Design and Access Statement with Flood Risk Assessment, Drainage and SuDS Strategy for 94 Temple Sheen Road

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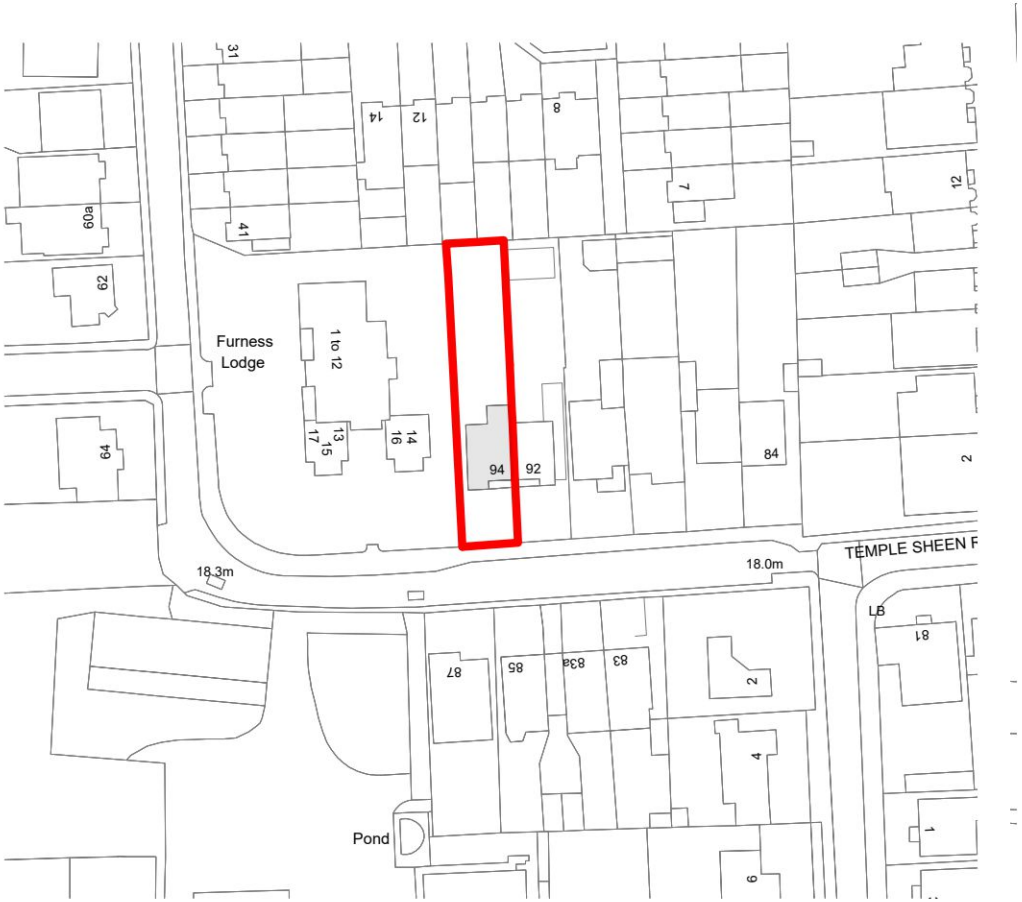
1.1 Introduction

This design statement is prepared as an integral component of the comprehensive planning application for the renovation of 94 Temple Sheen Road, London. Originally conceived as two asymmetrical units, our approach is dedicated to preserve the inherent architectural integrity while seamlessly integrating all proposed renovations in alignment with the property's initial design ethos.

This document should be reviewed alongside the accompanying existing and proposed architectural drawings.



Site location plan showing the site and buildings in context.
For reference only. Not to scale.

2.1 History
Lesly Gooday

The property, a creation of architect Lesly Gooday in 1957, boasts a unique architectural identity, distinct from its counterpart due to intentional design variations. Gooday's vision often embraced the principles of "post-war modernism," where he skillfully juxtaposed primitive and traditional forms to create captivating compositions.

Utilizing contemporary construction techniques, he crafted notable works distinguished by their open, airy, and well-lit interiors. Employing full-height glazed walls, he masterfully harnessed natural light, a signature feature evident in his personal residence. Historic England has lauded his approach, citing it as an exemplary demonstration of "the more ambitious use of glazed curtain walling."

Rear Elevation of St. George's Hill, Weybridge, Surrey

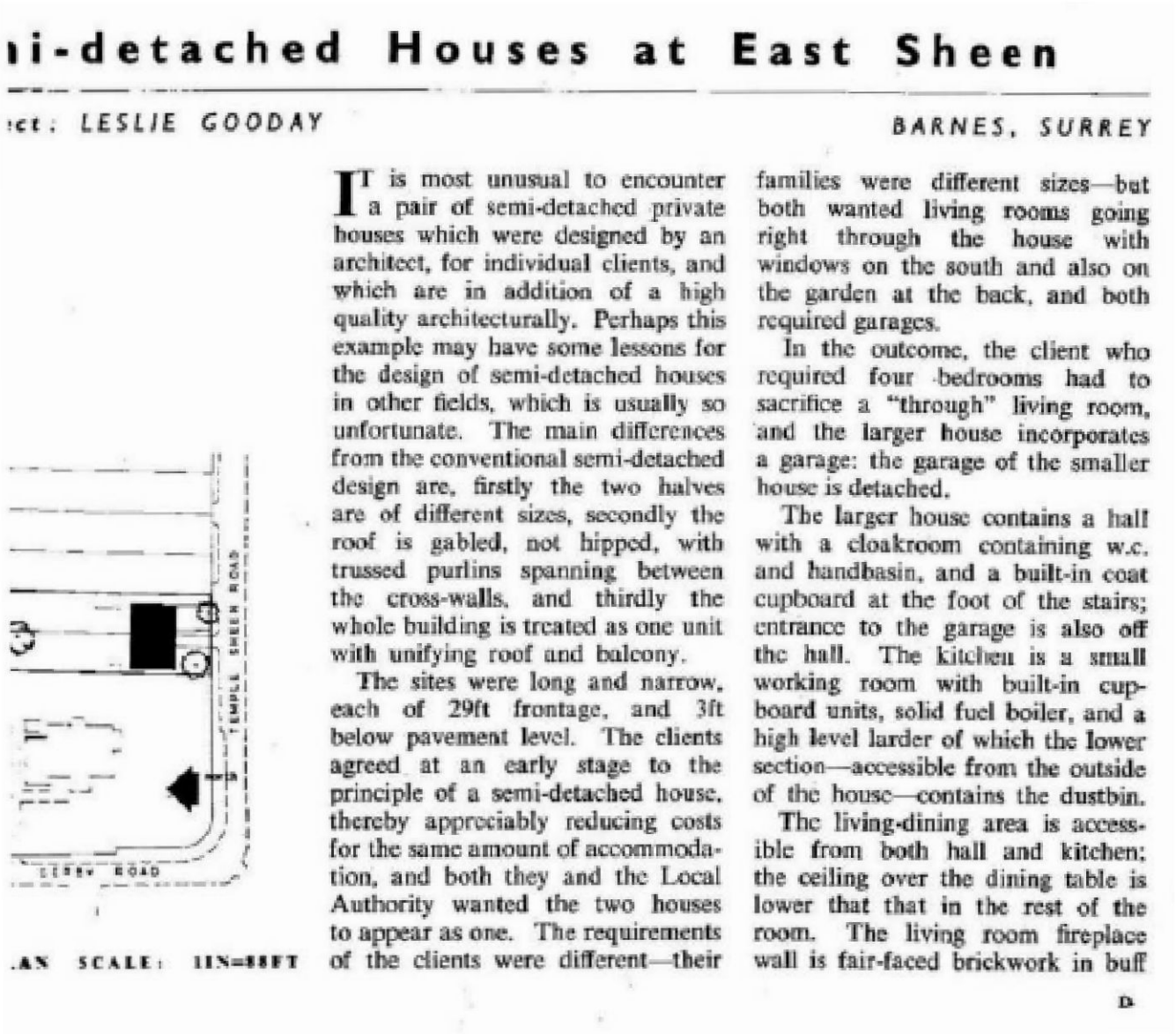
Interior of St. George's Hill, Weybridge, Surrey

