

2 Verdun Road | Barnes | SW13 9AY
design & access statement
November 2024

deUNIT

INTRODUCTION | SITE & SITE CONTEXT

INTRODUCTION

This design & access statement has been prepared on behalf of the applicant for proposed works to 2 Verdun Road, Barnes, SW13 9AY. It should be read in conjunction with submitted drawings, forms and the following information:

Planning Statement	by ET Planning Limited
Transport Statement	by Kronen Limited
Fire Safety Strategy (FSS)	by deUNIT
Flood Risk Assessment (FRA)	by deUNIT
Viability Report	by ET Planning Limited
Sustainable Construction Checklist (SCC)	by Base Energy Services Ltd
BREEAM Domestic Refurbishment Exemption Statement	by Base Energy Services Ltd
Energy Report	by Base Energy Services Ltd
National Water Standards Statement - Design Stage Water Efficiency Report	by Base Energy Services Ltd
GLA Spreadsheet ASHP	by Base Energy Services Ltd
Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement	by Trevor Heaps Arboricultural Consultancy Ltd
Acoustic Assessment	by Spratt+Hamer Limited
Included within this Design & Access Statement: <ul style="list-style-type: none"> • Residential Standards Statement; • Inclusive Access Statement; • Statement on use (of residential outbuildings / granny annexes and relationship with the main dwelling) 	by deUNIT

INTRODUCTION | SITE & SITE CONTEXT

SITE & SITE CONTEXT

The application site comprises of 2 Verdun Road and 70 Ullswater Road.

2 Verdun Road is an early/mid-20th century two storey house with a habitable loft which used to form end of terrace at the junction of east of Verdun Road and north of Ullswater Road.

70 Ullswater Road is a two storey end of terrace house with a habitable loft, which is an extension of original 2 Verdun Road, built in late 90s and converted into a separate dwelling in 2005. Both houses have front and rear private gardens and single garages with an access from Ullswater Road. On the north side 2 Verdun road adjoins No 4 Verdun Road. Overall, east of Verdun Road has several two storey terraces containing 2 to 6 houses some of which have habitable lofts, various rear and side extensions.

The property is not a listed building, nor is located in a Conservation Area, in London Borough of Richmond upon Thames.


The site lies within the Flood Zone 3 as indicated per EA Flood Map for planning. A desktop FRA is submitted with the full planning application. There are no TPOs on site or in a near proximity to the development.

SITE LOCATION



site location in wider context

key:

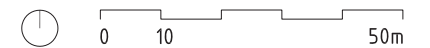
 indicative site location



location plan

KEY:

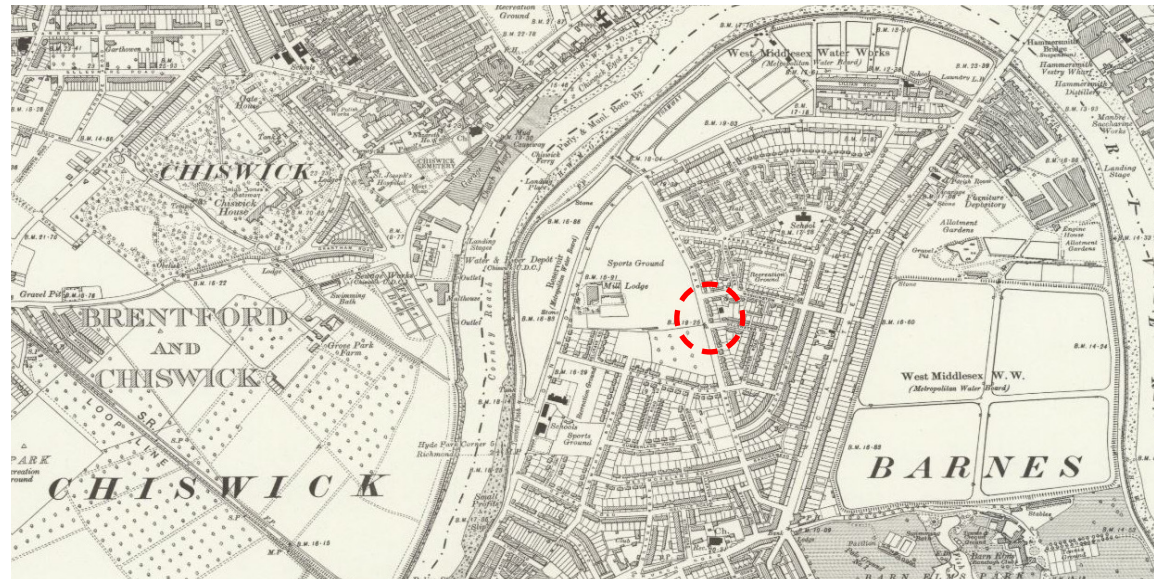
 SITE BOUNDARY



HISTORICAL MAPS










fragment of a historical map, published: 1891 (image ref: National Library of Scotland)

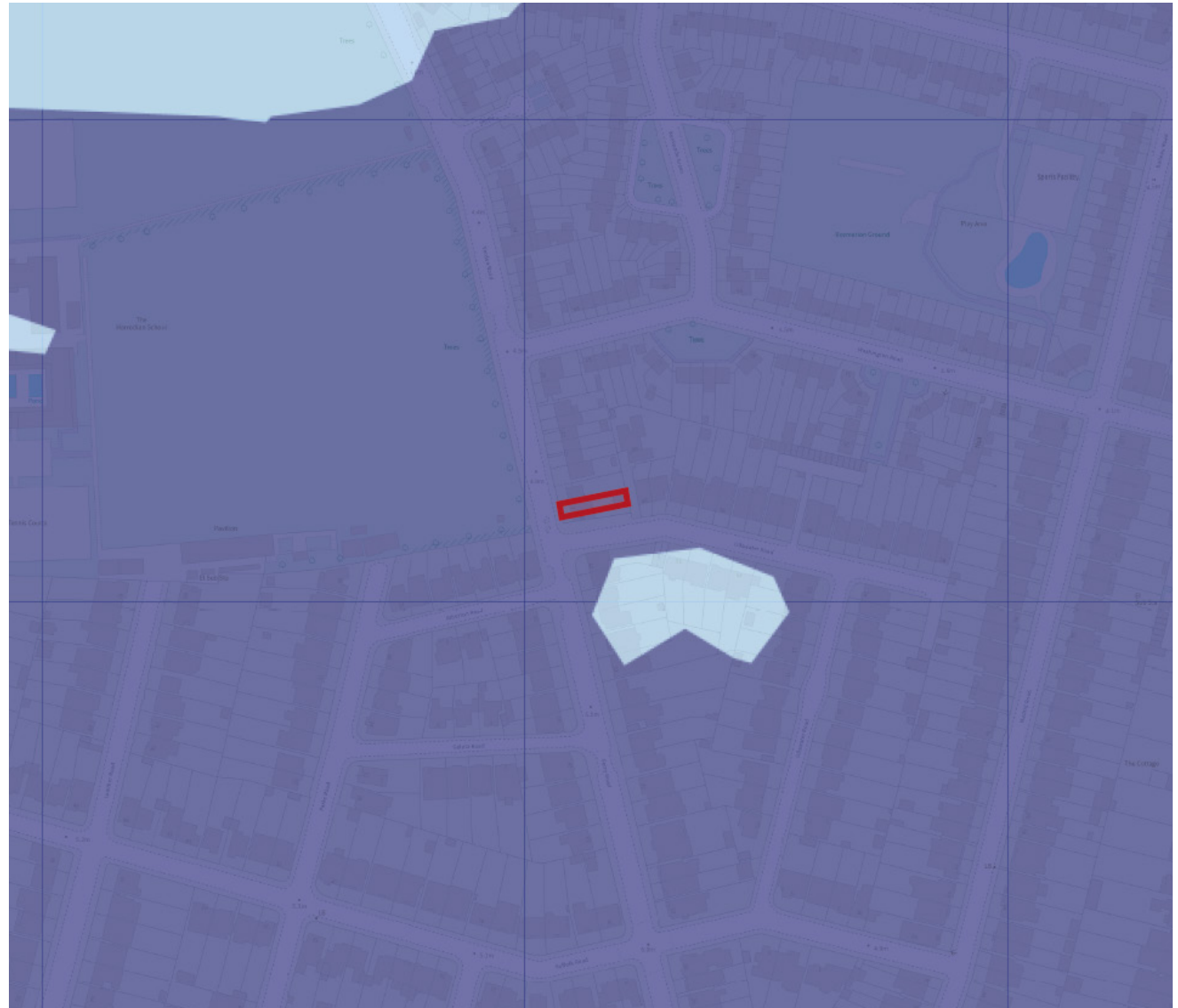
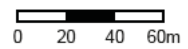


fragment of a historical map, published: 1933 (image ref: National Library of Scotland)

