

Planning Department
London Borough of Richmond upon Thames
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4 December 2024

Dear Sir/Madam

Land to the rear of 50 Station Road, London SW13 0LP

On behalf of, Angela MacDonald and Jean Luc Delagree we are submitting an application for planning permission and conservation area consent (demolition in a conservation area) for:

Subdivision of the plot, demolition of the existing garage and the construction of a 3 bed/5 person house with one off street parking space, landscaping, bin storage and cycle storage.

The Application Site

The application site comprises 50 Station Road, which is a two-storey late eighteenth century/ early nineteenth century property, with commercial at the ground floor and residential above, and a large garden to the rear. The existing rear garden is a long southwest facing mature garden which joins with Ellison Road. There is currently a single storey garage at the west end of the garden, fronting onto Ellison Road. The garage is constructed from breezeblock with exterior rendering, with a single up and over door and a flat roof covered in bitumen felt. There are currently two car parking spaces in front of the garage.

The site is located within the Barnes Green Conservation Area and number 50 Station Road is identified as a Building of Townscape merit. However, the garage site is acknowledged in the pre-application advice to make a limited contribution to the character or appearance of the conservation area. The Richmond Local Plan Proposals Map identifies that the site is in a View Protected Indicative Zone (Richmond Park towards St Paul's Cathedral). The site is within Flood Zone 3 and has a PTAL of 3 (good).

The Proposed Scheme

The proposed scheme is for the demolition of the existing garage and the construction of a high quality 3-bed/5 person house of 113.5 sqm on the site of the garage, fronting onto Ellison Road. A contemporary design is proposed, which respects the surrounding conservation area and existing properties. Access into the new property will be from Ellison Road. Pre-Application advice was provided in May 2024, and the scheme has been amended to reflect this advice. The proposal will improve the street scene and Conservation Area by removing the poor quality garage structure and concrete hardstanding. The choice of materials will reflect the character of the existing properties on Ellison Road. The proposed scheme has been designed to provide M4 (1) for access into the dwelling and M4 (2) within the dwelling.

Planning Considerations

The pre-application advice received in May 2024 confirmed that there was no objection to the demolition of the garage; and supported the principle of a new house on the site in the proposed location, subject to certain design changes. The scale of the proposed house has been amended to respect the prevailing character of Ellison Road and the roof profile has been altered to reflect the profile of the existing adjoining terrace. In addition, the choice of materials reflects the site's historic context.

Supporting Information

In support of the planning application, we are providing the following supporting information:

- Completed Planning Application Forms, Certificates and CIL Additional Information form;
- Planning and Heritage Statement prepared by SY2 Planning;
- Design and Access Statement prepared by Paper Projects (3 parts);
- Flood Risk Assessment and Drainage Strategy prepared by Herington Consulting;
- Tree Survey prepared by MF Tree Consultants;
- Arboricultural Impact Assessment prepared by MF Tree Consultants;
- Ecological Impact Assessment prepared by Morgan and Stuckey;
- Bio Diversity Net Gain Matrix and Report prepared by Morgan and Stuckey;
- Energy and Sustainability Statement prepared by Ecolyptik;
- Sustainable Construction Checklist prepared by Ecolyptik;
- Daylight/Sunlight Assessment (Neighbouring Properties) prepared by Ecolyptik;
- Daylight/Sunlight Assessment (Proposed Scheme) prepared by Ecolyptik;
- Fire Safety Statement (please see Section 4.15 of DAS);
- Inclusive Access Statement (please see Section 4.6 of DAS);
- Details of cycle and bin stores (please see Section 4 of DAS);
- Landscaping details including tree planting scheme (please see Section 4.17 of the DAS);
- National Water Standards Statement (please see Section 4.5 of Energy and Sustainability Statement);
- Construction Management Plan prepared by Andrew Goddard Associates Limited;
- Traffic Management Plan prepared by Andrew Goddard Associates; and
- Viability Assessment/Affordable Housing Commuted Sum Spreadsheet prepared by Rapleys.

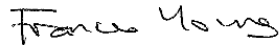
The following drawings are submitted to support the planning application.

- 23581 PL 001 Location Plan
- 23581 PL 010 Site Plan
- 49076 01 PA Existing Site Plan and Demolition Plan
- 23581 PL 011 Proposed Ground Floor Plan
- 23581 PL 012 Proposed First Floor Plan
- 23581 PL 013 Proposed Roof Plan
- 23581 PL 020 Proposed Front Elevation
- 23581 PL 021 Proposed North Elevation

- 23581 PL 022 Proposed Rear Elevation
- 23581 PL 023 Proposed South Elevation
- 23581 PL 030 Existing and Proposed Site Section

We trust that you have the necessary information to validate and determine the application but should you have any queries, please do not hesitate to contact me.

Yours faithfully



Frances Young
Director SY2 Planning

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