2.2 History
The Property

The property was originally conceived as a semi-detached private house, tailored to accommodate the distinct requirements of two different clients. This resulted in a unique configuration, with the house divided into two unequal halves, yet visually unified by a cohesive gabled roof.

Initially designed to cater to the needs of the original occupants the layout prioritized four bedrooms over a spacious living area, with the inclusion of an integrated garage. However, this design deviated from the original vision of expansive “through living rooms,” a compromise made to suit the specific needs of the initial tenants.

Now, with the current residents, a young family seeking more space and increased sunlight, our proposal aims to retain the property’s distinctive asymmetry while carefully realigning its internal layout. By preserving the essence of the original design while introducing modern updates, we strive to create a harmonious living environment that pays homage to the architectural vision of Lesly Gooday.



ıi-detached Houses at East Sheen

ıct: LESLIE GOODAY BARNES, SURREY

.AN SCALE: 1IN=8FT

IT is most unusual to encounter a pair of semi-detached private houses which were designed by an architect, for individual clients, and which are in addition of a high quality architecturally. Perhaps this example may have some lessons for the design of semi-detached houses in other fields, which is usually so unfortunate. The main differences from the conventional semi-detached design are, firstly the two halves are of different sizes, secondly the roof is gabled, not hipped, with trussed purlins spanning between the cross-walls, and thirdly the whole building is treated as one unit with unifying roof and balcony.

The sites were long and narrow, each of 29ft frontage, and 3ft below pavement level. The clients agreed at an early stage to the principle of a semi-detached house, thereby appreciably reducing costs for the same amount of accommodation, and both they and the Local Authority wanted the two houses to appear as one. The requirements of the clients were different—their families were different sizes—but both wanted living rooms going right through the house with windows on the south and also on the garden at the back, and both required garages.

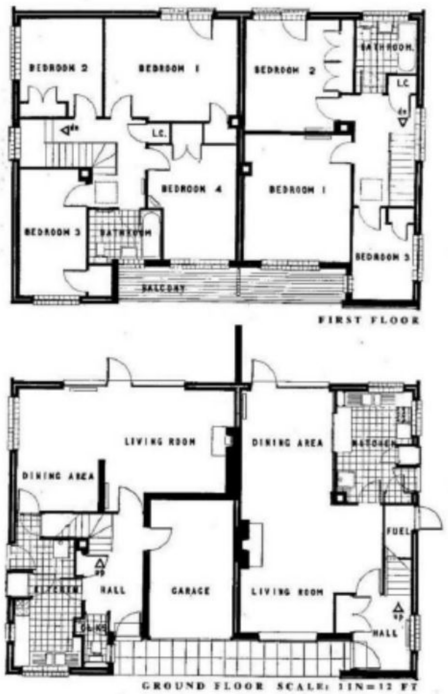
In the outcome, the client who required four bedrooms had to sacrifice a "through" living room, and the larger house incorporates a garage: the garage of the smaller house is detached.

The larger house contains a hall with a cloakroom containing w.c. and handbasin, and a built-in coat cupboard at the foot of the stairs; entrance to the garage is also off the hall. The kitchen is a small working room with built-in cupboard units, solid fuel boiler, and a high level larder of which the lower section—accessible from the outside of the house—contains the dustbin.

The living-dining area is accessible from both hall and kitchen; the ceiling over the dining table is lower that that in the rest of the room. The living room fireplace wall is fair-faced brickwork in buff

D

2.2 History
The Property



Semi-detached Houses at East Sheen

Uxbridge Flints and has a slate shelf and hearth with a slow combustion fire; a recess in the wall is provided for books. One end of this room has a high level window to the west, and the garden windows and door are double glazed.

On the first floor are four bedrooms with built-in cupboards to each room. Bedroom Four acts as a bed-sitting room with access to the balcony.

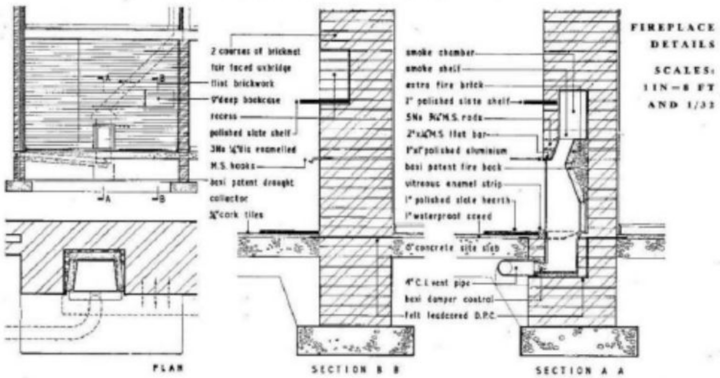
The smaller house has one large living-dining room. The wall dividing the kitchen from the dining area is covered in parana pine boarding and has a serving hatch. The first floor contains three bedrooms and a bathroom.

