street parking in the front driveway and in the existing garage.

9. Boundaries

The following are the general boundary conditions for the site:

North – Front garden: ca. 2m tall hedge, shared with no. 109 Castelnaud; rear garden: ca. 1.8m tall brick wall

South – Front Garden: ca. 1.4m tall brick wall; rear garden: ca. 2m tall brick wall

East – ca. 0.8m tall brick boundary wall, with painted metal railing up to 1.6m height and a tall hedge, with 2 no. piers ca. 1.7m tall, rendered white

West – ca. 2m brick boundary wall

10. Flood risk Assessment – Screening Study

FRA screening study was undertaken by GeoSmart Flood Risk Consultants and they have provided the analysis and recommendations within the submitted report.

11. Foul Sewage and Utilities

The existing foul sewage and utilities are to be used.

12. Sustainability

With regards to Sustainability and Energy, the proposal will be built to Part L requirements of the current Building Regulations. Specifically, it will achieve a very high standard of thermal performance and air tightness, which will reduce the energy demand of the house.

It is important to point out that the existing glazed extension has a lower energy performance, therefore regarding the energy efficiency the new extension can be viewed as an improvement of the current situation.

13. Ecological Matters

Due to the nature of the proposals, an ecology report is not required.

14. Arboricultural Matters

There are no works planned to the existing trees. Due to the nature of these proposals, an arboricultural survey is not required.

15. Sustainable Urban Drainage System (SuDS) Statement

With respect to SuDS, due to its small scale, this proposal does not constitute a material change to the existing house. Refer to the Flood Risk Assessment report by GeoSmart for more details.

16. Building Character & Heritage**16.1 Heritage Statement**

We have submitted a Heritage Statement produced by HCUK Group with this application. The report provides detail on the building's history, heritage, character and architectural significance. The following paragraphs are a brief summary.

16.2 Listing Status

The property is a Grade II Listed Building, as part of a group of houses at 91-125 Castelnaud and 84-122 Castelnaud, under Historic England's List Entry Number 1358080.

The following is the description included in the listing:

“Circa 1842. Ten pairs of houses. Each house 2-storey and basement and 2 windows wide. Many with later attics and dormers. Most were built with side coach house of which many have been either rebuilt or variously converted or enlarged. Hipped slate roofs with deep eaves. Stock brick with stucco dressings to windows and entrance doors. Semi-circular heads to ground floor window and door. Each individual house framed by 2 full height stucco pilasters. Nos 92, 94, 102 and 114 have had the brickwork painted. Nos 91-125 (odd) are generally as Nos 84 to 122. Nos 101, 103, 105, 111, 117, 119 and 125 have full height side extensions. Nos 95 and 115 have had the brickwork painted.”

16.3 Conservation Area

The property is located within Castelnaud Conservation Area 25, originally designated in 1977 in recognition of the architectural and historic value of the continuous groups of buildings along Castelnaud in a setting of fine trees.

16.4 Original Building and Subsequent Changes

16.4.1 The original house is a large Victorian villa, with two storeys above ground and a basement (referred to as “lower ground floor” on the submitted drawings). It is a semi-detached building, forming a pair with no. 109 Castelnaud to the north.

16.4.2 Existing garage, originally stables/coach house, links the house with no. 105 Castelnaud to the south.

16.4.3 The style is restrained classical, built in yellow stock bricks, with decorative stucco Ionic pilasters, dentilled cornices, and architraves.

16.4.4 Traditional deep plan layout, with a central hall and accommodation sited either side - living rooms/receptions rooms on the lower floor and bedrooms and bathrooms on the upper floors.

16.4.5 As many of the neighbouring properties, no. 107 has been subject to various alterations over the years, most significantly the erection of a single storey rear extension and first floor addition to the original coach house, approved in 1979. A number of internal alterations and removal of the external brick staircase and installation of a cast iron spiral staircase to the rear were approved in 1999. An application in 1985 also approved the extended front dormer at the front of the property.

