

DESIGN AND ACCESS STATEMENT

PROPOSED DEVELOPMENT LOCATION REAR OF 50 STATION ROAD, LONDON, SW13 0LP

PROPOSED DEVELOPMENT NEW THREE BEDROOM DWELLING

PROJECT REFERENCE 23581

DATE NOVEMBER 2024

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Traffic Management Plan

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1 INTRODUCTION

This Design & Access Statement (DAS) is submitted in support of a Full Planning Application by the applicants Angela Macdonald and Jean Luc Delagree for the proposed development of land at 50 Station Road, London, SW13 0LP.

This Design & Access Statement should be read in conjunction with the Planning & Heritage Statement provided by SY2 Planning.

The DAS should also be read with reference to all other technical reports provided in support of this application.

1.1 DEVELOPMENT BRIEF

This application seeks approval for the redevelopment of the existing garage structure and adjoining car park / hard standing to provide a single three bedroom dwelling with rear private garden terrace and front amenity / car park space.

2 SITE ANALYSIS

The site is part of the rear garden to 50 Station Road, a prominent late 18th century / early 19th terraced building located close to the junction with Cleveland Road, a few minutes walk from Barnes Pond. The site is well within 800m of Barnes Town Centre.

50 Station Road has a long south-west facing back garden with an existing single garage building facing onto Ellison Road. The garage is set back from the pavement by an area of hard-standing with crossover which provides off-street parking.

The site is located within the Barnes Green Conservation Area and 50 Station Road is designated as a Building of Townscape Merit. Richmond Council's Proposals Map indicates that the site is in a 'View Protected Indicative Zone' (Richmond Park towards St Paul's Cathedral). The Conservation Area Appraisal notes the following:

No.50 is of similar date (late 18th or early 19th century), but more substantial in scale, with a deep cornice above ground floor over an arched secondary entrance alongside a well-proportioned shop frontage. A prominent parapet with dentil cornice terminates at roof level. Sitting forward of the building line established by the cottages, it contributes to the narrower character of the street, with subsequent buildings following this line.

50 Station Road comprises a ground floor retail unit, with a residential dwelling occupying the remaining ground floor, first floor and rooms in the roof. The garden and garage are demised to the residential dwelling. The garage is on the western boundary of the site. There is an alleyway adjacent to the garage, next to 5 Ellison Road, which also provides access to the rear of 52 Station Road.

The rear garden has several trees and shrubs which screen the back elevation of the garage when from viewed from the rear of 50 Station Road.

Approximately half way along the rear garden, there is a single storey studio building to the southern boundary, belonging to 52 Station Road. The studio is labelled as 68 Station Road on OS maps. No52 has a right of way to the alley way indicated on the Site Plan.

5 Ellison Road is the immediate neighbour to the south of the site.

The ground floor of 5 Ellison Road is designated as a workshop (B1 class) and the first floor comprises a residential flat.

To the north-west of the site, on the junction with Cleveland Road, there is a two-storey Victorian former library which was converted to provide sheltered housing for the elderly in the late 1980s. The building is currently owned and managed by Paragon Asra Housing Trust. There are 6 residential units, four flats on the ground floor and two flats at first floor level. The south facing elevation of flats 1 and 1A Ellison Road partially face the building's off-street parking area and the flank wall of the garage belonging to 50 Station Road. The back garden of 1A Ellison Road has mature vegetation screening its southern boundary wall.

Ellison Road could be described as typical of many residential streets in Richmond and London as a whole, with terraced, and semi-detached houses of similar scales and assorted architectural styles which are a reflection of the different periods during which they were built.

There are houses with pitched roofs and gable features, dormer windows, and ground floor bay windows with pitched and flat roofs. Brick predominates, with typical Victorian detailing, though there are also rendered elements on various houses.

2 SITE ANALYSIS



SITE ANALYSIS

2.1 HISTORICAL USES & SOCIAL CONTEXT



1870

The parade of buildings along Station Road is visible here with gardens / green space facing on to Ellison Road. Only two houses have been constructed on Ellison Road at this point in time and the Workman's Institute on the corner of Cleveland Road and Ellison Road has not been built either.



1895

The property on the corner of Cleveland Road and Station Road has been demolished to widen the entry onto Cleveland Road. The western side of Ellison Road has now been populated with a terrace of homes and the Workman's Institute has been constructed on the corner of Cleveland Road and Ellison Road. The garden boundary to 50 Station Road has now been defined.

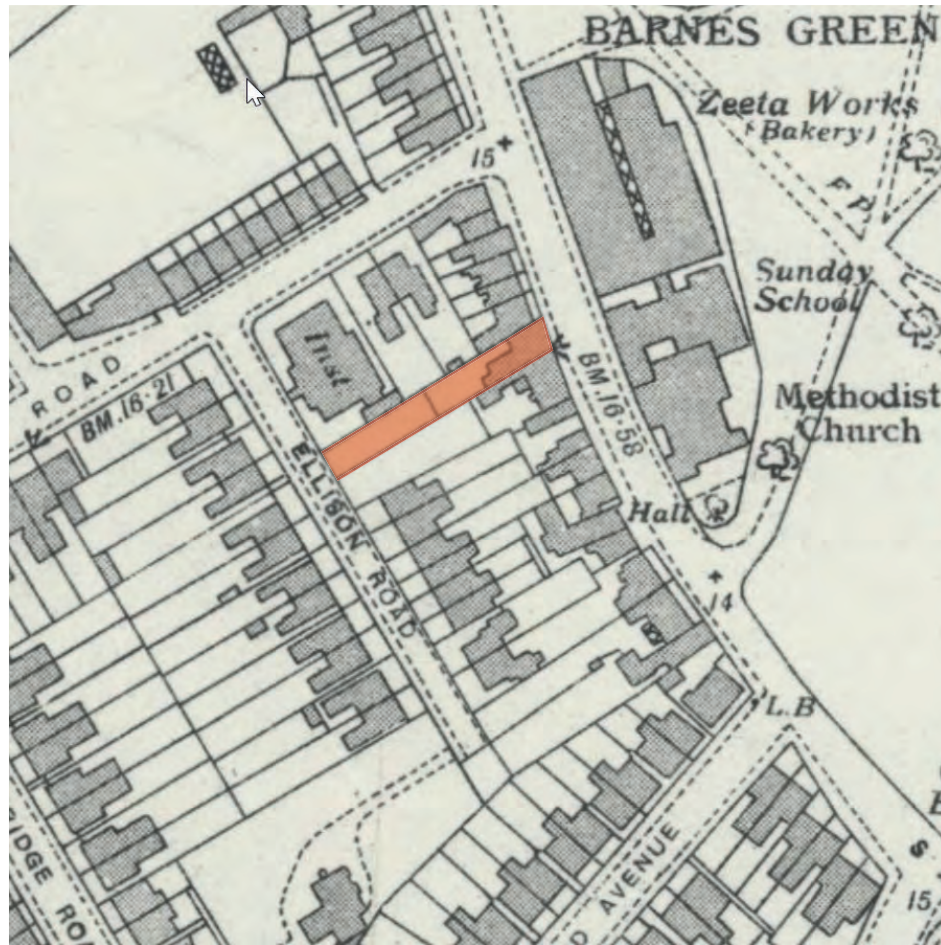


1913

The eastern side of Ellison Road is now populated with properties with a space still visible between 7 Ellison Road and the rear of the Workman's Institute. The remaining plots at the southern end of Ellison Road are still not built on.