Floor finishes are cork in the larger house ground floor and woodblock in the smaller, with thermoplastic tiles in kitchens, etc., and boarding upstairs.

The roof is of interlocking clay tiles carried on a trussed purlin construction which spans between the cross walls.

Heating is by hot water radiators in all rooms supplied from solid fuel Agamatic boilers in the kitchens. There are electric immersion heaters for use in summer.

The cost of the larger house was £3,560 and of the smaller £3,000.



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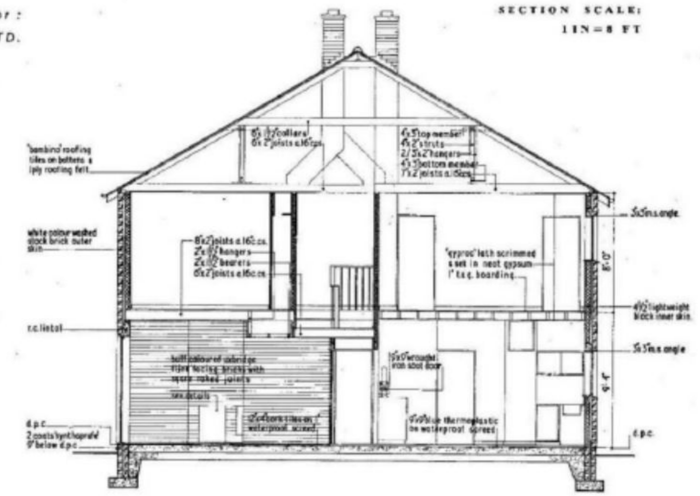
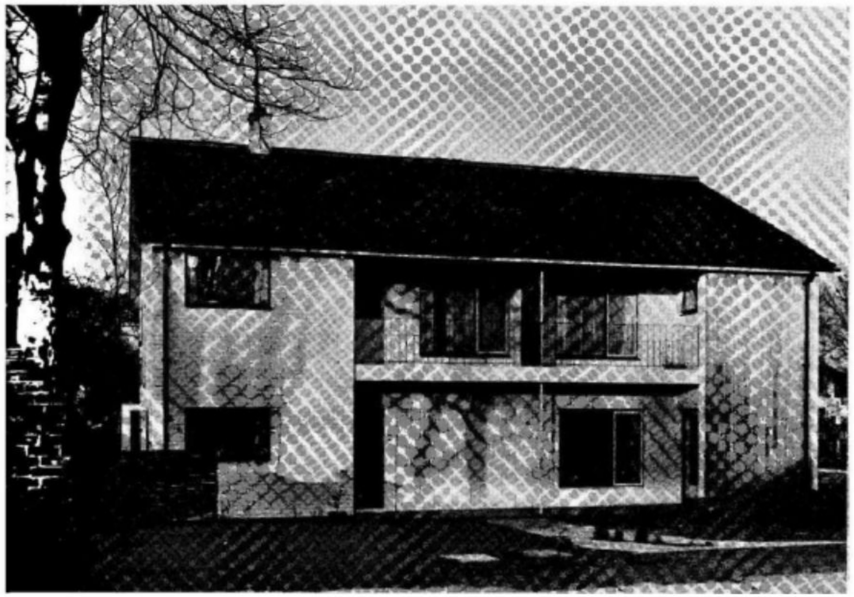


south elevation of the pair of houses



3.1 Existing Building
The Semi-Detached Property

The existing half of the semi-detached property stands strong in its structural integrity but beckons refurbishment to rejuvenate its appearance. A rear conservatory, added at a later date, currently graces the premises.

In continuity with past planning permissions granted in 2004 for a Part Single/Part Two Storey Rear Extension, which were left unrealized, our proposal aligns with the initial vision.

Our aim is to extend the property while upholding the architectural integrity of the building and remaining faithful to its original design intentions. Our proposed enhancements prioritize the retention of existing features while meeting the owners' imperative need for additional space to accommodate their growing young family.

Front View of the Property

Rear View of the Property

3.2 Existing Building
The Adjacent Property

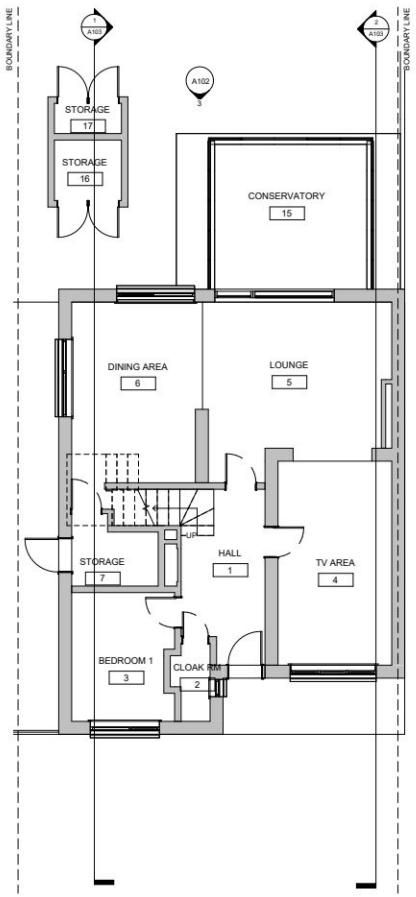
The neighboring property underwent extensive renovations, including the expansion of both ground and first floors, aimed at augmenting the living space for its occupants.

Granted planning permission and/or permitted development approval in 2021, the enhancements encompassed a single rear extension, a rear dormer roof extension, installation of rooflights to the front elevation, removal of chimneys, and erection of an outbuilding at the rear of the garden.