FLOOD MAP

key:

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



the site is located within the Flood Zone 3 as indicated per EA Flood Map for planning

AERIAL VIEW SITE LOCATION



google earth aerial view of the site location

BIRD'S EYE VIEWS



bird's eye view of the site looking north



bird's eye view of the site looking west



bird's eye view of the site looking south



bird's eye view of the site looking east

PROPOSAL | PRECEDENTS

PROPOSAL

The proposed development comprises of an amalgamation of two dwellings into a single family 4 bedroom dwelling; alterations to existing rear dormers; addition of front porch; addition of side entrance door; and conversion of a single garage into a garden room.

APPLICATION SITE PLANNING HISTORY

PLANNING REFERENCE NUMBER	PROPOSAL	DECISION	DECISION DATE
05/0478/FUL	Existing side extension (built onto the side of no. 2) to become a seperate dwelling with entrance onto Ullswater Road	Granted	22/04/2005
04/2541/FUL	Existing side and rear extension to become a seperate dwelling with entrance onto Ullswater Road.	Refused	27/09/2004
97/1783	Roof Extension.	Granted	05/12/1997
89/0813/FUL	Single Storey Rear Extension, Two Storey Side Extension And Rear Dormer Extension	Granted	31/05/1989

PRE-APPLICATION CONSULTATION

The proposal has been submitted to the planning department of the local authority for pre-application advice. Guidance and all comments provided by a planning officer have been incorporated and addressed in the final design proposal.

PROPOSAL | PRECEDENTS

PRECEDENTS

Some planning precedents for similar developments in the borough:

Address: 53 St Margarets Road, Twickenham, TW1 2LL

Proposal: Proposed amalgamation of the first floor studio flat and second floor x1 bedroom self-contained flats to form 1 x 2-bedroom self-contained flat.

Application ref. number: 23/2729/FUL

Granted: 08/03/2024

Address: 29 Castelnau, Barnes, London, SW13 9RS

Proposal: Conversion of existing block of 11 flats back into one family dwelling. Demolition of existing rear and side extensions at ground floor and erection of new rear and side extensions. Construction of basement extension under property with front and rear lightwells. Construction of new front and rear dormers, side rooflights and front porch.

Application ref. number: 14/2711/FUL

Granted: 23/10/2014

EXISTING PHOTOS of the SITE & SURROUNDINGS



EXISTING PHOTOS of the SITE & INTERIOR of 70 ULLSWATER RD



DESIGN STATEMENT

USE

The existing use of both buildings is residential.

The original 2 Verdun Road was extended to the rear (single storey extension) and to the side (two storey extension) after planning application was granted in 1989 (reference number: 89/0813/FUL). The proposed plans of the approved historic 1989 planning application also include one rear roof dormer for the second floor.

The planning application plans are enclosed in this report for ease of reference, historically 2 Verdun Road was designed and approved to be a 5 bedroom single family dwelling.

Subsequently previous approval for one rear roof dormer was superseded with design for two rear roof dormers (planning reference number: 97/1783). Following these developments, in 2005 the single family dwelling house was converted into 2 separate dwellings (planning application reference number: 05/0478/FUL). 2 Verdun Road became 3/4 bedroom dwelling situated mainly in the original footprint of the house, and newly converted 70 Ullswater Road became 2 bedroom dwelling located within the two storey side extension. Each property has a garage accessible via Ullswater Road, private front and rear gardens.

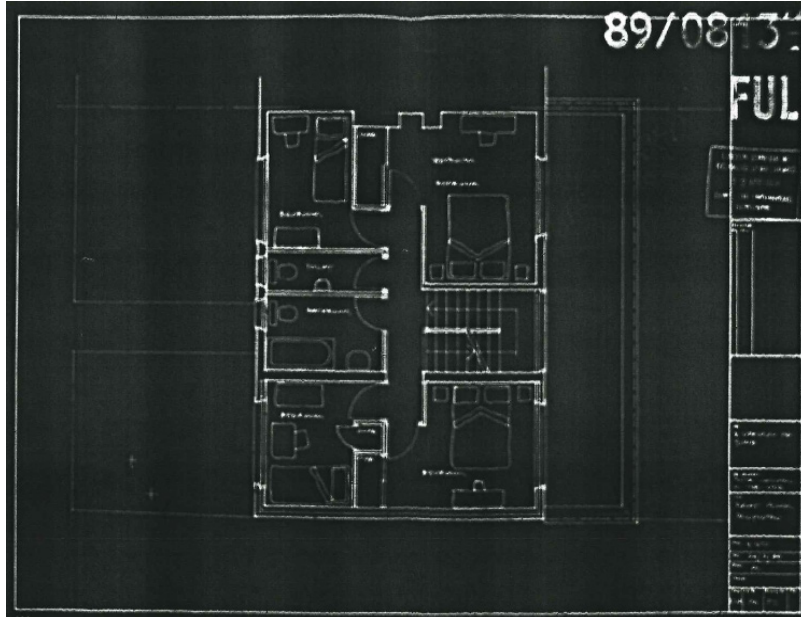
The project was done as a part of the property development, and 2 Verdun Road was eventually sold. 70 Ullswater Road was mainly unoccupied for around 12 years and used as an occasional holiday home. The property owner has recently sold it to the owner of 2 Verdun Road so the properties can be combined back into one large single family dwelling to fit the needs of the growing family.

It is proposed to retain the residential use of both sites reinstating the previously converted property into one 4 bedroom single family dwelling. The current proposal to reverse dwellings back into one reflects the original principle of the development approved under planning application ref. number: 89/0813/FUL.

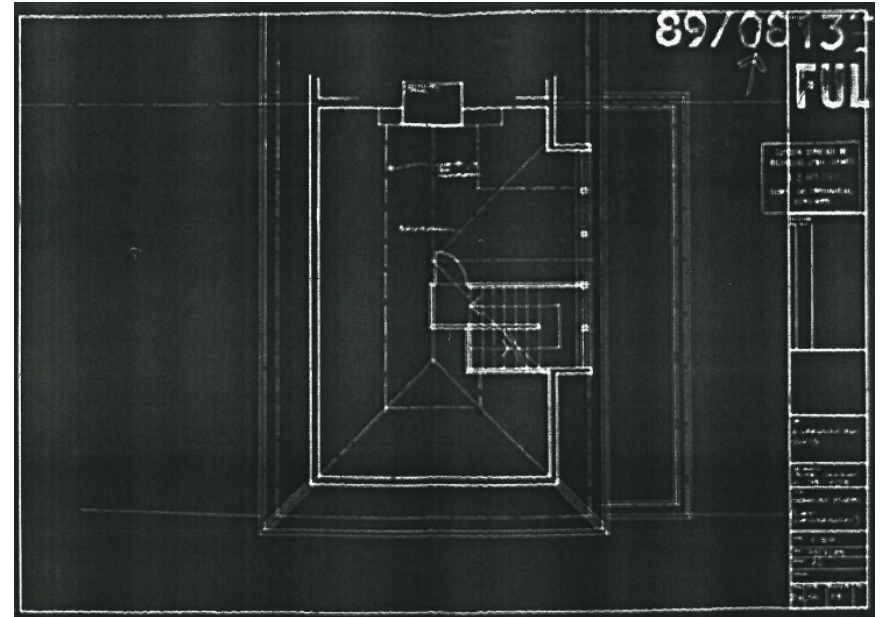
There are two single garages within the application site, one for each existing dwelling house. It is proposed to convert single garage of 2 Verdun Road into a garden wellbeing room containing gym/yoga room and a shower.