SITE ANALYSIS

2.1 HISTORICAL USES & SOCIAL CONTEXT



1940

Very little change to development within the immediate area takes place between 1913 and 1940. Cleveland House on Station Road becomes Zeeta Works (Bakery).



1951-1973

The Workman's Institute has now become a library. The garden to 50 Station Road now has a garage structure fronting Ellison Road. The garden to 52 Station Road now has a large out building within the garden, perhaps related to the main property on Station Road. The remaining plots at the southern end of Ellison Road have now been filled with new dwellings.



2024

The house at 5 Ellison Road has now been constructed, continuing the original terrace next to no. 7. The southern end of Ellison Road has a two storey garage with habitable space above constructed (no. 21). Many of the houses have been extended with a variety of dormers, rear and side extensions and various roof alterations. The library has now been converted to flats.

SITE ANALYSIS

2.2 CONSERVATION AREAS & LISTED BUILDINGS

50 Station Road is listed as a Building of Townscape Merit and is located within the Barnes Green Conservation Area CA1.

2.3 CURRENT USE

The existing site is currently occupied by a dwelling with a commercial unit at ground level with both being accessed from Station Road.

The site to the rear of 50 Station Road provides a private garden which stretches back to Ellison Road and provides a garage with car parking to the dwelling.

There is a side access route / right of way from Ellison Road which provides access to a studio building within the garden of 52 Station Road.

The garden area, including the garage and hard-standing, but excluding the side access route, provides 222m² of garden area.

The design proposes creating a new dwelling facing Ellison Road with a garden terrace to the rear with a new boundary wall subdividing the existing garden.



SITE ANALYSIS

2.4 LAND USES

The site is located within a residential street. The majority of the buildings are wholly residential or have been converted to residential flats.

There is some mixed use and there are small pockets of commercial and retail along Station Road.

The immediate area is generally residential.

2.5 BUILDING HEIGHTS

The site sits within a residential street where all the purpose built dwellings are two storeys with a pitched roof, some dwellings have an added roof extension to create a third storey within the roof form.

Some taller buildings are sited along Station Road which tend to be different use.

2.6 TRANSPORT

The proposal has been designed to allow for 1 off-street parking space, including an EV charging point. There are 2 cycle storage spaces.

The site has a PTAL of 3 (good) and is within easy access of bus stops, shops, restaurants, parks and transport infrastructure.

Train Station walking time:

Barnes Bridge 0.4 miles, 9 minutes

Bus Routes

Buses serving Barnes Pond include: 209, 283, 378, 485, 609, 969, N22.

LAND USE

- Residential
- Mixed Use
- Education
- Religious
- Office
- Retail



BUILDING HEIGHTS

- 1 Storey
- 2 Storey
- 3 Storey
- 4 Storey



SITE ANALYSIS

2.7 SITE CONTEXT & VIEWS

Photo Key



SITE ANALYSIS

2.7 SITE CONTEXT & VIEWS



1 Photo view from Ellison Road towards 50 Station Road, 5 Ellison Road to the right side.



2 Photo view of car parking area serving 1 Ellison Road, adjacent to side.



3 Photo view looking down Ellison Road with Cleveland Road behind.



4 Photo view of site with flank wall of 5 Ellison Road beyond.



5 Photo view from the site garden towards the flank wall of 5 Ellison Road with the first floor terrace visible.



6 Photo view from site garden towards Ellison Road with existing garage building in foreground.

SITE ANALYSIS

2.7 SITE CONTEXT & VIEWS



7 Photo view of 1 Ellison Road over the fence from site.



8 Photo view from the garden of 50 Station Road looking towards Station Road.



9 Photo view from 50 Station Road first floor window towards 5 Ellison Road.



10 Photo view from the garden of 50 Station Road towards the garden studio at 52 Station Road.



11 Photo view from outside the rear of 50 Station Road looking down the garden towards Ellison Road.



12 Photo view from 50 Station Road second floor window towards 1 Ellison Road and 40 Cleveland Road.

SITE ANALYSIS

2.7 SITE CONTEXT & VIEWS

STREET VIEW ELLISON ROAD - EAST SIDE



1 Ellison Road

SITE



5 Ellison Road



7 Ellison Road

9 Ellison Road



11 Ellison Road

13 Ellison Road



15 Ellison Road

15A Ellison Road

17 Ellison Road



19 Ellison Road

21 Ellison Road

SITE ANALYSIS

2.7 SITE CONTEXT & VIEWS

STREET VIEW ELLISON ROAD - WEST SIDE



34 / 32 Ellison Road

28 / 26 Ellison Road



24 Ellison Road

22 Ellison Road



20 Ellison Road

18 Ellison Road



16 Ellison Road

14 Ellison Road



12 Ellison Road

10 Ellison Road



8 Ellison Road

6 Ellison Road

SITE ANALYSIS

2.7 SITE CONTEXT & VIEWS

STREET VIEW ELLISON ROAD - WEST SIDE



4 Ellison Road

2 Ellison Road



SITE ANALYSIS

2.8 LOCAL CHARACTER ANALYSIS

The local built character analysis concentrates on the existing built stock on Ellison Road given this is the immediate context and has its own particular character compared to other surrounding streets.

The proposed site would be separated from the long garden of 50 Station Road. This pattern of development can be seen along the remainder of Ellison Road too.

The site area, being the garden to 50 Station Road is on the boundary of the Barnes Green Conservation Area. Most of Ellison Road is outside of the Conservation Area aside from the northern end where it joins Cleveland Road.

The majority of properties populating Ellison Road were constructed between 1870 and 1913. The immediate neighbour to the south of the proposed site was constructed in the mid 1980's as a modernised pastiche of the adjoining terrace.

The properties built in the late Victorian period form the main body of properties in the street.

The design language is quite simple with sparing brick / stone detailing around window and door heads and at eaves level.