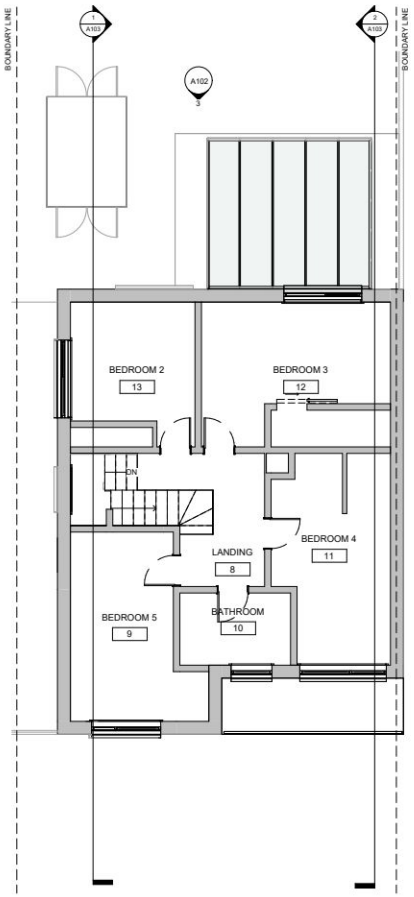
Front View of the Adjacent Property

3.3 Existing Building

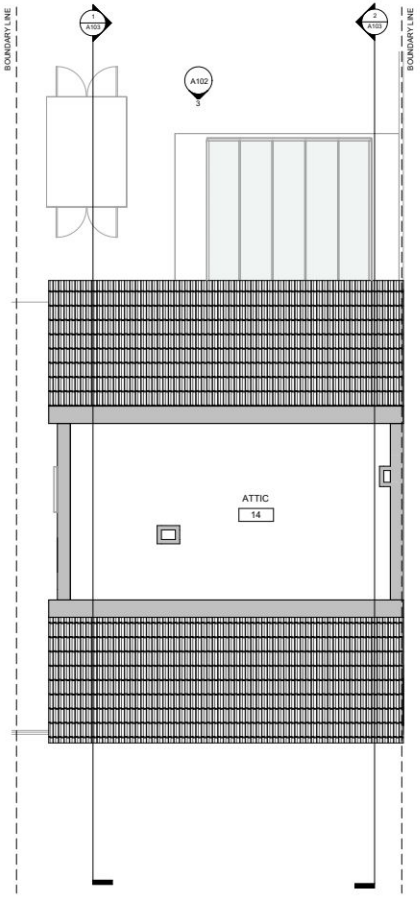
The Property



1 Existing Ground Floor Plan
1 : 50



2 Existing First Floor Plan
1 : 50



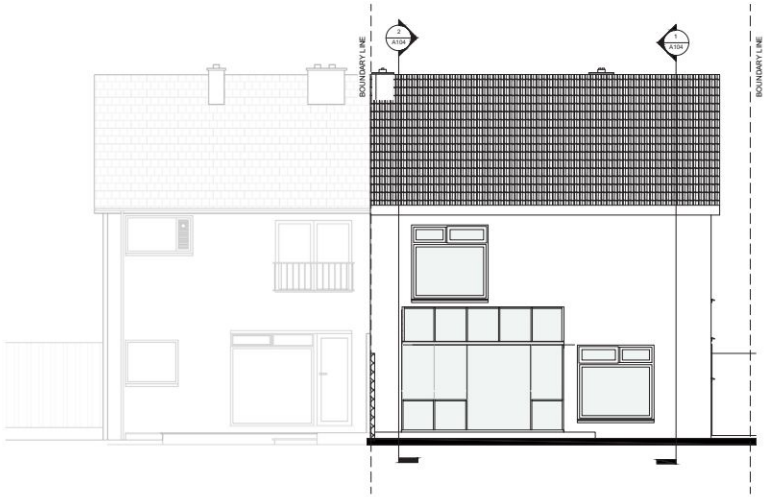
3 Existing Attic Plan
1 : 50

Plans

3.3 Existing Building

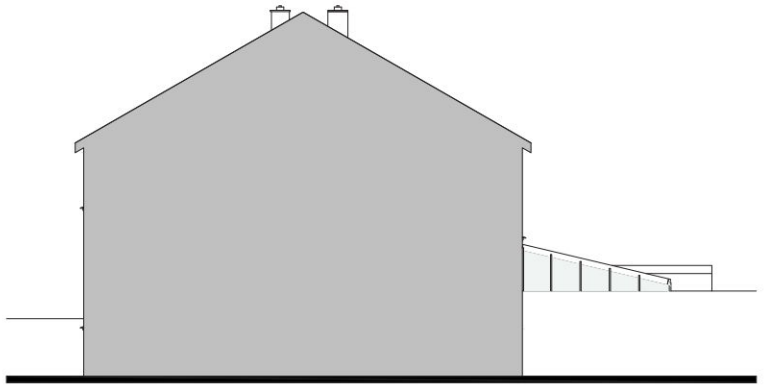
The Property

1 Existing Front Elevation
1 : 50



3 Existing Rear Elevation
1 : 50

2 Existing West Elevation
1 : 50



4 Existing East Elevation
1 : 50

Elevations

4.1 Proposed Extensions
The Property

We endeavored to ensure that the proposed extensions seamlessly integrate with the original design intent of the building while addressing the requirements of the current family.

The main additions are focused on the rear facade; however, our proposal also includes updates to the front facade to complement recent changes made to the neighboring property. While preserving the essential character of the front, we have introduced floor-to-ceiling windows positioned to align with the original window placements, ensuring architectural continuity.

Inside, we relocated the staircase to the entrance area, enhancing circulation and optimizing the residence's internal flow.

The side elevation was further reworked to incorporate narrower windows, maximizing natural sunlight penetration into the living areas while simultaneously ensuring privacy and preventing overlooking from the adjacent property.

Front View of the Property

Side Elevation of the Property

4.1 Proposed Extensions
The Property

The primary extension is situated at the rear of the property, consisting of a two-part, two-storey design.

The lower ground floor extension, extending 4.5m from the rear wall, creates an expansive dining and kitchen area that greatly enriches the living space.

On the first floor, a setback extension to the northeastern side protrudes by 3.15m. This careful placement ensures compliance with the 45-degree rule, maintaining a suitable distance from the neighboring property to safeguard privacy and prevent any potential overlooking.