The other single garage of 70 Ullswater Road is proposed to be retained for a car parking and a cycle storage. Please refer to Transport Statement technical note by Kronen Limited for further details on transport, connectivity, cycle and refuse storage and parking.

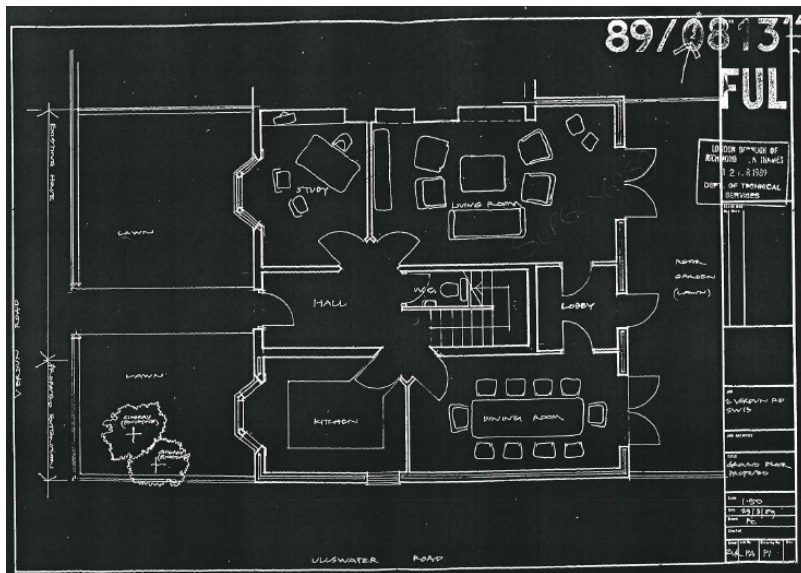
HISTORIC PLANNING APPLICATION of 1989 | 89/0813/FUL



planning application ref No: 89/0813/FUL - proposed first floor



planning application ref No: 89/0813/FUL - proposed second floor



planning application ref No: 89/0813/FUL - proposed ground floor

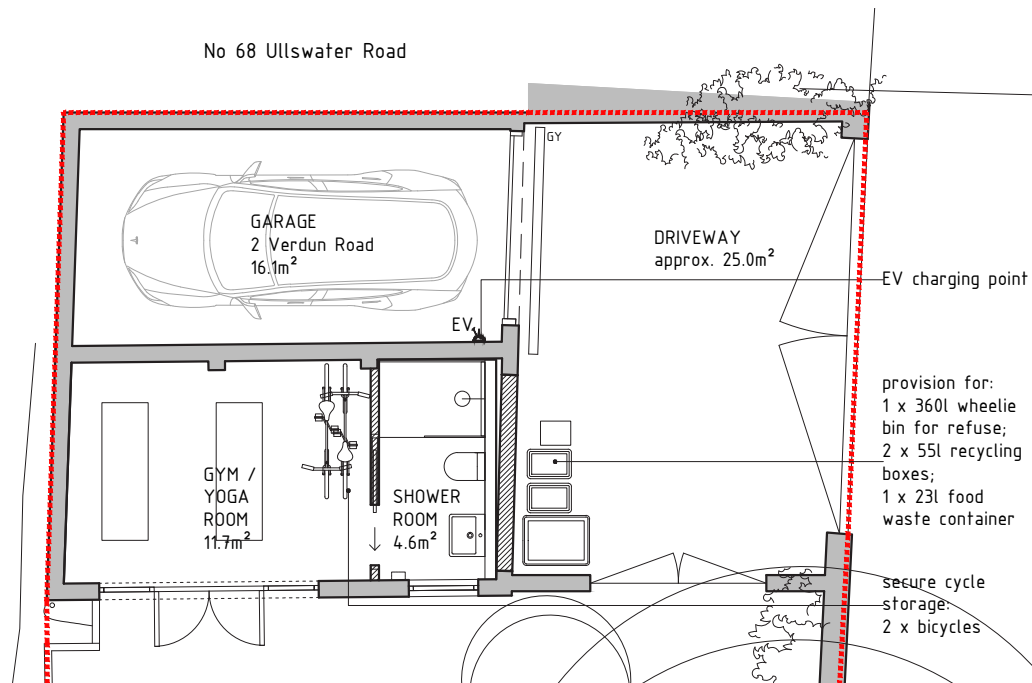


historic picture of 2 Verdun Road prior to works completed under 1989 planning application