The houses are paired, semi-detached villas with shallow pitched slate roofs with tall a shared chimney central to the roof and yellow brick façades. Some have shallow single storey bay windows on the front facade. All have arched, recessed front doors.

Most have been altered with rear and side extensions, some have had the roof line altered from hipped to gabled or had roof dormers added.

The Edwardian houses on the other side of the street are typical of the period with pitched slate roofs, yellow brick façades with some small red brick detailing, bay windows at ground level and recessed porch front doors.

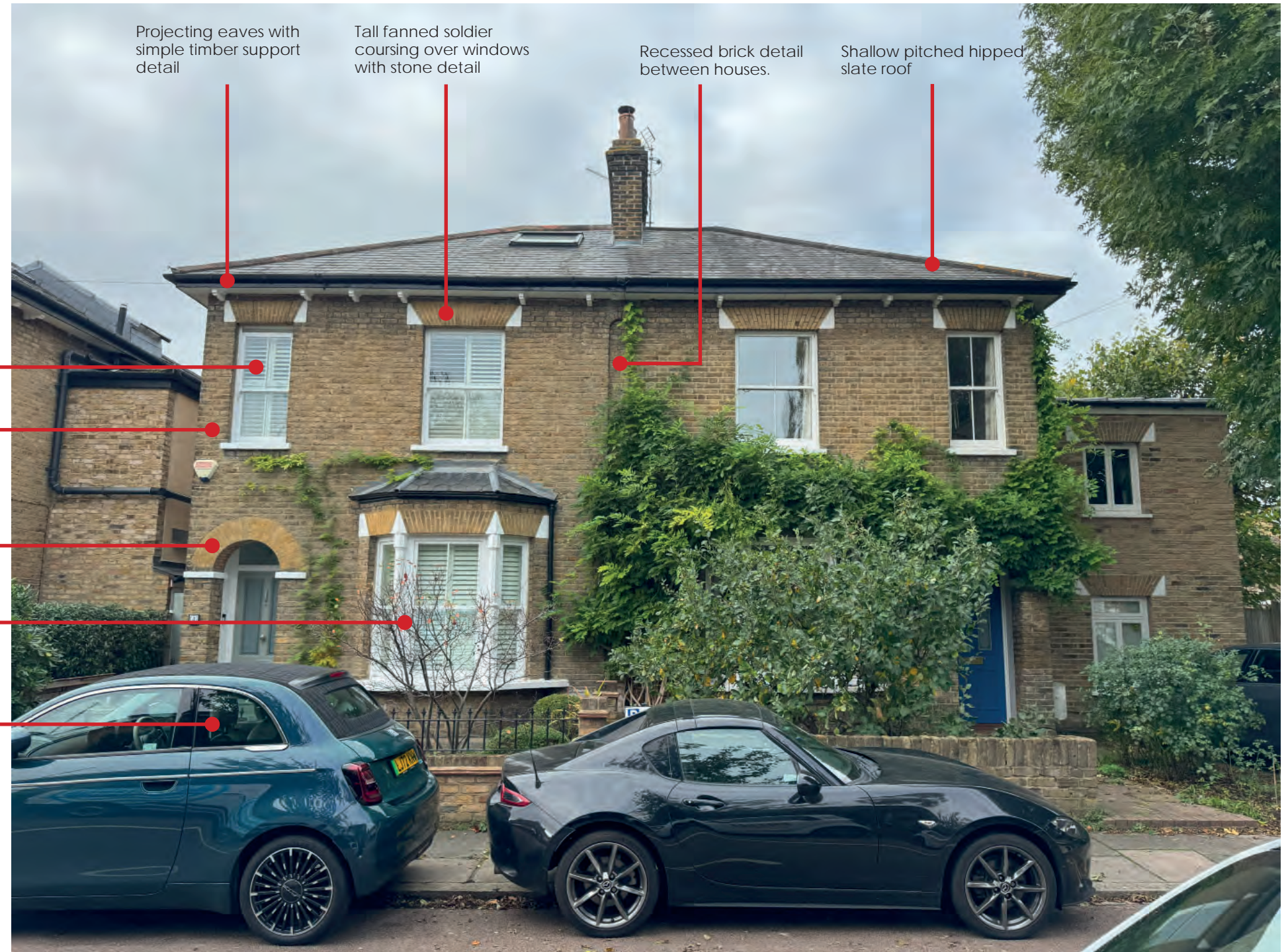


SITE ANALYSIS

2.8 LOCAL CHARACTER ANALYSIS

The western side of Ellison Road is made up of paired Victorian villas which follow a simple design language with some brick and stone detailing. Design forms are rectilinear and simple in detail with triangular stones abutting window heads, stone plates supporting the front door arch and octagonal columns supporting the bay window corners.

- Varying width timber framed sash windows
- Simple yellow brick facade
- Simple yellow brick arch with stone support detail
- Shallow bay window with projecting stone cill detail
- Steps up to front door



1870-1895

SITE ANALYSIS

2.8 LOCAL CHARACTER ANALYSIS

The immediate neighbours either side of the site present quite different designs.