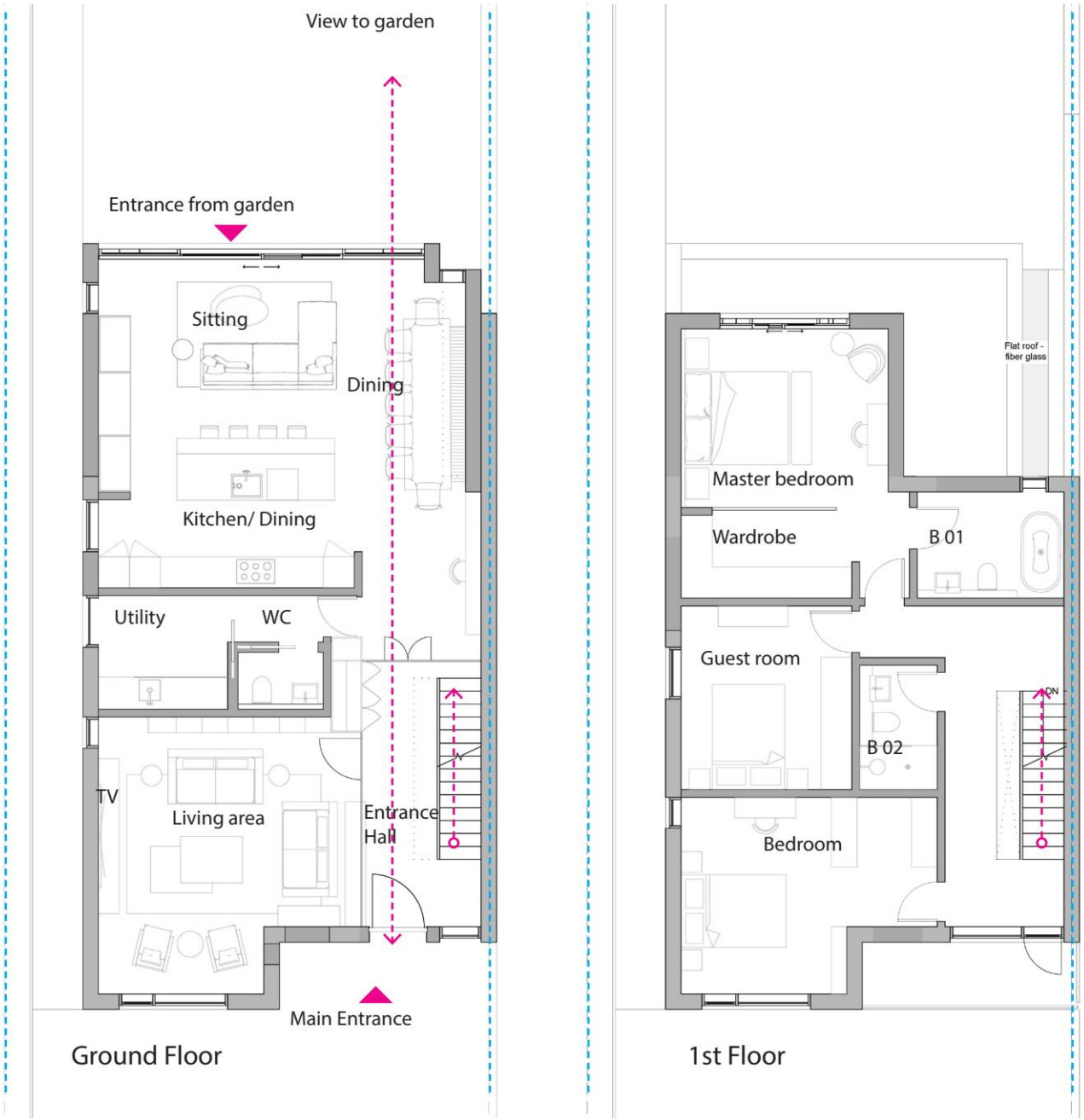
While we believe that these aspects of the extension align closely with the requirements set forth in both Class A and Class B of the Permitted Development Rights for Householders, we recognize that the overall scheme requires planning permission.

Ground Floor Extension

Rear View of Property

4.1 Proposed Extensions

The Property



4.1 Proposed Extensions

The Property

South(Street) Elevation

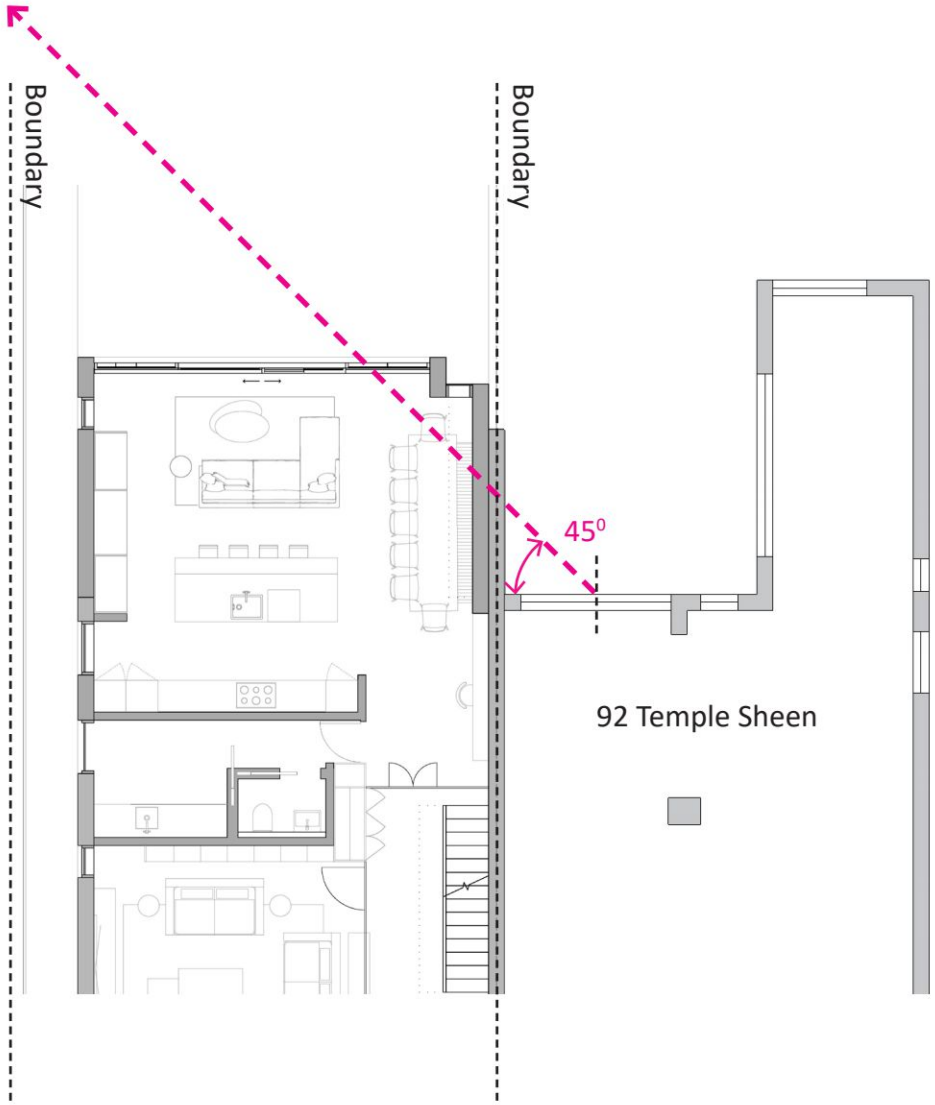
North(Garden) Elevation

5.1 Daylighting and Overlooking
45 Degree Rule

The proposed extension has been carefully designed and positioned to minimize any disruption to the surrounding properties and streetscape, while also considering the types of extensions present on neighboring residences along the street.