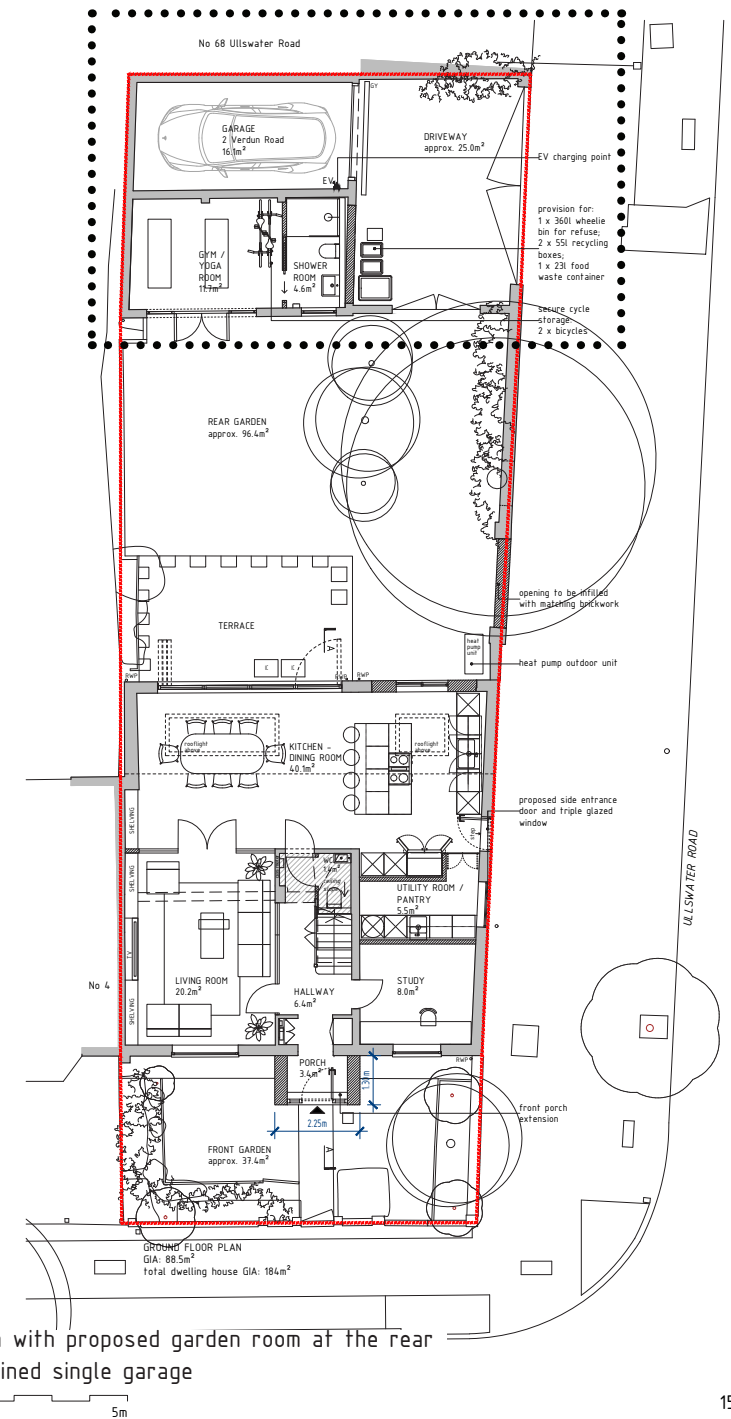
DESIGN STATEMENT

STATEMENT OF USE OF A RESIDENTIAL OUTBUILDING

It is proposed to amalgamate two dwellings into one and convert a single garage located at the rear of the garden into a wellbeing room for enjoyment of the dwelling house. The proposed garden outbuilding – wellbeing room will be used as a gym, yoga room or a study room with a shower for homeowners of the dwelling house, it will also accommodate secure cycle storage space for the homeowners of the dwelling house.



enlarged plan of the proposed garden room



site plan with proposed garden room at the rear and retained single garage

DESIGN STATEMENT

AMOUNT & RESIDENTIAL STANDARDS STATEMENT

Richmond Local Plan Policy LP 35 (Housing Mix and Standards) requires new housing to comply with Nationally Described Space Standard in terms of floor area and amenity space.

Policy LP 35 states:

B. All new housing development, including conversions, are required to comply with the Nationally Described Space Standard.

C. All new housing development, including conversions, should provide adequate external space. Purpose built, well designed and positioned balconies or terraces are encouraged where new residential units are on upper floors, if they comply with policy LP8 Amenity and Living Conditions. Regard should be had to the Council's Residential Development Standards SPD as appropriate.

D. Amenity space for all new dwellings, including conversions, should be:

- a. private, usable, functional and safe;*
- b. easily accessible from living areas;*
- c. orientated to take account of need for sunlight and shading;*
- d. of a sufficient size to meet the needs of the likely number of occupiers; and*
- e. accommodation likely to be occupied by families with young children should have direct and easy access to adequate private amenity space.*

Existing Gross Internal Area (GIA) of 2 Verdun Road is approximately 114m² (3 storey, 3/4 bedroom, 5 person dwelling), existing GIA of 70 Ullswater Road (3 storey, 2 bedroom, 3 person dwelling) is approximately 62m².

Nationally Described Space Standards 2015; London Plan 2021, Policy D6 – Housing Quality and Standards, Table 3.1; and London Housing Design Guide (2010) set out the minimum space standards for housing developments and new homes.

Whereas Nationally Described Space Standards 2015 and London Plan 2021, Minimum Internal Space Standards for new dwelling does not even provide minimum GIA for 2 bedroom 3 person dwelling set over 3 storeys, the minimum space requirement for a 2 bedroom 3 person 2 storey dwelling is 70m².

Following London Housing Design Guide (2010), Space Standards, the minimum space for 3 storey 2 bedroom 3 person dwelling should be 83.5m².

70 Ullswater road does not meet the current minimum space requirements for London housing because it is 62m² 2 bedroom 3 person dwelling set over 3 storeys meaning it is undersized.

The proposal for the amalgamation and reinstatement of a single family dwelling includes addition of 2m² front porch, with alterations to rear dormers providing 1m² of additional internal floor space.

The total gross internal area of the proposed 3 storey 4 bedroom 8 person dwelling is 184m², it will meet and exceed the minimum unit sizes as set out in Nationally Described Space Standards 2015, London Plan 2021, as well as London Housing Design Guide 2010.

DESIGN STATEMENT

SCHEDULE OF AREAS

	Number of BEDROOMS	PERSONS	GIA (m2)	Required • Nationally Described Space Standards 2015; • London Plan 2021; • London Housing Desing Guide 2010 GIA (m2)	A M E N I T Y SPACE (m2)	Required A M E N I T Y SPACE (m2)
EXISTING - 2 VERDUN ROAD						
Ground floor			54.1			
First floor			40.5			
Second floor			19.2			
TOTAL	3/4	5	114	<ul style="list-style-type: none"> • 108 (3 storey dwelling, 3b, 5p); • 108 (3 storey dwelling, 3b, 5p); • 109 (3 storey dwelling, 3b, 5p) 	57	8
Garage			16.6 +drive-way			
EXISTING - 70 ULLSWATER ROAD						
Ground floor			29.5			
First floor			21.1			
Second floor			10.9			
TOTAL	2	3	62	<ul style="list-style-type: none"> • 70 (2 storey dwelling, 2b, 3p); • N/A (3 storey dwelling, 2b, 3p); • 83 (3 storey dwelling, 2b, 3p) 	38	6
Garage			16.1 +driveway			

DESIGN STATEMENT

PROPOSED DWELLING						
Ground floor			88.5			
First floor			63.9			
Second floor			31.6			
TOTAL	4	8	184	<ul style="list-style-type: none"> • 130 (3 storey dwelling, 4b, 8p); • 130 (3 storey dwelling, 4b, 8p); • N/A (assumed 124m2, 3 storey dwelling, 4b, 8p) 	96	9
Garage			16.1 +driveway			

Based on the schedule of areas above it is considered that proposed design will meet and exceed the requirements set in Nationally Described Space Standards 2015; London Plan 2021; London Housing Design Guide 2010, meeting the Local Plan LP35 – Housing Mix and Standards.

DESIGN STATEMENT

LAYOUT & INCLUSIVE ACCESS STATEMENT

The access to 70 Ullswater Road is somewhat unusual, involving entry through a side double gate and the rear extension of the property. The current 70 Ullswater Road layout does not meet the accessibility and use criteria under Building Regulations Part M4(1) Category 1 – Visitable Dwellings. The entrance door of the house has a step down access of more than 220mm high and it does not have entrance storey WC. The bathroom is located on the first floor with a spiral stair access. The second floor bedroom is accessible via the first floor bathroom, which is not a conventional and user friendly layout. Local Plan Policy LP35 requires all new developments to comply with Building Regulations Part M4(1).

Additionally, the mains water stop valve of 70 Ullswater Road is still located within 2 Verdun Road as it used to be one property.

While uniting two dwellings into one single dwelling, it is proposed to retain the existing 2 Verdun Road layout as much as possible while also improving it. Living room and study will be located at the front of the house, kitchen and dining room will be situated at the rear facing the rear garden. Utility room and WC will be located on the ground floor as well. Proposal includes addition of a side entrance door from Ullswater Road leading into the kitchen. Drawings and images from the historic planning application of 1989 indicate that the original house entrance door was located on the side prior to the side extension and other developments carried out to the property.

First floor will contain sleeping accommodation with 3 bedrooms, bathroom and an ensuite. Second floor within will provide 1 bedroom with a dressing area and an ensuite accessible via straight staircase from the protected hallway complying with Building Regulations Part B and Part K.