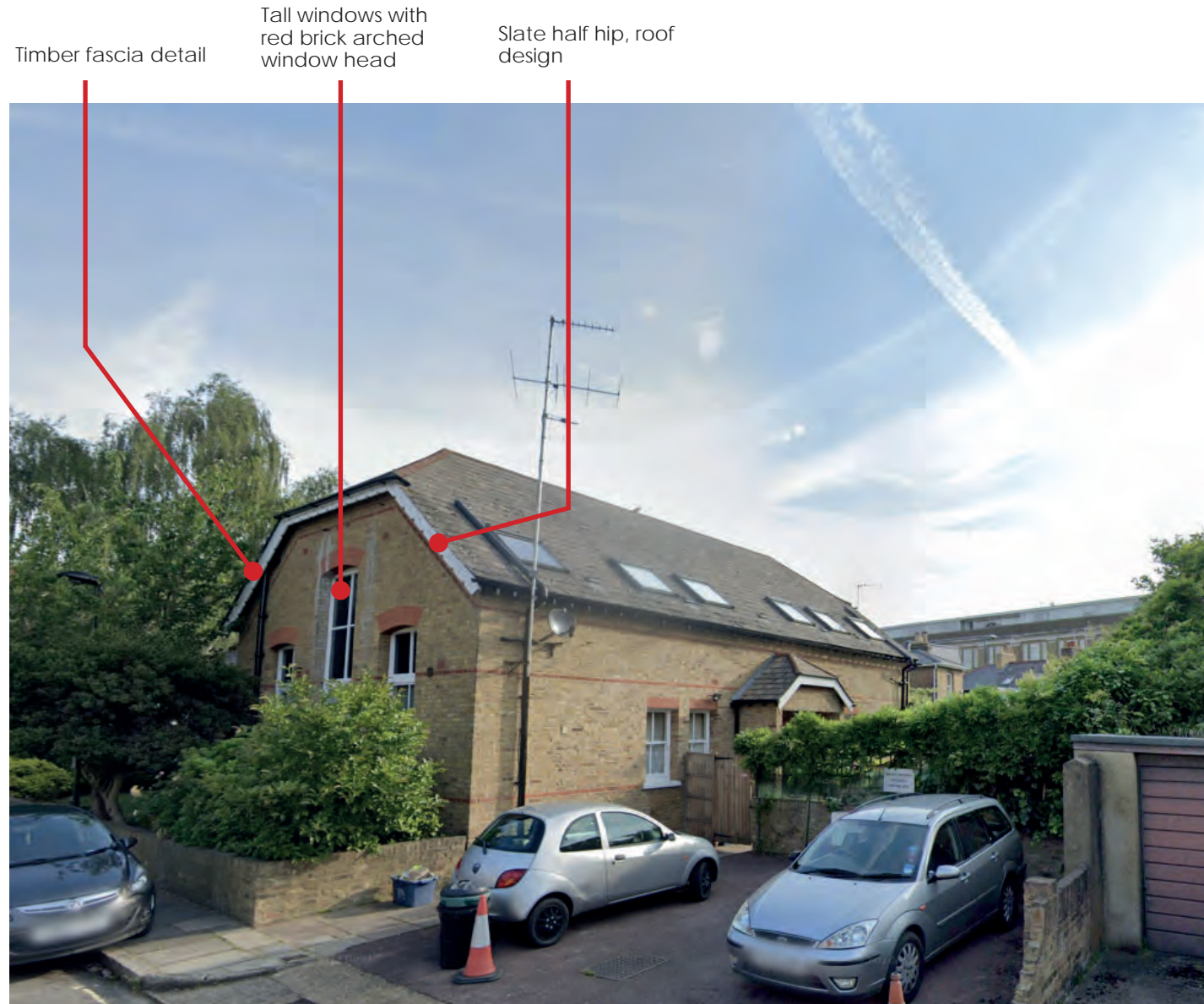
The property at 5 Ellison Road was constructed in the mid-1980s as a pastiche continuation of the existing Edwardian terrace. Number 5 follows the same roof form and facade line as the existing terrace but introduced an inset square entrance porch and a purpose built garage within the body of the property. The front garden is hard surfaced and used as car parking.

Number 1 Ellison Road was originally constructed as a workman's institute and later was used as a library before being converted into six flats. The building is a simple large, brick barn-like form with two lower connected wings facing onto Cleveland Road.

The tall windows in the flank elevation facing Ellison Road have been split horizontally to accommodate a first floor within the roof space.

Velux windows inserted within the slated roof provide daylight into the first floor rooms.

The south facing flank elevation is fairly simple with limited window openings facing onto the shared gardens.



1870-1895

1983-1986

3 DESIGN CONCEPT

3.1 PRE APPLICATION RESPONSE AND IMPACT ON DESIGN

Pre-Application Planning advice was sought from Richmond Council in February 2024 for the following 'Minor Development' proposal: 'New three storey 4 bedroom 8 person family dwelling to replace an existing garage'.

Following an online meeting with planning officer Kerry McLaughlin on 17/05/2024, detailed written Pre-Application Advice (Richmond Council ref: 24/P0064/PREAPP) was received.

Site Description

The proposal site currently comprises a single-storey garage on the eastern side of Ellison Road.

The site is subject to the following planning constraints:

Area Benefiting Flood Defence - Environment Agency.	Areas Benefiting from Defences
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 1384
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Building of Townscape Merit	Site: 50 Station Road Barnes London SW13 0LP
Conservation Area	CA1 Barnes Green
Floodzone 2	Tidal Models
Floodzone 3	Tidal Models
Increased Potential Elevated Groundwater	GLA Drain London
Protected View (Indicative Zone)	View 7 RICHMOND PARK TOWARDS ST PAULS CATHEDRAL
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance
SFRA Zone 3a High Probability	Flood Zone 3

Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Surface Water Flooding (Area Susceptible to) - Environment Agency	
Village	Barnes Village
Village Character Area	Barnes Green - Character Area 12 & Conservation Area 1 Barnes Village Planning Guidance Page 49 CHARAREA04/12/01
Ward	Mortlake and Barnes Common Ward

Planning History

Ref	Proposal	Decision
18/P0032/PREAPP	New House to rear of 50 Station Road	Advice provided

Relevant Policies

All Local Plan policies and Supplementary Guidance and Documents are available to view on the Council's website www.richmond.gov.uk. Consideration must also be given to policies in the London Plan and National Planning Policy Statements. Relevant local policies are summarised below (not exhaustive):

Adopted Local Plan (July 2018)

- LP 1 - Local Character and Design Quality
- LP 3 - Designated Heritage Assets
- LP4 - Non-Designated heritage Assets
- LP 8 - Amenity and Living Conditions
- LP10 - Local Environmental Impacts, Pollution and Land Contamination

- LP 15 - Biodiversity
- LP 16 - Trees, Woodland and Landscape
- LP 20 - Climate Change Adaptation
- LP 21 - Flood Risk and Sustainable Drainage
- LP 22 - Sustainable Design and Construction
- LP 24 - Waste Management
- LP 34 - New Housing
- LP35 - Housing Mix & standards
- LP 36 - Affordable Housing
- LP 39 - Infill, Backland and Backgarden Development
- LP 44 - Sustainable Travel Choices
- LP 45 - Parking Standards and Servicing

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) and its supporting documents, including all the Regulation 18 representations received, was considered at Full Council on 27 April.

Approval was given to consult on the Regulation 19 Plan and, further, to submit the Local Plan to the Secretary of State for Examination in due course.

The Publication Version Local Plan, including its accompanying documents, have been published for consultation on 9 June 2023. Together with the evidence, the Plan is a material consideration for the purposes of decision-making on planning applications.