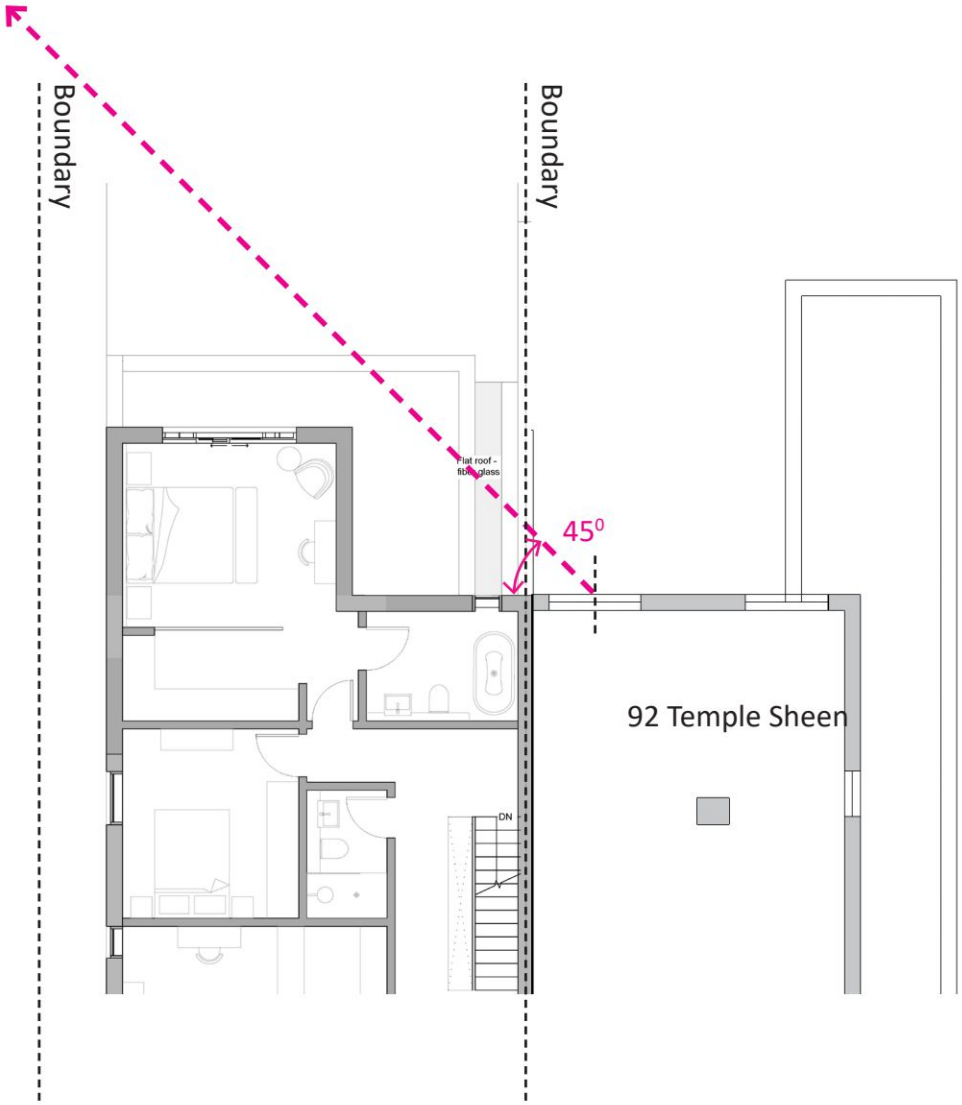
Attention has been given to preserving privacy for neighboring properties and safeguarding the existing views and maintaining the overall form of the building.

A daylight assessment report is available within the application documents with further explanatory information.



Ground Floor

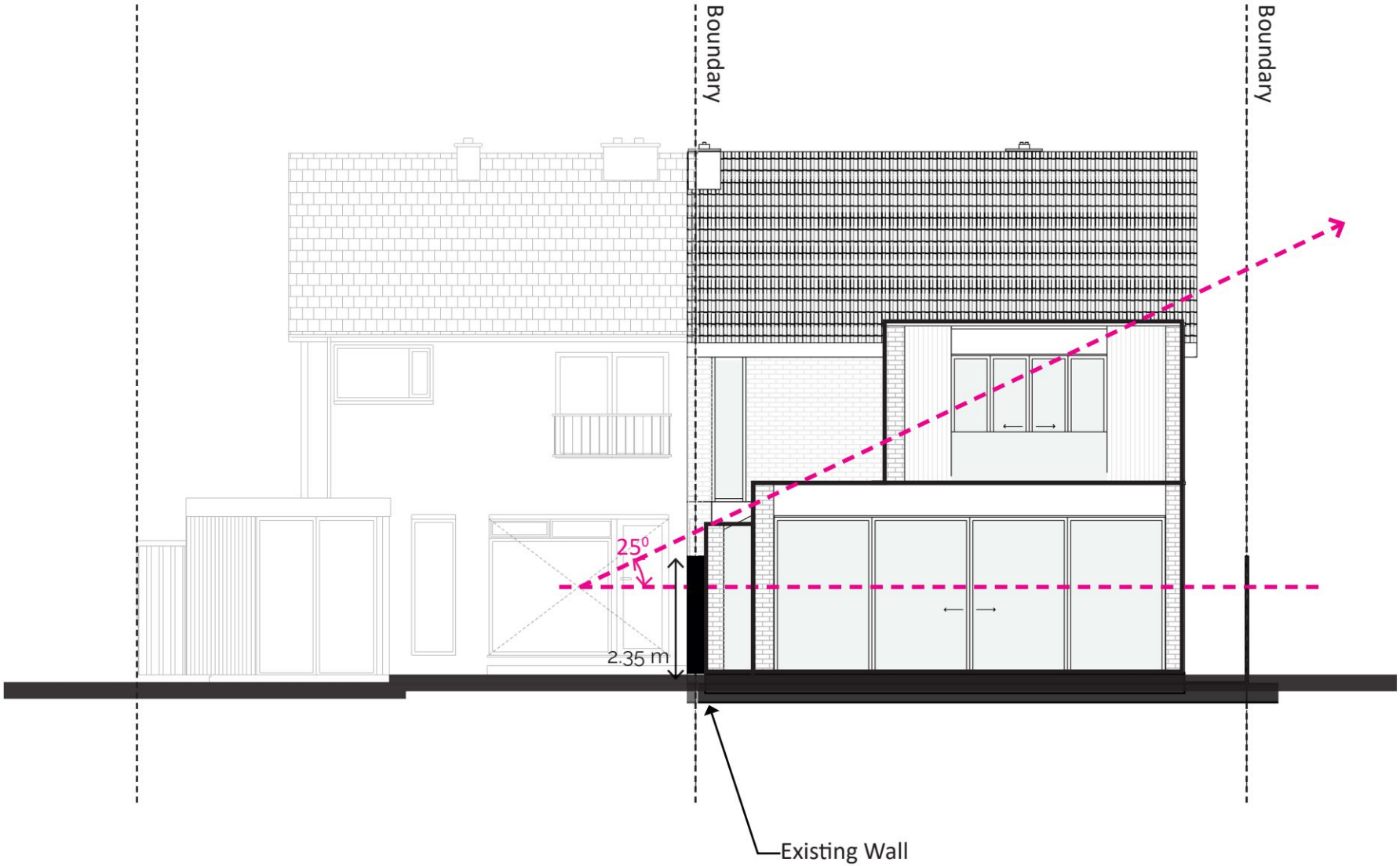
5.1 Daylighting and Overlooking
45 Degree Rule