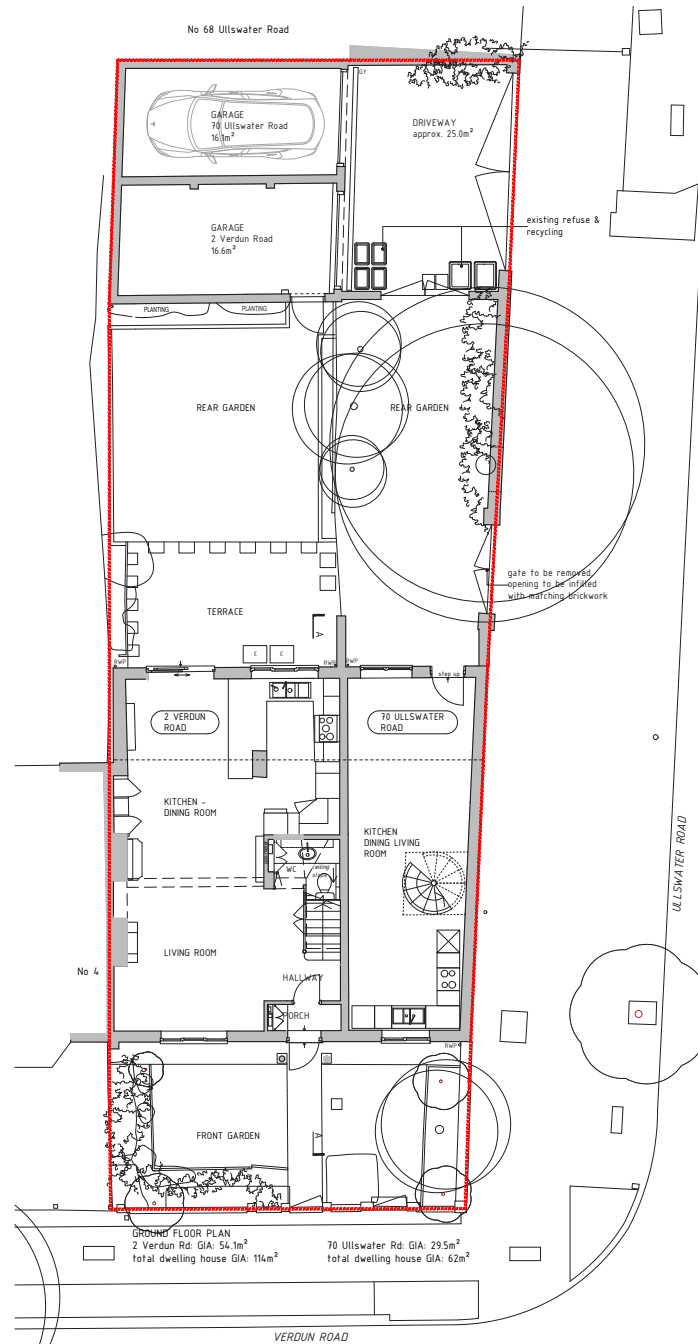
Policy LP 35 states:

90% of all new build housing should meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings' and 10% of all new build housing should meet Building Regulation Requirement M4 (3) 'wheelchair user dwellings'. However, unlike the other standards in the policy LP 35, Part M of the Building Regulations generally does not apply to dwellings resulting from a conversion or a change of use, and therefore Building Regulation M4(2) is optional, requiring step free access. Part M4 (1) of the Building Regulations would be mandatory. Part M of the Building Regulations (Access to and Use of Buildings), Category 1 – Visitable dwellings M4(1) requires reasonable provision to gain access to, and to use the dwelling and its facilities.

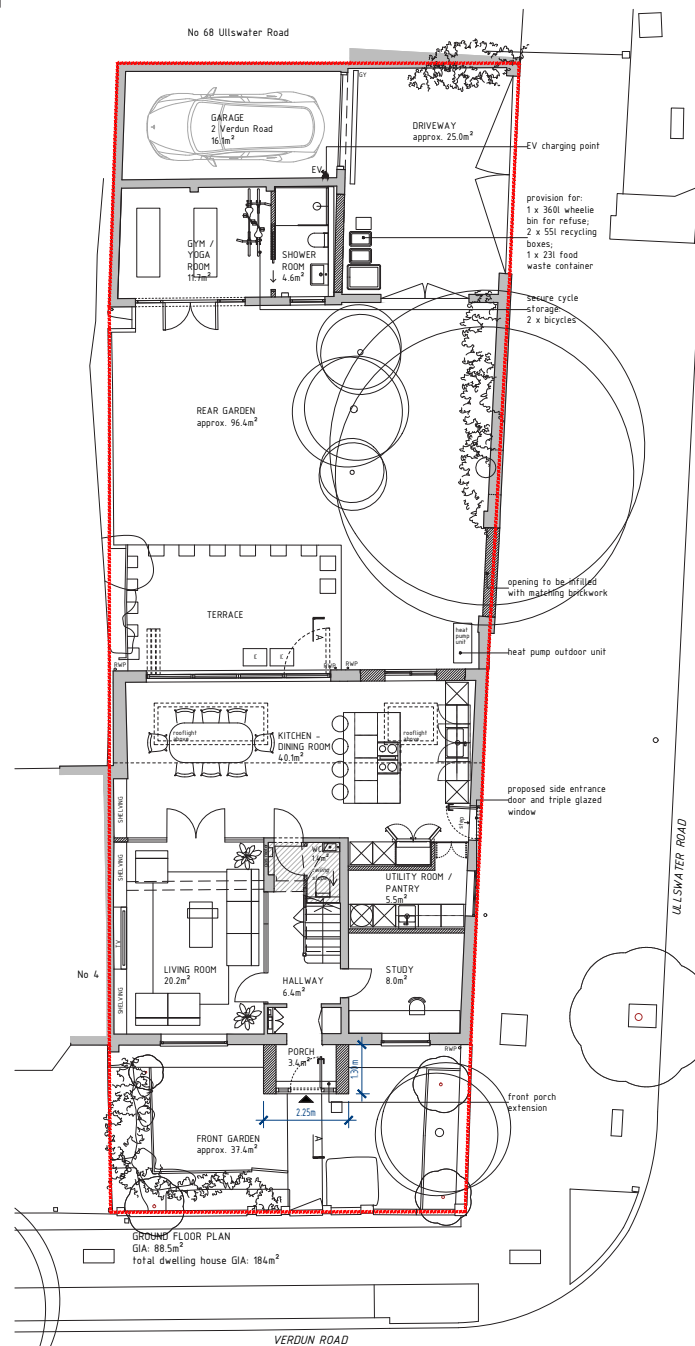
The proposed development will have:

- A step free approach to the primary entrance of the building with suitable ground surface. If required a shallow slope can be provided, the approach route will be 900mm wide with a maximum cross fall of 1 in 40.
- The primary entrance door to the private dwelling will have a clear width of 775mm with accessible threshold.
- WC will be provide on the ground floor with the door opening out to enable easy access.
- Electrical switches and sockets (as well as stop valves and various controls) to be located between 450mm and 1200mm above floor level.
- A step free access to living room.
- Car parking will be provided within a private garage.