The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Note that it was agreed by Full Council that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be

3 DESIGN CONCEPT

3.1 PRE APPLICATION RESPONSE AND IMPACT ON DESIGN

used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

The main planning considerations applying to the site and the associated Local Plan policies are:

- LP 28 - Local Character and Design Quality
- LP 29 - Designated Heritage Assets
- LP 30 - Non-Designated heritage Assets
- LP 46 - Amenity and Living Conditions
- LP 53 - Local Environmental Impacts
- LP 39 - Biodiversity and Geodiversity
- LP 42 - Trees, Woodland and Landscape
- LP 4 - Minimising Greenhouse Gas Emissions and Promoting Energy Efficiency
- LP 8 - Flood Risk and Sustainable Drainage
- LP 6 - Sustainable Construction Standards
- LP 7 - Waste and the Circular Economy
- LP 10 - New Housing
- LP 13 - Housing Mix & standards
- LP 11 - Affordable Housing
- LP 15 - Infill and Backland Development
- LP 47 - Sustainable Travel Choices
- LP 48 - Vehicular Parking Standards, Cycle Parking, Servicing and Construction Logistics Management

These policies can be found at https://www.richmond.gov.uk/draft_local_plan_publication_version

Supplementary Guidance

- Residential Development Standards (incorporating Nationally Described Space Standards)
- Small and Medium Housing Sites
- Affordable Housing
- Design Quality
- Planning Obligation Strategy

- Refuse and Recycling Storage Requirements
- Sustainable Construction Checklist
- Transport
- Barnes Village Planning Guidance

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

Community Infrastructure Levy
CA1 Barnes Green Conservation Area Statement
CA1 Barnes Green Conservation Area Study
Strategic Flood Risk Assessment
Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified.

The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area,

the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

Principle of Development and Housing Standards

Within the recently updated National Planning Policy Framework (NPPF) 2023, Chapter 5 continues to encourage local planning authorities to; 'support the Government's objective of significantly boosting the supply of homes'. Encouragement for the delivery of new housing is also expressed within the London Plan 2021, Policy LP 34 of the Richmond Local Plan (2018) and the emerging Local Plan Policy 10. The borough has a 10-year target set in the London Plan of creating 4,110 homes, which is reflected in the emerging Richmond Local Plan policy 10.

London Plan Policies H1 and H2 set the general expectation for increasing housing supply. Paragraph 4.2.4 on incremental intensification expects this in existing residential areas within PTALs 3-6 or within 800m distance of a station or town centre boundary. The site is within PTAL 3 so would fall within this category.

London Plan Policy D6 requires that: 'Housing development should be of high-quality design and provide adequately-sized rooms (see Table 3.1) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures'. In particular, London Plan Policy D6 requires that: The minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling.

Local Plan Policy LP35 requires that:

- A. *Development should generally provide family sized accommodation, except within the five main centres and Areas of Mixed Use where a higher proportion of small units would be appropriate. The housing mix should be appropriate to the site-specifics*

3 DESIGN CONCEPT

3.1 PRE APPLICATION RESPONSE AND IMPACT ON DESIGN

of the location.

- 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'.
- E. 90% of all new build housing is required to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings' and 10% of all new build housing is required to meet Building Regulation Requirement M4 (3) 'wheelchair user dwellings'.

Given that the application seeks the provision of a residential dwellingsited within a predominantly residential area, it is considered that the principle of residential development is acceptable subject to compliance with relevant provisions of the development plan and other material planning considerations.

The proposed dwelling would contribute to the borough's housing targets and would make effective and efficient use of a currently unattractive and underutilised space.

The proposal provides a family sized dwelling, the proposal is not located within one of the five main centres within the borough or an area of mixed use, as such the scheme is in line with part A of LP35 of the Local Plan.

There are also requirements of Policy LP 35 (C and D), London Plan policy D6 and the Residential Development Standards SPD that apply to external open space. To provide adequate private amenity space, a minimum of 5sqm of private outdoor space is required for 1-2 person dwellings, plus an extra 1 sqm should be provided for each additional occupant. The dwelling proposed would, therefore, require a minimum of 11sqm of private outdoor space. The proposal provides an adequate outdoor amenity area as shown on drawing number 23581_P_06A.

Regarding outlook for occupants, all habitable rooms, other than bedroom 3 appear to be served by openings providing views from the front or rear of the dwelling. As such these rooms are likely to achieve an acceptable outlook. Whilst it is acknowledged that bedroom 3 will be served by a rooflight concerns are raised regarding outlook, the applicant is advised to address this within any future formal submission. Regarding light, the applicant is advised to submit evidence to demonstrate compliance with the internal daylight requirements set out in BS EN 17037 (2018) for all habitable rooms.

An Inclusive Access Statement to address Building Regulations Requirement M4 (2) 'accessible and adaptable dwellings' will be required (for further information please see page 16 of the Local Validation Checklist - https://www.richmond.gov.uk/media/18491/local_validation_checklist_for_all_applications.pdf.) It is noted that the statement refers to meeting M1 only but the LPA are not aware of any reason why policy compliance could not be achieved on this site.

Housing Standards

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Part B of LP 35 sets out that all housing developments including conversions are required to comply with the Nationally Described Space Standards. The applicant should submit a Nationally Described Space Standards statement demonstrating compliance with the below requirements, together with annotated drawings specifying dimensions.

The standard requires that:	Officer Comments
a. the dwelling provides at least the gross internal floor area (GIA) and built-in storage area set out in Table 1	The gross internal area of the proposed dwelling is 140sq.m, 4 bed for 8p, thus meets the national standard. At least 3m2 built in storage should be demonstrated on supporting plans at formal submission.
b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom	Complies
c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide	Complies

3 DESIGN CONCEPT

3.1 PRE APPLICATION RESPONSE AND IMPACT ON DESIGN

d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m ²	Complies
e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide	Complies
f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m ² within the Gross Internal Area)	Complies
g. any other area that is used solely for storage and has a headroom of 900- 1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all	Storage to be shown on supporting drawings.
h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m ² in a double bedroom and 0.36m ² in a single bedroom counts towards the built-in storage requirement	Complies
i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area	The scheme complies with this criterion, as shown on the proposed section. The scheme goes further to comply with the London Plan which requires 2.5m.

Design

Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area.

Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.

Policy LP3 of the Local Plan 2018 covers Designated Heritage Asset and states that proposals should conserve and take opportunity to make positive contribution to the historic environment such as retaining and preserving the original structure, layout, architectural features and materials or reinstatement of heritage assets. Appropriate materials and techniques should be used. There is a requirement to seek to avoid harm or justify for loss and demolition will be resisted. The significance of the asset is taken into consideration when assessing works proposed to a designated heritage asset.

Policy LP4 states that development shall preserve the significance, character and setting of nondesignated heritage assets.