First Floor

5.1 Daylighting and Overlooking

25 Degree Rule



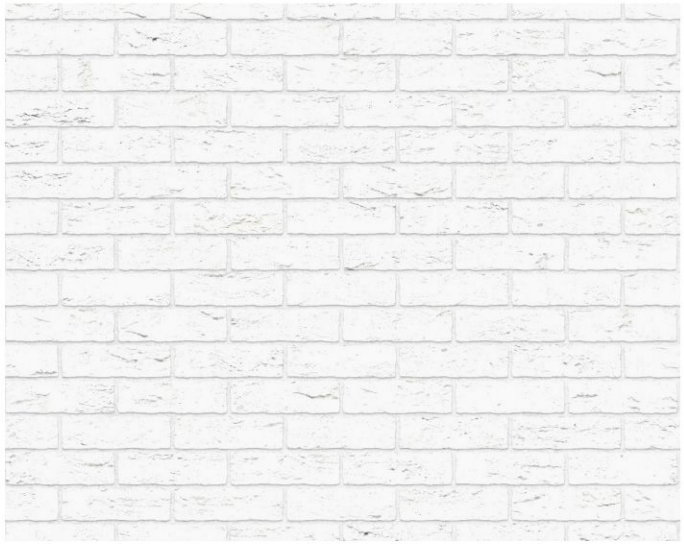
Rear Elevation

6.1 Materials and Sustainability

The new extensions will be seamlessly integrated into the existing building, featuring white brick construction to harmonize with the original structure. It will be accentuated by a dark timber facade, echoing the aesthetic of the adjacent structure's recent renovation.

The new double-glazed glass windows with the painted black frames will harmonize with the dark timber finish.

Our goal is to enhance the sustainability of the house through a comprehensive retrofit. This includes installing a modern heating system with a heat pump to reduce the building's carbon footprint. To further enhance sustainability and optimize energy efficiency, we intend to maximize natural ventilation and sunlight by integrating large openable windows throughout the house. By embracing this approach, we aim to reduce reliance on artificial lighting and cooling systems, particularly during the warmer months.