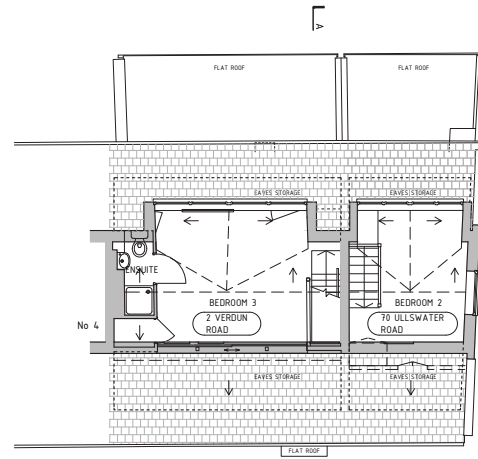
EXISTING | GROUND FLOOR PLAN



PROPOSED | GROUND FLOOR PLAN

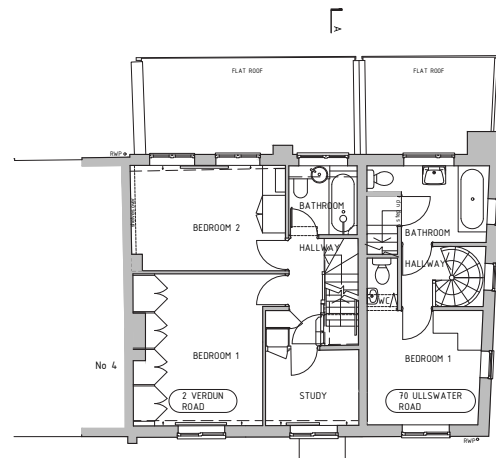


EXISTING | FIRST FLOOR PLAN



SECOND FLOOR PLAN
 areas calculated @1.5m height
 2 Verdun Rd: GIA: 19.2m²
 total dwelling house GIA: 114m²

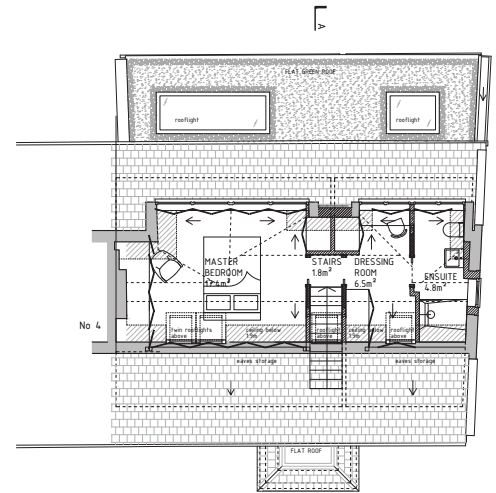
70 Ullswater Rd: GIA: 10.9m²
 total dwelling house GIA: 62m²



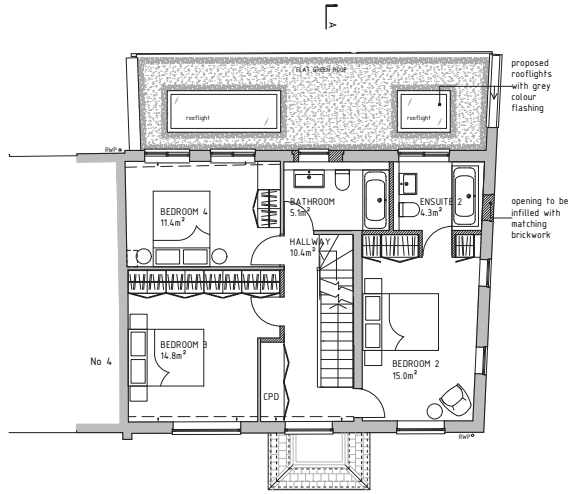
FIRST FLOOR PLAN
 2 Verdun Rd: GIA: 40.5m²
 total dwelling house GIA: 114m²

70 Ullswater Rd: GIA: 21.1m²
 total dwelling house GIA: 62m²

PROPOSED | FIRST FLOOR PLAN

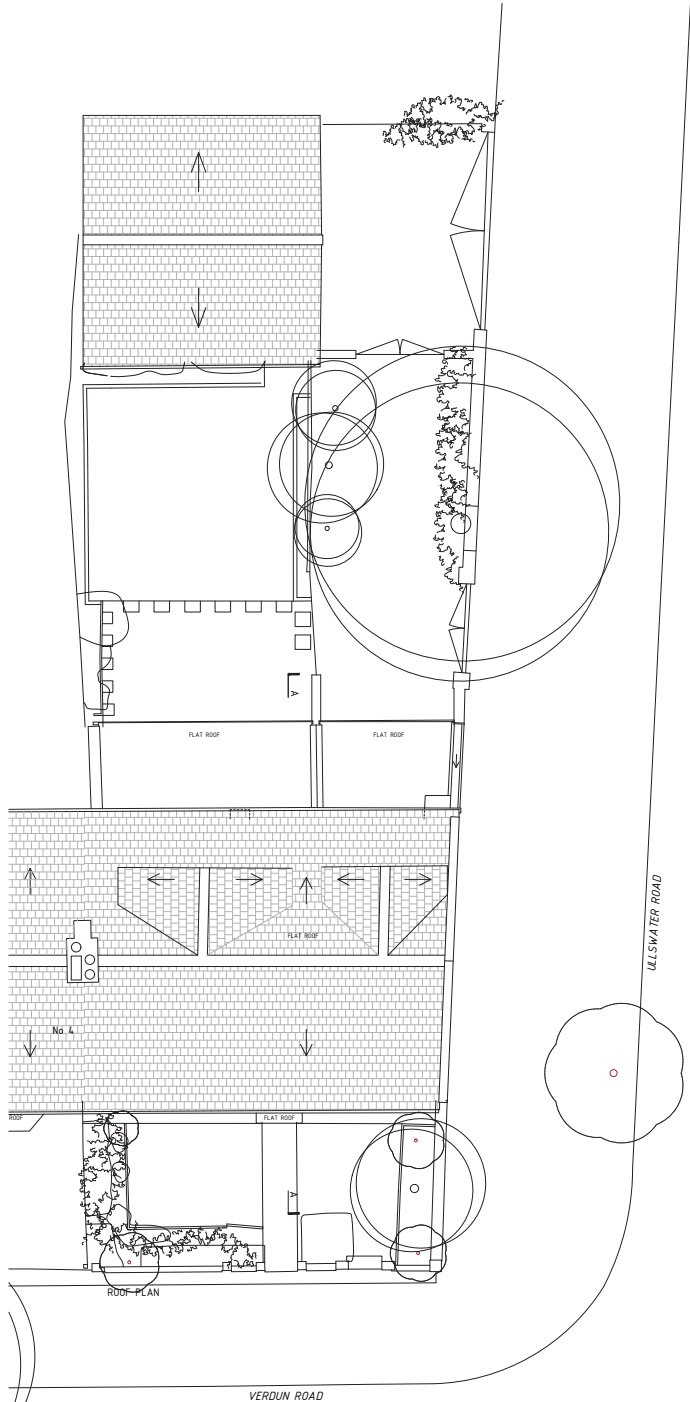


SECOND FLOOR PLAN
 areas calculated @1.5m height
 GIA: 31.6m²
 total dwelling house GIA: 184m²