Policy LP39 states that infill and backland development must reflect the character of the surrounding area and protect the amenity and living conditions of neighbours. In considering applications for infill and backland development the following factors should be addressed:

1. Retain plots of sufficient width for adequate separation between dwellings;
2. Retain similar spacing between new buildings to any established spacing;
3. Retain appropriate garden space for adjacent dwellings;
4. Respect the local context, in accordance with policy LP2 Building Heights;
5. Enhance the street frontage (where applicable) taking account of local character;
6. Incorporate or reflect materials and detailing on existing dwellings, in accordance with policy LP 1 Local Character and Design Quality;
7. Retain or re-provide features important to character, appearance or wildlife, in accordance with policy LP 16 Trees and Landscape;

8. Result in no unacceptable adverse impact on neighbours, including loss of privacy to existing homes or gardens, in accordance with policy LP8 Amenity and Living Conditions;
9. Provide adequate servicing, recycling and refuse storage as well as cycle parking;
10. Result in no adverse impact on neighbours in terms of visual impact, noise or light from vehicular access or car parking.

It is also important to note the changes within the emerging plan in relation to infill development and the inclusion of a new policy on small sites (Policy 16). Within emerging policy 15 there is a greater emphasis on optimising sites, including small sites which this site would be considered as. Policy 16 within the emerging plan focuses on small sites under 0.25 hectares, (of which this site would be below that size) and includes a target of 234 new homes per annum on small sites, as stipulated by the London Plan Policy H2. Policy 16 in the emerging plan states; proposals on small sites are expected to:

1. *Demonstrate a character and design-led approach by setting out how the proposed development takes into account the existing context, assessing the site and surrounds for the sensitivity to change, and ensuring that design elements reflect the small sites and relevant character area design guidance in the Urban Design Study and accord with Policy 28 Local character and design quality. (see points A-C within the emerging plan for additional detail).*
2. *Provide high quality living environments with good levels of daylight, sunlight and privacy without adversely impacting on amenity of adjoining residential occupiers.*
3. *Ensure a sensitive integration into the existing streetscene, respecting the proportions and spaces of and between existing buildings that are characteristic of the locality.*
4. *Demonstrate how the impact on existing infrastructure, such as transport, health and education, has been taken into account.*
5. *Result in no net loss of existing biodiversity or significant loss of open space or garden land.*

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6. *Ensure the design, layout and materials respect and respond to the historic environment and any relevant heritage assets, responding positively to the local character as identified in the Urban Design Study and Conservation Area Appraisals/Statements.*
7. *Ensure the scale, height, massing, density, proportions, form, materials and detailing are appropriate to the site and its context, while also exploring opportunities for extensions including additional floors, if in accordance with Policy 28 Local character and design quality and the design guidance in the Urban Design Study.*

The pre-application site is situated on Ellison Road and forms a rear garage associated with 50 Station Road, a BTM. The site is situated within the Barnes Green Conservation Area and next door to 1 Ellison Road, a Workmen's Institute building which has since been converted to residential. The conservation area for Barnes Green has recently been reappraised and the adopted appraisal describes its special interest as, "Barnes derives its identity from four distinct elements: the river, historic thoroughfares and the shopping centre, open space of the Green, and residential areas". The pre-application site forms part of character area 5: Victorian and Edwardian Residential. The area is described as, "40 & 42 Cleveland Road and 2 - 8 Ellison Road form a small group of mid-19th century semi-detached houses.

Built in stock brick with slate roofs and single storey canted bay windows, they are of a simple but elegant design compared to the more richly detailed later 19th century houses. All have a prominent central chimneystack and nos. 2 - 8 additionally feature white-painted mullions to the bay windows. They contribute to the varied architectural character of Cleveland Road."

The garage site, whilst within the conservation area, makes a limited contribution to its character or appearance, forming a simple single storey flat roof structure with large front garage door. The area in front is hard standing with some remains of a low boundary wall on the left boundary which is partially collapsing. The buildings to

the south-east of the site, along the north side of Ellison Road form a group of terraces which provide a degree of consistency to the street scene due to the regularity of bays and consistency of height and form. All have pitched roofs with some modest projecting gables at the end of the group. The south side of the street is formed of attractive semi-detached late 19th century villas which have a similar consistency of form, height and scale. They feature hipped roofs with prominent chimney stacks.

Proposals seek to introduce a new dwelling in the location of the garage, truncating the rear garden of 50 Station Road. The dwelling will be two storeys and with a pitched roof but the gable facing the street.

There are no objections to the demolition of the garage as it does not contribute to the character or appearance of the conservation area and there is opportunity for improvements to the site. However, in terms of replacement, whether it is a dwelling or garage, the design, height and form needs to be respectful to the prevailing character of Ellison Road, not just the areas included in the conservation area but those properties immediately to the south-east.

The proposals seek a two-storey building (with accommodation at roof level) with a front facing gable and simple openings. It will be positioned in line with the buildings immediately next door. This position would seem appropriate as it maintains the established building line. However, the height, form and design of the proposed building bears no relationship with its neighbours. This location is rather transitional in terms of appearance and character, with the former Institute to the north-west with its half hipped roof facing the street and the regular, more uniform pattern of terraces the other side of the building, with pitched roofs. The building will sit within this transitional point and the current proposals do not achieve this successful transition as it does not relate to either developments.

The height appears taller than the terraces and the use of the front gable makes it appear overly prominent in the street scene. This roof form is rather alien in this location and results in the building

appearing to physically assert itself on the street scene despite the building being on the same building line. The window pattern, other than the regularity of bays, appears to also not related to its neighbours, adding to the buildings in congruity. The first-floor windows are much too large and long (they appear to be Juliette balconies). The building also appears to extend deeply into the plot which, due the space between the former Institute and the application site, results in a very dominant flank wall as ones enters Ellison Road with little visual relief other than a side window. This again, results in a dominant presence on the street. If a dwelling was proposed on this site, it would need to be reduced in depth and a more contextual approach taken to its form, height and scale.

Front facing gables should not be pursued and a roof form more respectful to the terraced neighbours would be necessary. Alternatively, the proposed building could take some cues from the BTM at 1 Ellison Road. Whilst there is no in-principle objection to a modern design in this location, there have been many successful modern introductions within conservation areas, the development needs to be contextual and respectful to its surroundings in terms of height and form. High quality materials are also key. Concerns are raised regarding the colour of the brick shown in the CGIs which appears rather grey.

Overall, the introduction of new built form in the location of the garage could be supported but the current design, scale and form is entirely at odds with the prevailing character of the street and the immediately surrounding buildings. The building is too large and dominant and the use of a front facing gable will be totally out of place in this context. Materials are also a concern therefore it is strongly urged that the design is reviewed and revised, following a full contextual study of the surrounding area.

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Neighbouring Residential Amenity

Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.

