



80 Archway Street, London SW13

**DESIGN, SUSTAINABILITY, ACCESS STATEMENTS  
+ FLOOD RISK ASSESSMENT**

**1. INTRODUCTION**

- 1.1 This Design, Sustainability, Access Statement and Flood Risk Assessment has been prepared in support of a full planning application for the proposed replacement of the existing windows and doors.  
This statement should be read in conjunction with the submitted drawings and attached photographs.

**2. DESIGN STATEMENT**

**2.1 Historic Context**

Prior to commencing design, analysis was undertaken of the history of the site, its immediate surroundings and the wider local area.

This analysis included :

- 2.1.1 Walking the area and compiling a photographic data base to gain a greater knowledge and understanding of the character of the area and its setting.  
2.1.2 Review of the Unitary Development Plan and Supplementary planning Guidance.  
2.1.3 Assessing local views into and out of the site.

**2.2 The Local Area**

- 2.2.1 Archway Street is within the community of nineteenth artisans cottages  
2.2.2 Each group of houses are slightly different and typically they were build batches of  
2/4/

## **2.3 The Site**

2.3.1 The site area including the building is approximately 115 square metres in area and is located 2/3rds of the way down Archway street on the right from White HART lane

## **2.4 The Design Proposals.**

2.4.1 The proposal is to demolish the existing rear and side conservatory which is rotten and leaking and replace the rear conservatory with a brick extension with a rooflight and rebuild the side extension to match existing in size and shape.

To the first floor we will extend by approximately 1.2m to enlarge the bathroom and enable the creation of a shower, room for the boiler and hot water cylinder.

## **2.5 Visual Impact of the extension**

2.5.1 Visually extension will match in with the neighbouring properties as each house has created its own style. There is no continuity of design to the rear of the properties although there is to the front.

## **2.6. Pre-Application Consultation**

2.6.1 Pre-application consultation was undertaken with the duty planner at Richmond Council.

## **2.7 Refuse**

2.7.1 Will be provided as per existing.

## **2.8 Landscaping**

2.8.1 The hard landscaping will match what is there already.

## **2.9 Conclusion**

2.9.1 The proposed works to the house will update the building, the conservatory needs to be demolished and the brick extension will give the building a new lease of life. The last works to the house were over 25 years ago. The double glazed windows and doors will make the house much warmer and create a better living environment for the applicant as well as being environmentally friendly.

## **SUSTAINABILITY**

- 3.1.1 The existing building being constructed some 150 years ago achieves a minimum energy conservation standard. Where as the replaced windows and doors will comply fully with the latest energy standards required under the current Building Regulations, the alterations will help to minimise the input of energy and a respective minimal loss of energy through the external fabric of the building.

#### 4. ACCESS

- 4.1. Access to the site is through the front door at no 80 and the stairs to the vaults. .

#### 5. LIFETIME HOMES STANDARDS

- 5.1.1 The approach to the refurbishment to the house wherever possible takes into account the need of the wheelchair, stick or crutch user.
- 5.1.2 There is no on site car-parking and the road has residents parking restrictions
- 5.1.3 Internal doorways and hallways are wide enough to allow wheelchair users to manoeuvre in and out of rooms including the existing WC's. to the lower ground floor.
- 5.1.4 The main staircase has a clear width of more that 900mm between handrails and the wall. There are unobstructed landing spaces to top and bottom of the stair.
- 5.1.5 All bedrooms have direct access from the landing and bathrooms at each level

#### 6.0. FLOOD RISK ASSESSMENT

- 6.1.1 The house lies within a Zone 2 Flood Area.
- 6.1.2 The house like the rest of London relies upon the flood defences as provided by the N.R.A and Thames water Authority.
- 6.1.3 The proposed single story rear extension will be constructed from 275 cavity block / brickwork with a cavity being partially filled with a rigid foam core insulation board, (Celotex) to reduce Water migration through from the outer to the inner skin of the cavity.  
Stainless steel wall ties will be used to ensure longevity of life following repeated flooding.  
The floor to the new extension will be constructed from a concrete slab with a polythene membrane so reducing the chances of floodwater from rising below the floor.  
The rear door should be fitted with a flood protection panel to minimise water egress in a flood situation.