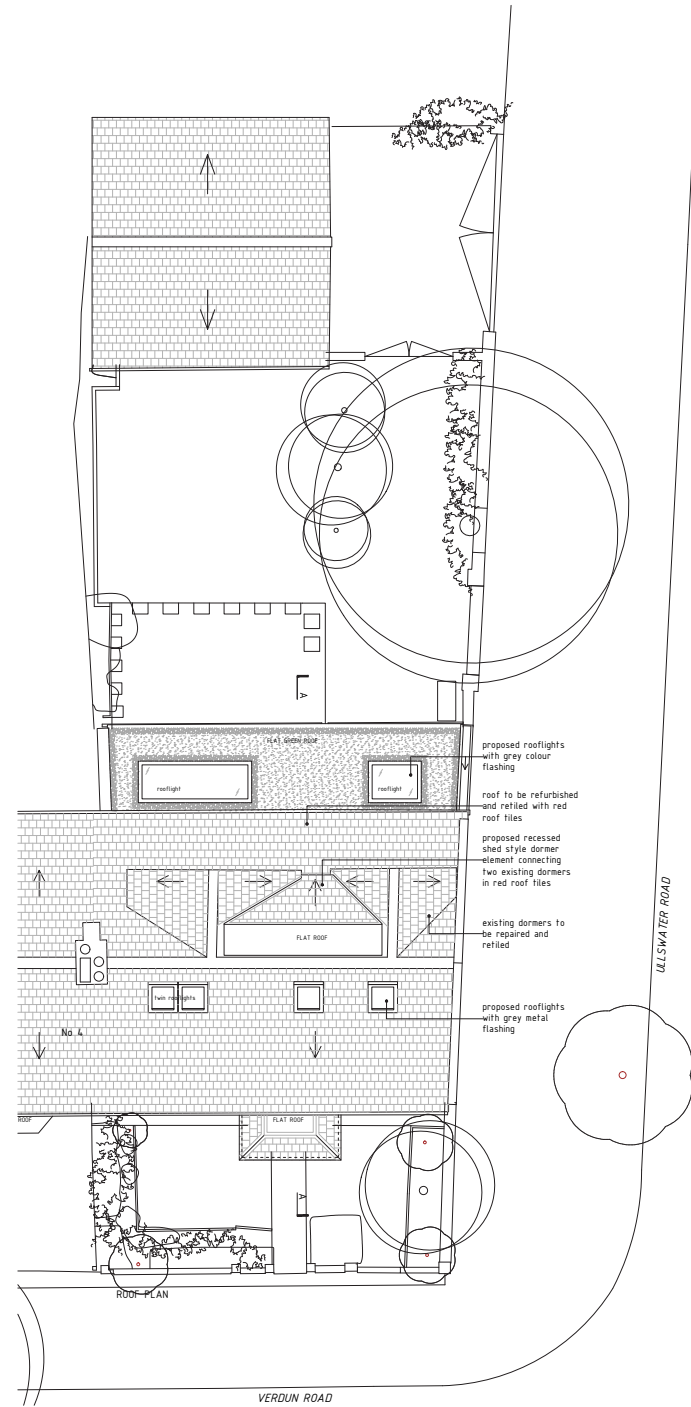


FIRST FLOOR PLAN
 GIA: 63.9m²
 total dwelling house GIA: 184m²

EXISTING | ROOF PLAN



PROPOSED | ROOF PLAN



DESIGN STATEMENT

SCALE

The existing application site buildings are two storey high, with habitable rear roof dormers forming third storey and a detached garage located at the rear of the garden. Both buildings have single storey rear extensions, 70 Ullswater Road is a two storey side extension as mentioned previously in the report. Rear roof slope features two dual pitch roof dormers.

While doing amalgamation works it is proposed to amend the rear roof dormers by joining it and forming a 'shed' style dormer connection. The proposed volume will be set back and will appear subordinate to the existing roof structures and overall building addressing comments received during the pre-application process..

The proposed front porch will be small in scale with a matching style sloping roof, so addition to the porch would be kept in scale with the existing building.

The proposed dwelling will have over 75% of the floor area with a minimum ceiling height of 2.5m providing adequate quality, natural light and ventilation meeting Nationally Described London Standards and Richmond Local Plan Policy LP 35, 9.2.6.

It is considered that proposed works will not impact residential amenity, loss of light, overlooking or affect the privacy of surrounding properties meeting requirements set in SPD and Local Plan Policy LP 8 - Residential Amenity and Living Conditions.

APPEARANCE & SUSTAINABILITY

The existing buildings are constructed of yellow brick and have red roof tile finish with the red roof tile clad dormers. Both buildings have white colour uPVC windows and doors.

The front porch is proposed to be constructed of matching yellow bricks and red roof tiles.

The existing roof and the altered rear dormers are proposed to be refurbished and recladded in red colour roof tiles. The existing rear roof dormers have visible damp marks that can be seen from the public street, the proposed roof alterations will enhance the appearance of the host building.

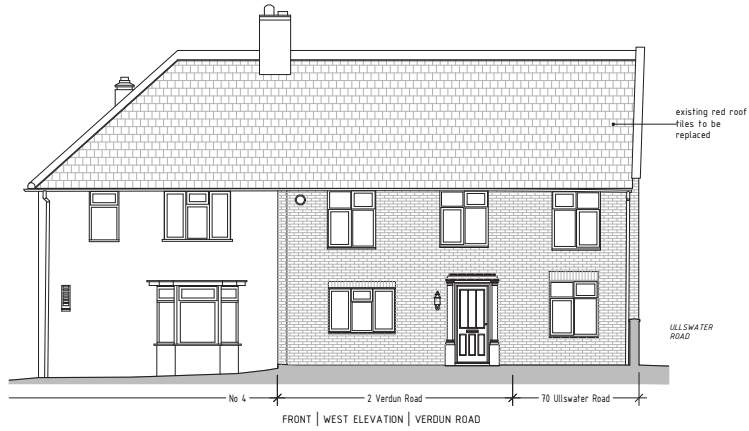
Furthermore, the addition of a side entrance door and window will improve the quality of the streetscape by providing a more active frontage to Ullswater Road.

The development with proposed minor exterior alterations will positively contribute to the quality and appearance of the local area addressing SPD and Local Plan Policy LP 1 - Character and Design Quality.

Proposed works aim to improve energy efficiency of the existing dwelling. Proposed external walls and roof will meet or exceed current building regulations requirements, existing double glazed windows and doors will be replaced with triple glazed units. The existing rear extension roof will feature green sedum roof which will not only improve outlook but also enhance thermal and sound insulation, support biodiversity and air quality, reduce surface water run-off. Existing boiler is proposed be replaced with Air Source Heat Pump as part of an energy efficiency upgrade.

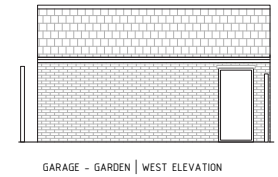
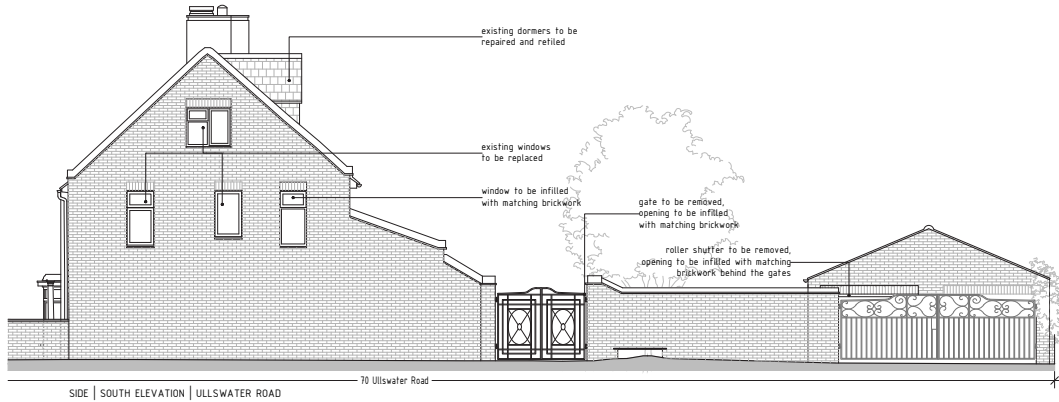
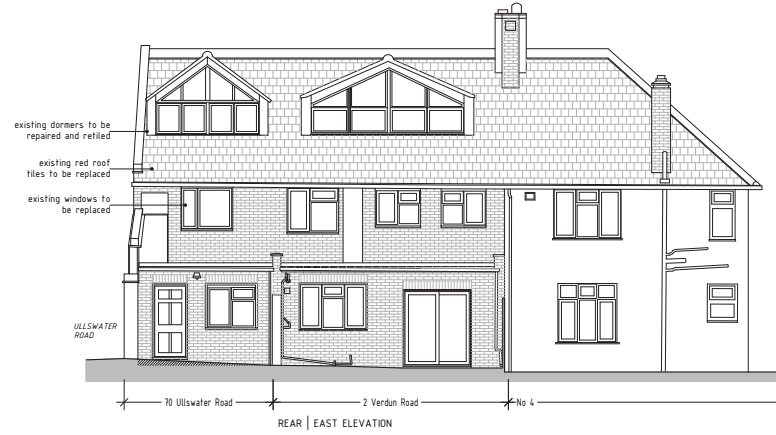
Please refer to Acoustic Assessment by Spratt+Hamer Limited for ASHP noise impact assessment, as well as Energy Report and other supporting statements by Base Energy Services Limited for Sustainability and Environmental tangible benefits.