16.4.6 The most recent alterations were carried out in 2014-2015, granted planning permission under references 13/3250/HOT and 13/3251/LBC. The permission comprised a single storey rear extension at lower ground floor, largely glazed; construction of a subterranean swimming pool below the rear garden; alterations to the existing rear balcony and a new side-facing dormer window.

16.4.7 Since the completion of the most recent construction works, the building has had severe issues with leaks around various junctions of the new extension and the original house and the new basement, which have prompted the current owner to seek permission to partially rebuild the rear extension.

16.4.8 In summary, the building frontage makes a positive contribution to the Castelnau Conservation Area, however, the rear of the property has had numerous modern alterations carried out and an extension constructed. The minor changes proposed do not change the design of the rear elevation materially and the design was approved previously as preserving and enhancing the original character of the property.

17. Planning Policy

17.1 National Planning policy

During the design and development process and in preparing this planning application the national policies have been considered with particular reference to the reference to National Planning Policy Framework:

- **NPPF Section 7, Paragraph 56**

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

- **NPPF Section 7, Paragraph 57**

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

- **NPPF Section 7, Paragraph 60**

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

17.2 Local policy

17.2.1. The following local policies has also been considered during the development of the project:

17.2.2. GLA regional London Plan (July 2011)

- make most effective use of land and existing buildings
- reduce carbon dioxide and other emissions that contribute to climate change
- avoid internal overheating and excessive heat generation
- make most effective and sustainable use of water, aggregates and other resources
- procure materials sustainably using local suppliers wherever possible
- ensure designs make the most of natural systems both within and around the building
- reduce air and water pollution
- manage flood risk, including through sustainable drainage systems (SUDS) and flood resilient design for infrastructure and property
- ensure developments are comfortable and secure for users
- conserve and enhance the natural environment, particularly in relation to biodiversity and enable easy access to open space
- avoid creation of adverse local climate conditions
- promote sustainable waste behavior in new and existing developments, including support for local integrated recycling schemes, CHP and CCHP schemes and other treatment options

17.2.3. LBRUT's Core Strategy (2009);

- Policy CP7 Maintaining and Improving the Local Environment

17.2.4. Development Management DPD (2012).

- Policy DM SD 6 Flood Risk Assessment
- Policy DM HD 1 Conservation Areas - designation, protection and enhancement

- Policy DM HD 3 Buildings of Townscape Merit
- Policy DM DC 1 Design Quality
- Policy DM DC 5 Neighbourliness, Sunlighting and Daylighting

18. Supplementary Documents

18.1. The following supplementary documents have been considered:

- Design Quality SPD
- House Extensions and External Alterations (reformatted 2005) Castelnau Conservation Area Study
- Castelnau Area 25 - Conservation Area Statement

19. Site Planning History

The full planning history of the property available on the LBRUT's website is shown on the following page.

[24/T0138/TCA](#)

Lime - to be crown reduced by approx 3m leaving height 13m and width 10m

Decided the Council raises no objection 15/04/2024

[24/T0118/TCA](#)

Lime - Crown reduced by approx 3m leaving height 13m and width 10m

Decided the Council raises no objection 15/04/2024

[15/T0678/TCA](#)

T1- Horse Chestnut - Remove x3 limbs which extend over gazebo/seating area.

Decided the Council raises no objection 12/11/2015

[13/3250/DD02](#)

Details pursuant to condition U69498 (Details of glazing/fixing) of planning permission 13/3250/HOT...

Granted Permission 13/08/2015

[13/3251/DD02](#)

Details pursuant to conditions U69525 (Details of glazing/fixing) of listed building consent 13/325...

Granted Permission 13/08/2015

[13/3251/DD01](#)

Details pursuant to conditions U69524 (Engineering Details) of listed building consent 13/3251/LBC ...

Granted Permission 22/09/2014

[13/3250/DD01](#)

Details pursuant to conditions U69497 (Engineering Details), U69508 (Site Monitoring), U60509 (Tree...

