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Our Ref: 1653BA002

Date: 22nd November, 2024

DESIGN AND ACCESS STATEMENT

for

Two Additional Dormer windows and minor alterations to side roof infills to reduce length of valley gutters

At

175 Sheen Lane, East Sheen, London, SW14 8LE

a. Site Location / Description

The existing building is located on a corner plot, in a residential area, by the intersection of Shrewsbury Avenue & Sheen Lane. The existing property is a 4 level building including a basement and a two level annex, identified as a separate coach house which has a rather poorly considered link between the two buildings.

The application site is limited to the side roof areas of the main HMO building. The host building remains unaltered, other than these roof alterations on the sides including 2 new dormer windows.

The building's main elevation is fronting Sheen Lane. None of the existing external roofs on the front or rear elevations is altered in any way at all and all the elevations below attic level gutters are completely unaltered.

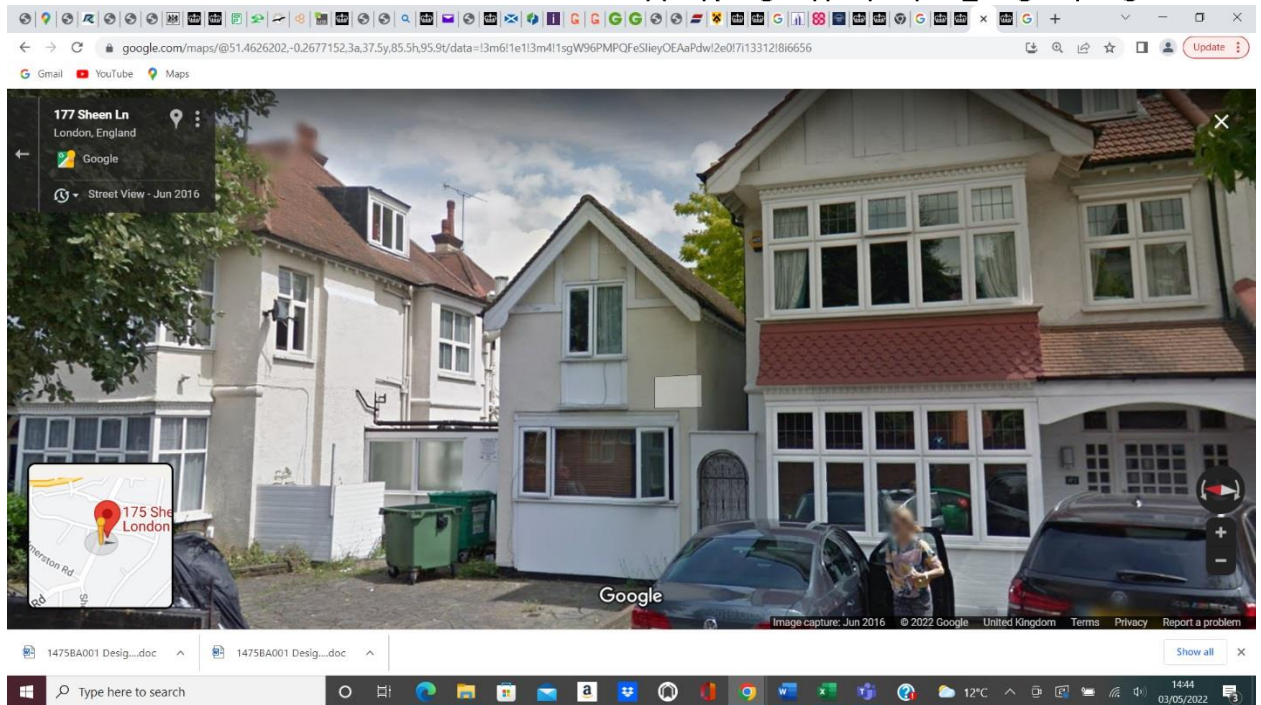
The area is characterised by 3, & 4 level buildings built about 100 years ago, opposite the site on the north side of Sheen Lane, whilst 2/3 storey buildings are located in the other directions around this site.

b. Planning Policy Context

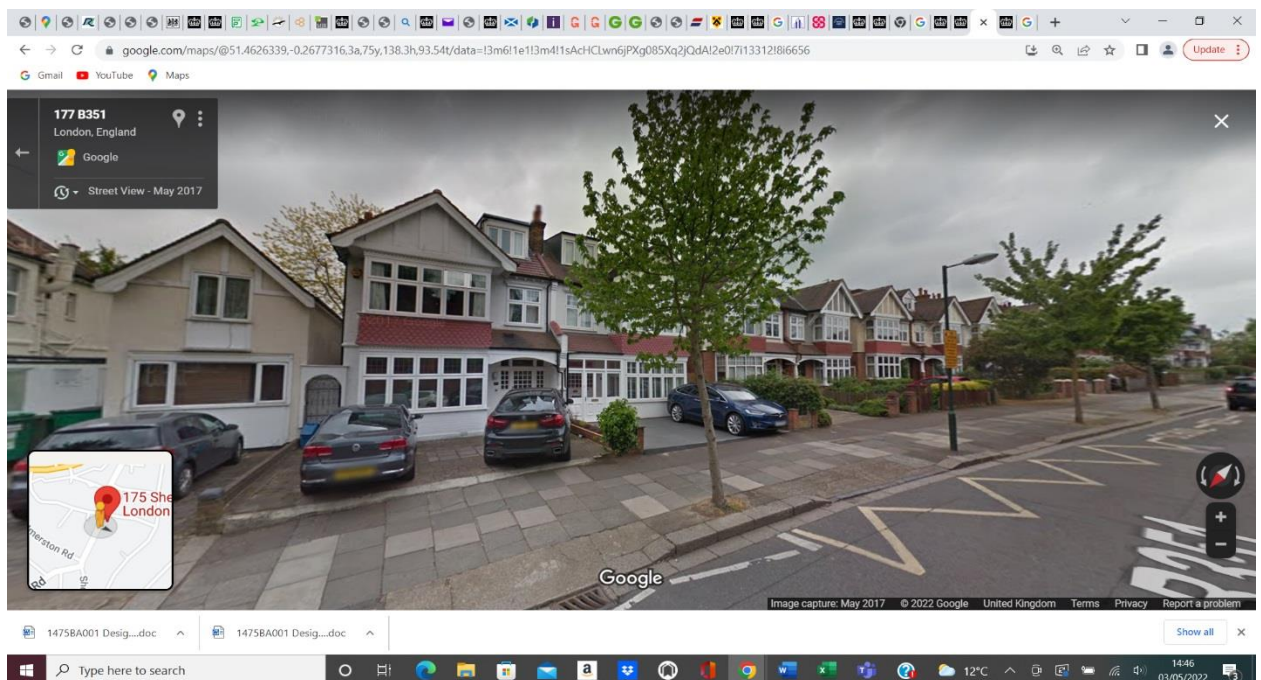
The site is in a conservation area but is not a the building Listed.