White Brick

Roof Tiles

Black Timber Finish

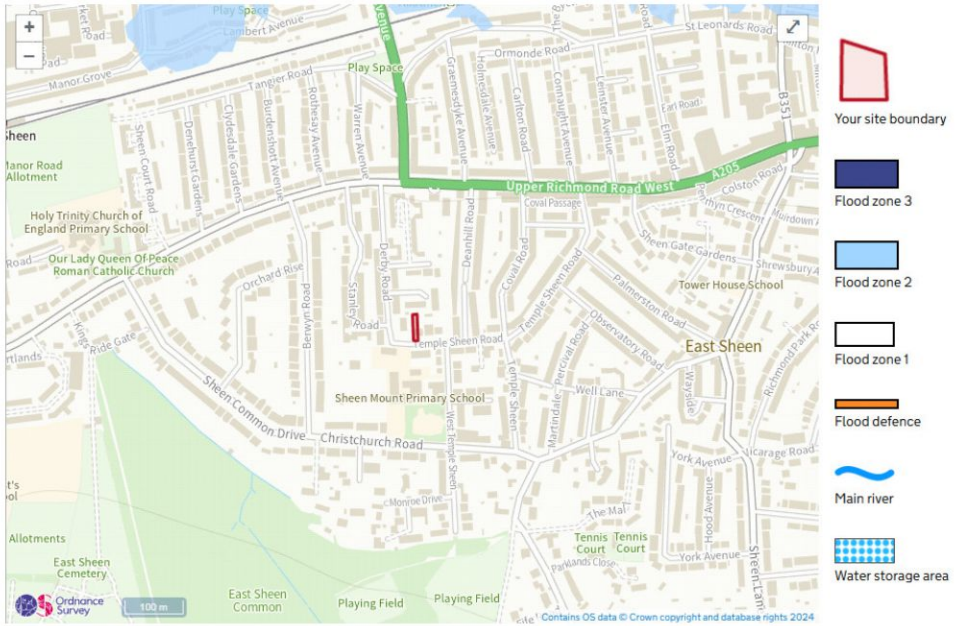
Grey Brick

7.1 Flood Risk Assessment

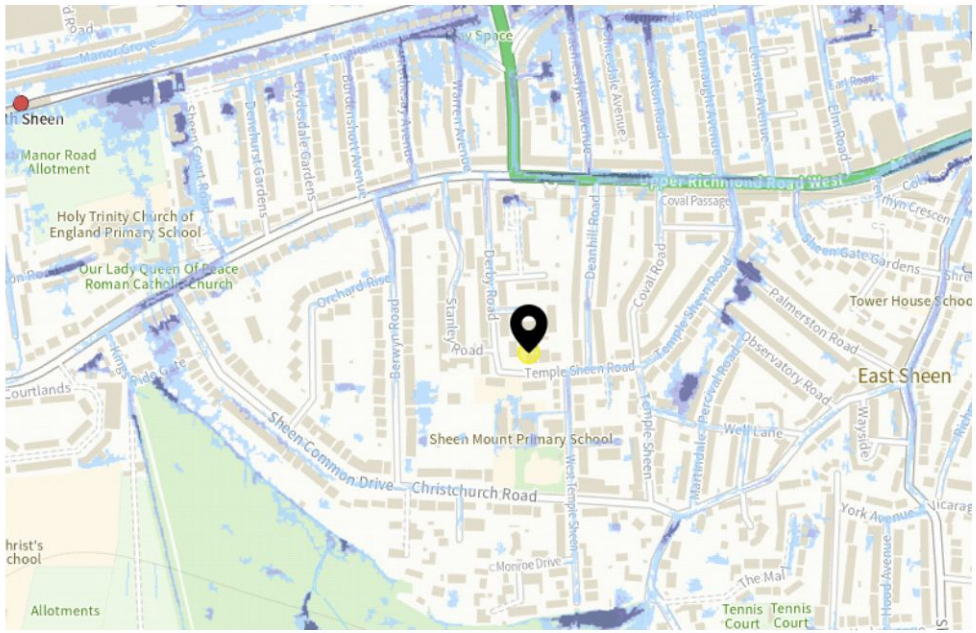
HMG's Flood Risk Mapping for Planning confirms the property is located within low Flood Risk Zone 1 for fluvial and tidal flooding.

In addition, whilst HMG's Flood Risk Mapping for Planning indicates Flooding from surface water, groundwater and reservoirs is unlikely in this area (see Fig 9 below), LBRUT's records suggest the area is susceptible to groundwater flooding and has a 1 in 1000 yr risk of surface water flooding.

The proposed works are not expected to impact flood risk. However, a ground investigation will be conducted prior to construction to assess the presence of any local underground watercourses that may require attention.



No94 is within low Tidal/Fluvial Flood Risk Zone 1 (HMG's Flood Risk Mapping for Planning)



No94 is within low risk of surface water flooding according to HMG's Flood Risk Mapping

7.2 Drainage and SuDS Strategy

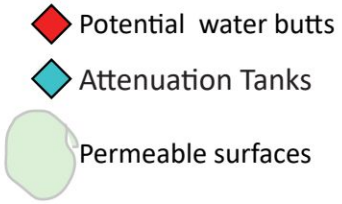
Although the property is in an area with a low probability of surface water flooding, the following potential solutions can be implemented within the site to mitigate the potential impact of the proposed extension on natural drainage and reduce runoff.

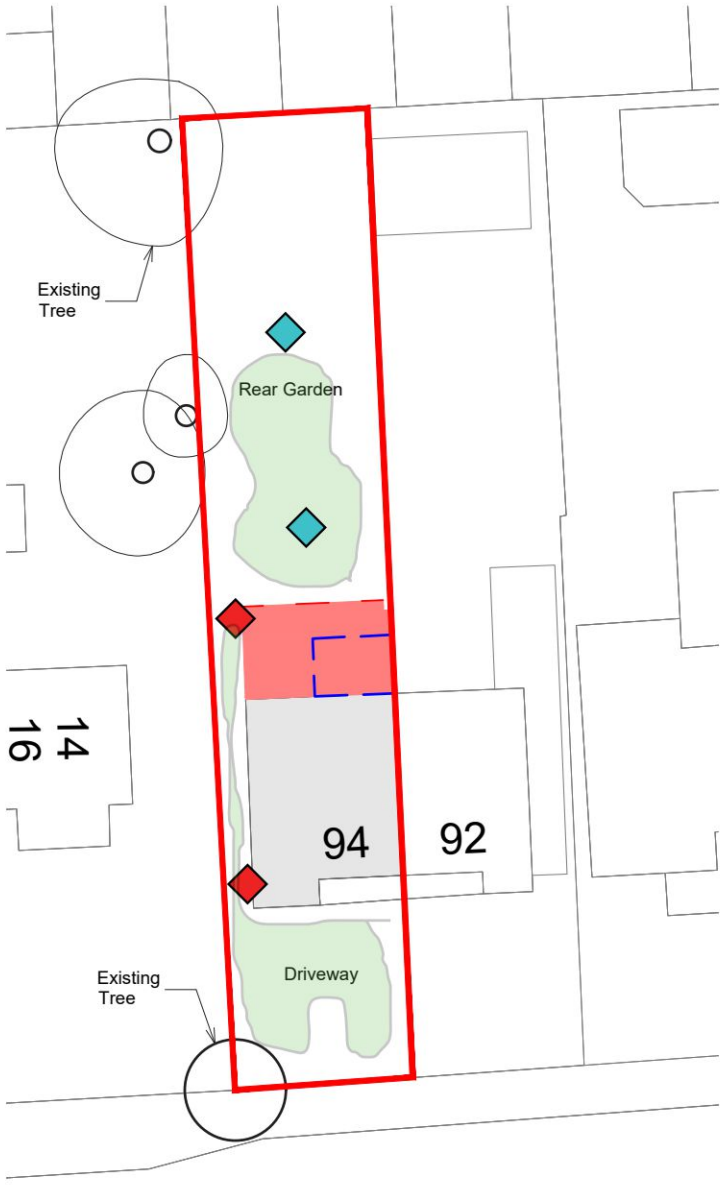
Potential Key Measures:

- Water butts will be installed to collect and store rainwater from roofs. This harvested water can be reused for activities such as garden irrigation, reducing demand on the mains water supply while slowing the flow of water into the drainage system.

- Attenuation Tanks:
Underground attenuation tanks will be used to temporarily store excess rainfall during heavy storms. These tanks release the stored water gradually into the main drains, preventing potential overloading of the drainage network.

-Permeable Surfaces:
Where applicable, permeable paving or other porous materials will be introduced to reduce surface runoff. These surfaces encourage natural infiltration of rainwater into the soil, mitigating the risk of surface water accumulation.





9.1 Conclusion

In conclusion, the proposed extension to 94 Temple Sheen Road has been thoughtfully designed to enhance the existing property while respecting its context and surroundings. We believe that the design successfully balances the functional requirements of the occupants with the aesthetic and environmental considerations of the site. These high quality and sensitive alterations will give the house a new lease of life and ensure the building is fit for purpose for years to come.