Paragraphs 4.8.3 of LP8 states *“New buildings and extensions need to take careful account of the amenity and living conditions of neighbours, with particular regard to natural light, light pollution, privacy, noise and disturbance. Adverse impacts on neighbouring properties and their occupiers, including on the most well used part of residential gardens, can include actual and perceived loss of light (including to solar panels), overlooking, loss of privacy, alterations to micro-climates, pollution from noise or light as well as by creating a sense of enclosure, or through overpowering, overbearing or obtrusive development. This could be from the new development itself or from associated development and uses such as ancillary buildings, parking areas, access ways, gardens, communal open space and hard and soft landscaping.”*

- 1/1A Ellison Road comprises facing windows, which appear to serve habitable rooms and a short rear garden adjacent to the application site. Concerns are raised regarding outlook, sense of enclosure, overbearing impact, overshadowing and loss of light to this property given the close proximity. You are advised to provide information in any future application to confirm the use of the rooms served by the facing windows and a BRE report to demonstrate the impact of the scheme on daylight and sunlight to this property (both to habitable rooms and the garden area).
- Concerns are also raised against impact upon No.5 Ellison Road. The extent of the first floor rear projection past the first floor rear building line of this property is not illustrated on the proposed drawings. A concern is raised that the proposed dwelling is

likely to create a sense of enclosure, overbearing impact and loss of light/overshadowing to the terrace area and double doors on the rear elevation. The positioning of this building and relationship with affected windows should be illustrated on the proposed plans in any future application.

- Paragraph 4.8.5 states *“In assessing whether sunlight and daylight conditions are good, both inside buildings and in gardens and open spaces, the Council will have regard to the most recent Building Research Establishment guidance, both for new development, and for properties affected by new development. In some circumstances, mathematical calculations to assess daylighting and sun lighting may be an inappropriate measure, and an on-site judgement will often be necessary.”* A daylight/sunlight assessment will be required in this case.
- Your attention is drawn to paragraph 4.8.11 of LP8 which states *“Outlook is the visual amenity enjoyed by occupants when looking out of their windows or from their garden; how pleasant an outlook is depends on what is being viewed. Loss of daylight/sunlight (based on Building Research Establishment guidance), overshadowing, loss of outlook to the detriment of residential amenity are material planning considerations; however, the loss of a private view from a property is not protected.”*
- Paragraphs 4.8.12 of LP8 further states *“The Council’s SPDs, including on Householder Extensions and External Alterations, Residential Development Standards as well as on Small and Medium Housing Sites, provide further guidance and illustrations on how to assess sunlight/daylight, overshadowing, visual intrusion, privacy and space between buildings.”*
- As submitted an objection is likely to arise in relation to the above.
- All upper floor flank facing windows will be expected (and conditioned) to be obscure glazed and non-openable below 1.7m of the relevant floor level unless otherwise demonstrated that they will not cause overlooking/loss of privacy to neighbouring dwellings.
- As residential development is common in the locality, the formation of a new dwellinghouse is not considered to result

in noise disturbance to neighbouring occupiers as a result of its use, nor have any undue impact upon air pollution, odours, vibration or local micro-climatic effects.

- Should ASHP be proposed to meet sustainability requirements, an acoustic report will be required.

Transport and Waste

Policy LP24 states “the council will ensure that waste is managed in accordance with the waste hierarchy, which is reduce, reuse or recycle waste as close as possible to where it is produced. All developments including conversions and changes of use are required to provide adequate refuse and recycling storage space and facilities, which allows for ease of collection and which residents and occupiers can easily access.”

Policy LP44 of the Local Plan states ‘The Council will work to promote safe, sustainable and accessible transport solutions, which minimise the impacts of development including in relation to congestion, air pollution and carbon dioxide emissions, and maximise opportunities including for health benefits and providing access to services, facilities and employment.

Policy LP45 of the Local Plan states ‘The Council will require new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car based travel including on the operation of the road network and the local environment, and ensuring making the best use of the land

Parking

The site has a PTAL score of 3. Policy requires up to 1 car parking space for such a dwelling. The proposed plans show space sufficient for 1 car, thus the parking aspect would be acceptable. The existing crossover may remain as is.

A minimum of two secure, covered cycle spaces should be

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provided in accordance with policy and bin stores in accordance with the LBRuT Refuse SPD. Details should be provided with any full application.

Construction

In order to demonstrate the development would not have an unacceptable impact on the public highway and neighbours, the applicant must submit a detailed Construction Management Plan for the project, using the LBRuT pro-forma document, available here https://www.richmond.gov.uk/media/22165/construction_management_plan_guidance_notes.pdf.

This should demonstrate how the works are to be carried out, including but not limited to: The number, type and dimensions of vehicles that will be required, routing, methods of spoil removal and concrete supply, protection for other highway users and vulnerable pedestrians, the position of vehicles, skips, etc. Site setup drawings at a minimum scale of 1:200 are required showing the site in context of the surroundings. You are advised to engage an experienced transport consultant to assist with the Construction Management Plan.

Ecology

Policy LP15 of the Local Plan states 'The Council will protect and enhance the borough's biodiversity, in particular, but not exclusively, the sites designated for their biodiversity and nature conservation value, including the connectivity between habitats'. No in-principle objections are raised in terms of ecology, however due to the amount of vegetation and presence of nearby bat and house sparrow records, any application should be accompanied by a PEA.

If a full planning application is submitted the submission will need to be accompanied by:

- A PEAR/ECiA as applicable
- A CEMP

- Full hard and soft landscaping details - mitigation for the lost of habitat will need to be provided.
- Full external lighting details - there should be no light spill on the sky/trees/buildings (details can be conditioned).
- Ecological enhancements

Trees

Policy LP16 of the Local Plan states '*The Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.*'

Statutory Tree Protection

The location of this proposal is sited within the "CA1 Barnes Green" Conservation Area, which affords trees both within and adjacent to the site of the proposal, statutory protection. However, there are currently no recorded Tree Preservation Orders (TPO) within or adjacent to the site of the proposal.

Site Observations

There are established trees both within and, immediately adjacent to the site of the proposal. The proposal appears to require the removal of, as well as construction close to established trees on site that are subject to statutory protection by being within a Conservation Area. This would be strongly resisted without appropriate design, protection and/or mitigation measures as per the Councils Local plan and tree policy.

The London Borough of Richmond upon Thames (LBRuT) Local Plan (2018) Policy LP16 Trees,

Woodlands and Landscape stipulates;

- A. The Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and

biodiversity benefits.

- B. To ensure development protects, respects, contributes to and enhances trees and landscapes.