175 Sheen Lane (the existing large HMO) is a designated building of Townscape merit. This designation is justified due to its prominent position on the corner of Sheen Lane and Shrewsbury Avenue.

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The above image demonstrates that the existing coach house building is incongruously scaled and detailed which detracts from the BTM at 175 Sheen Lane. The proposed side dormer will be less prominent than the pre existing dormer due to the roof slope where it sits being set back.



This image demonstrate that the existing coach house is incongruously scaled & detailed. It detracts from the conservation areas rythems of closely set, generously scaled semi detached dwellings

In General

The proposals are designed to improve the existing attic floor flats and reduce the length of the valley gutters.

The valley gutters due to the close proximity of many deciduous trees are creating a substantive risk to the building through a build up of leaf fall.

Differing tree species is always welcome to enhance the visual dynamic of any suburban environment, however this coincides with different leaf fall timings. This in turns means that normally 3 visits per autumn are needed by maintenance contractor's to keep the valleys clear of leaf fall which of course not only adds to congestion these maintenance visits cannot always be carried out between the leaf fall and the next storm event that can mean the valley gutters become flooded causing water ingress into the rooms below.

The substantial shortening of the valley gutters will resolve this issue and by retaining a proportion of the valley gutter as existing mean that the original roof forms are still readable from all aspects within both the public and private domain. Planning policy encourages re-use and more efficient use of existing properties and their extension, providing the extensions do not encroach on the amenities of neighbouring properties and do not detract from the character of an area. Policy over recent years has focussed on the efficient re-use of brown field (previously developed sites) to ensure that these sites are redeveloped as efficiently as possible to reduce pressure to build on the Greenbelt, and provide sustainable solutions to satisfy the demands for additional dwellings close to a high PTAL rating and local amenities for both leisure, employment, services and retail .

The policies relate to the NPPF, core strategy and then are more specifically identified through development Management Policies and SPD's.

These can be summarised as follows:-

- Need for more housing. This application will not increase the number of dwelling units but it will assist the council in achieving its targets in respect of enhancing the quality of the existing housing stock.
- New development must be sustainable. It is specific that sustainable development will be assessed in the reduced need for resources input for any development and the need for improving the thermal performance of buildings. The proposals being within part of an existing built form that requires very small adaptations will assist both of these aims in that it will reuse an existing resource and through more efficient enclosure of exposed surfaces reduce the proportion of accommodation to exposed surfaces ratio and hence providing greater energy efficiency.
- There is an emphasis placed on sites that are close to employment locations as satisfying the need to reduce the need to travel. The proposals are related to this policy through a reduced need for maintenance visits so will ensure that the proposals support this policy.
- The need for brownfield sites to minimise energy consumption both in establishing the development and through its lifecycle, the increased thermal efficiency ensures that the application support this policy.



c. Involvement

We have carefully reviewed previous applications and officer feedback on proposals on this and adjacent sites and have developed these proposals accordingly.

d. Evaluation / Design Process

The start point for us to develop this design was to seek a design solution to reduce the valley lengths that would minimise the need for external alterations. By retaining the existing sloping roof and simply setting the small side roofs closer but still recessed from the main side roof slopes means the proposals will have a minimal visual intrusion to all elevations.

The proposals will however, by introducing the subservient additional bay windows, enhance the buildings visual and physical relationship with the adjoining properties and the wider street frontages.

The enhanced passive security these additional features endow the building with, will ensure the “Secure by Design” aspirations will be fully embraced.

The proposals are all designed to have a high level of insulation to ensure energy input is minimised.

e. Use .

The site is a large HMO classed at present as Sui-Generis residential use.

Importantly there is no conflict between existing and proposed due to the use being constant.

f. Layout

The layouts have been designed to enhance the existing accommodation within the available existing built form.

g. Scale

The proposals have no material adverse effects on the external scale of this development.

In terms of use this proposal will have positive benefits that will reduce congestion and carbon emissions.

h. Appearance

The external changes are completely subservient in the context of the conservation area and the overall appearance of the building.



i. General & Landscaping

The development will not create any landscape adjustments. It will however create more harmony between the service users of the building and the existing landscape by eliminating water ingress through the valleys capacity no longer being compatible to the climate emergency the Council has validated.

j. Access

There is no change to the retained existing access to the property, from the street.

Donald Shearer