EXISTING | ELEVATIONS



KEY:
 [Solid line] EXISTING
 [Hatched line] PROPOSED

Note: Surrounding buildings and levels are indicative only, carried out from a visual survey

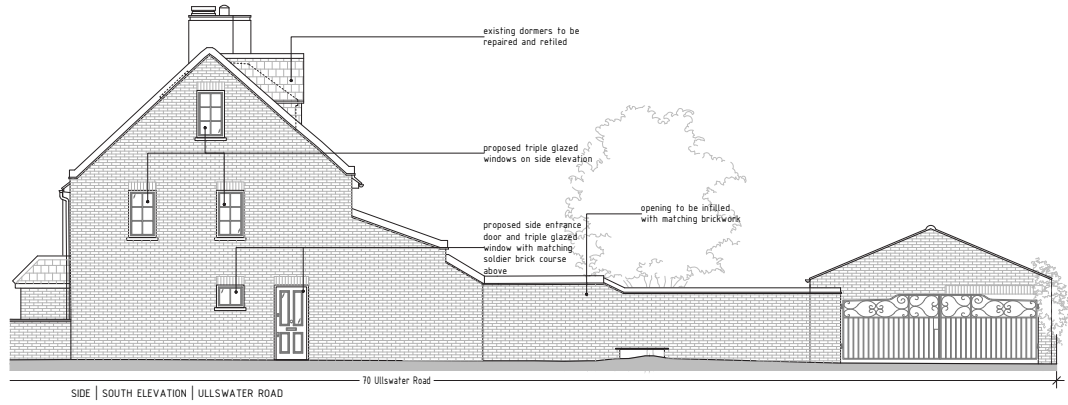


PROPOSED | ELEVATIONS

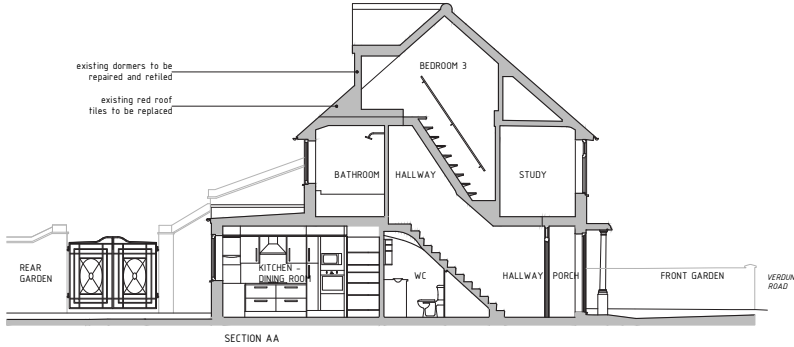


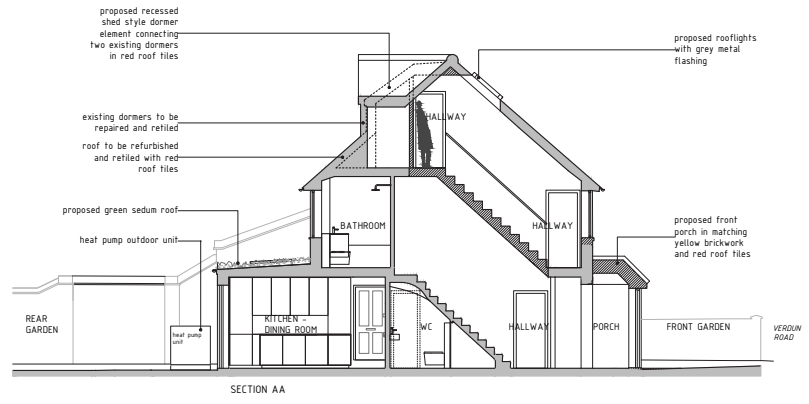
KEY:
 [Solid Grey Box] EXISTING
 [Hatched Box] PROPOSED

Note: Surrounding buildings and levels are indicative only, carried out from a visual survey



EXISTING | SIDE ELEVATION & SECTION





DESIGN STATEMENT

PLANNING POLICY

Careful consideration has been taken into account when designing the proposal in order to meet Local Planning Policies and London Plan.

Although the council seeks to retain existing housing according to Local Plan Policy LP 38 – Loss of Housing, part C states:

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.*

In addition paragraph 9.5.6 states:
9.5.6 Reversions of houses converted into flats back into a single family dwelling house may be considered acceptable if the property was originally a single family dwelling house and it can be demonstrated the loss of units will be outweighed by environmental, street scene, transport or parking benefits which could not be easily achieved without the reversion. Evidence of tangible benefits is required from an applicant to justify an exception on this basis. This can include assessments of sustainability or the poor standards of existing units. A stronger justification for an exception needs to be made where there is a greater loss of existing units.

As detailed in other sections of the report the existing area and layout of 70 Ullswater road does not meet the minimum London Plan space standards, and accessibility and use requirement under Building Regulations Part M, addressing LP 38 Part C, a) and c). Proposed exterior alterations will not have adverse impact on the local character but aims to improve it addressing Part, b)

Proposal is designed to meet Local Plan Policy, LP 35 as described in Use, Amount and Layout sections of this report.

It is also considered that the development will address Local Plan Planning Policy LP 1 and LP 8 as per Scale and Appearance section of this report.

Please refer to Planning Statement by ET Planning Limited for further details on planning policies and how the proposed development is addressing it.

ACCESS

In principle the access to the site will be retained as existing.

Additional side entrance door is proposed reflecting the original layout and design of the dwelling house.

The application site is located in within the public transport area with PTAL rating 2, it is also in a controlled parking zone. The proposal retains one single garage with driveway for parking purposes with addition of EV charging point, and provides 2 cycle parking spaces meeting Local Plan and London Plan requirements.

Proposal will provide a dedicated refuse and recycling storage located in the driveway by the garage (behind vehicular gate):

- 1 x 360l wheelie bin for refuse;
- 2 x 55l recycling boxes (paper and mixed);
- 1 x 23l food waste container.

Proposal will meet the requirements set in Refuse and Recycling: Storage and Access Requirements for New Developments SPD, London Borough of Richmond upon Thames Local Plan, 2022:

- i) 90 litre dustbins conforming to BS792 or BS4998 providing at least 30 litres of residual refuse waste capacity per household plus 70 litres of capacity per bedroom;*
- ii) 1 x 55 litre open box for mixed paper;*
- iii) 1 x 55 litre open box for mixed containers; and*
- iv) 1 x 23 litre container with hinged lid for food waste.*

Proposed works will declutter the existing refuse and recycling appearance as two houses will be amalgamated into one reducing the number of bins appearing weekly on the street on the collection day.

Please refer to Transport Statement technical note by Kronen Limited for further details on transport, connectivity, cycle and refuse storage and parking.

CONCLUSION

The proposal seeks to create an enlarged and improved dwelling for a growing family by reversing previously converted house into two back into one. One of the dwellings is an extension of the original dwelling, which does not provide reasonable standard of accommodation. Given the setting of the site and proposed minor alterations, it is considered that the proposal will not have a negative impact to the surrounding properties. Although the proposed alterations will be visible from a public street, they are expected to positively affect the character of the area and meet the relevant planning policies.

References:

Local Plan, Supplementary Planning Document, House Extensions and External Alterations, May 2015, Richmond
Supplementary Planning Document, Residential Development Standards, Adopted March 2010, Richmond
Refuse and Recycling: Storage and Access Requirements for New Developments SPD, London Borough of Richmond upon Thames Local Plan, 2022
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