Granted Permission 22/09/2014

[13/3251/LBC](#)

Construction of new subterranean pool extension below rear garden, new structural glass lower groun...

Granted Permission 08/05/2014

[13/3250/HOT](#)

Alterations and extensions, including construction of new subterranean pool extension below rear ga...

Granted Permission 08/05/2014

[11/T0873/TCA](#)

T1- Horse Chestnut- Crown lift to 5 metres, crown thin by 20%.

Decided the Council raises no objection 30/12/2011

[06/T0199/TCA](#)

T1 - Yew (Taxus baccata) - Crown reduction of up to 30%

Granted Permission 09/05/2006

[03/T0752](#)

Aesculus - Remove Outer Lower Limb.

Granted Permission 16/05/2003

[03/T0751](#)

Robinia - Crown Lift By 4.5 Metres.

Granted Permission 16/05/2003

[03/T0750](#)

Acer X2 - Crown Lift By 4 Metres And Reduce Side Branches By 30

Granted Permission 16/05/2003

[98/1933](#)

Removal Of External Brick Staircase And Erection Of A Cast Iron Spiral Staircase.

Granted Permission 07/01/1999

[98/1934](#)

Internal Alterations, Removal Of External Brick Staircase And Erection Of Cast Iron Spiral Staircas...

Granted Permission 06/01/1999

[85/1104](#)

Provision of an extended dormer window at the front of the property.

Refused Permission 10/09/1985

[80/1320](#)

Retention of glazed panels over basement area and arched window on front elevation.

Granted Permission 26/01/1981

[78/1031](#)

Erection of a single storey rear extension and a further floor on the existing side extension; conv...

Granted Permission 24/01/1979

20. Design Proposals

20.1. Design Rationale

The design proposals of moving the line of full height glazing over by circa 2 metres and having a flat roof with a rooflight do not materially impact on the aesthetic of the existing house. They are in line with the existing design and materials of the house.

The existing balcony/terrace at ground floor level will be retained.

Proposed additional Gross Internal Area: **11 m²**

Total Gross Internal Area of the house:

Basement:	175 m ²
Lower Ground Floor:	182 m ²
Upper Ground Floor:	116 m ²
First Floor:	119 m ²
Second floor:	54 m ²
TOTAL:	646 m²

20.2 Streetscape

The proposed alterations and extensions cannot be seen from Castelnau and therefore will have no impact on the current streetscene and on the conservation area.

20.3 Appearance

The size and scale of the new extension have been designed to be proportional to the existing building.

20.4 Materials

20.4.1. The extension will be constructed in high quality materials including facing brickwork to match the existing.

20.4.2. The proposed new windows and external doors will be aluminium frame double glazed doors to match the existing.

20.5 Daylight and Sunlight Matters

The mass of the proposed extension has been designed to avoid any detrimental impact on the amount of daylight and sunlight reaching the neighbouring houses.



Existing rear elevation



Proposed rear elevation



Perspective View of Existing Rear Elevation



Perspective View of Existing Rear Elevation



Perspective View of Existing Rear Elevation



Perspective View of Proposed Rear Elevation



Perspective View of Proposed Rear Elevation



Perspective View of Proposed Rear Elevation

20.6 Heritage Impact

The proposal provides a traditional response to the treatment of the rear of the property, which will enhance the original building and its setting within the Castlenau Conservation Area. A Heritage Report by HCUK supports the proposals.

21. CIL

The existing house has a Gross Internal Area of 635 m². The proposed additional floor area in the rear extension is 11 m², which falls under 100 m², therefore, the development is not CIL liable.

Refer to the attached CIL liability questionnaire.

22. Conclusion

The proposal has been design to meet our client's requirements for their family home, as well as fix some of the severe building issues caused by the previous extension. We believe that the proposed alterations and extension give a proportional and contextual response to the client's brief, helping to enhance the character of the original building and of the conservation area.