Application Guidance Tree Protection

Council will require that the area around nearby trees is suitably protected from both direct and any indirect construction activity, and not used for the storage of any materials and/or machinery. This is to include the impact of any Ingress and egress routes for machinery or delivery vehicles, welfare arrangements, supporting structures such as scaffolding or boundary hoardings as well as cranes or lifting apparatus (including their working arcs) on trees both within and outside the project boundary, including the local authority-maintained street trees.

The type of protective fencing and needs to be defined as required in BS5837 as well as the use and type of ground protection (Where required) by way of a specification. These protection measures need to be shown on a Tree Protection Plan (TPP) to be approved and enforceable.

*for more details see "Guidance for submitted Arboricultural information".

Tree Removal & CAVAT Valuation

The Local Plan Policy LP16 Trees, Woodlands and Landscape, Section 3; requires, where practicable, an appropriate replacement for any tree that is felled; a financial contribution to the provision for off-site trees in line with the monetary value of the existing tree to be felled will be required in line with the 'Capital Asset Value for Amenity Trees' (CAVAT). In these circumstances, it is recommend that these valuations firstly represent the financial benchmark for on-site replacement trees, where space is available.

Council will require a tree-by-tree "Full" CAVAT valuation (Including the calculation methodology for each tree), to be included as part of the tree survey, undertaken by an Arboriculturist experienced in using the method.

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Tree Planting

Any on-site tree planting specification and methodology must include soil volume calculations and incorporating root deflection measures (Where necessary) and incorporate a design, methodology and philosophy according to best industry practice in line with British Standards and documentation published by the Tree Design And Action Group (TDAG).

Details to be provided on any tree planting in the form of a Tree Planting Scheme including the following.

- Details of the quantity, size, species, and position (Shown on a plan)
- Planting specification and methodology (with cross-sectional drawings) including soil volume calculations and incorporating root deflection measures (Where necessary)
- Proposed time of planting (season)
- 5-year aftercare, maintenance and management programme.

Tree Root protection Areas (RPA)

When illustrating the RPA of any tree trees, both on and adjacent to the site of the proposal. BS5837 (Trees in relation to design, demolition and construction - Recommendations: 2012) Section 4.6.2. specifies the following;

“Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based Arboricultural assessment of likely root distribution.”

These modifications are to account for and include but not be limited to;

“The morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus)”

RPA's in submitted Tree Constraint Plans (TCP) and Tree Protection Plans (TPP) must be calculated and modified to account

for asymmetric root development in the proximity of existing structures and hard surfacing as part of the full application.

Scaffolding

There is no mention of the use and positioning of scaffolding (if applicable) which would extend beyond the footprint of the proposed structure and potentially into measured crown spread of nearby trees and within the area of proposed protective fencing. Council will require clarification on its use and how, any scaffolding would impact on the nearby trees and the positioning of the protective fencing if used.

Foundation Design

Foundation design and construction within the required “Modified” RPA of retained trees, needs to be considered and a firm commitment made to the use of “Minimally invasive foundations” within the RPA of existing trees. Council will need to see “site-specific” details of foundation design and methodology for installation and construction that does not deleteriously impact nearby trees.

This is to include the use, access and footprint of any machinery used in the construction of these foundations (i.e. Piling machinery) and their impact on nearby trees. Underground construction within the “Modified” RPAs of retained trees will be resisted.

Furthermore, it is vital that foundations consider the presence of existing any trees and vegetation to ensure that the new structure is constructed in such a way that isolates it from any potentially damaging soil movement in the future, that could be linked to the growth or removal of existing trees and vegetation.

Hard Surfacing and Footpaths

In the full application, council will need to see that both footpaths and other areas of hard surfacing near retained trees use a permanent no-dig solution (ie.cellweb), not just as protection measures during the demolition and construction phase. Design details and drawings (including cross section) will need to be supplied and be “site-specific”.

Ground levels cannot be either increased or lowered within the RPA of nearby trees as this will deleteriously impact tree roots, impairing their physiological health and structural stability. Council will require “site-specific” details of the planned works in such areas, including what (if any) level changes are proposed and where (to be show on plan).

Changes in the site that will encourage an increase in foot traffic and activity around the root areas of existing trees (soil compaction, fires, spillage) will need to be identified and mitigation measures included.

Underground Services

Pathing of excavations of drainage and other underground services will also need to be investigated and their impact on the roots of retained trees properly assessed. Where a conflict is identified, a methodology of installation that avoids damage to tree roots must be submitted for approval.

Shading

The impact of shading from existing tree canopies (including LA maintained trees) needs to be assessed and incorporated as part of the submitted Arboricultural documentation. This is particularly relevant when considering the use and positioning of PEV solar panels (where applicable).

There is an increased risk that such shading will lead to an increase in post-development pressure on affected trees for their heavy pruning or eventual removal. Any such future requests for pruning or tree removal for these reasons, will be resisted as per the Councils Local plan and tree policy.

Guidance for submitted Arboricultural information:

It is necessary to identify trees that will be affected by development and satisfy the Local Planning Authority that retained trees will not be damaged during demolition or construction.

This is to ensure development protects, respects, contributes to, and enhances trees and landscapes, in accordance with LBR

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Local Plan (LBRLP) 5.5, Policy LP16, subsection 5 and pursuant to section 197 of the Town and Country Planning Act 1990.

LBRuT Local Plan, policy LP16, subsection 5. requires;

“That trees are adequately protected throughout the course of development, in accordance with British Standard 5837 - Trees in relation to design, demolition and construction, Recommendations (2012).”

Council require that the above has been accounted for and require the following be submitted as part of a full application:

A. Tree Survey

Prior to any decision being made pertaining to this development and construction works being undertaken (including any demolition and all preparatory work). A “Tree Survey” is necessary to include all trees present on or adjacent to a development site as specified 4.4, BS5837:2012 ‘Trees in relation to design, demolition and construction - recommendations (2012). The tree survey is to pay specific attention to the Root Protection Area (RPA) of each tree in relation to the proposed development (for the avoidance of doubt, this must include all trees present on or adjacent to the development site).

Where it is recommended that trees are to be removed, a tree-by-tree “Full” CAVAT valuation (including the calculation methodology) of all surveyed trees must be included within the survey.

B. Arboricultural Impact Assessment

Any trees identified as a constraint on development in the “Tree Survey” or that could be impacted by construction activities, must then inform an “Arboricultural Impact Assessment” (AIA). This must incorporate a “Tree Constraints Plan” (TCP) that evaluates the direct and indirect effects of the proposed design on impacted trees and where necessary recommends mitigation or where redesign and/or repositioning of the proposed development is needed (As specified in section 5.4, BS5837:2012.).

The TCP is to pay specific attention to and plot the calculated Root Protection Area (RPA) of each tree in relation to the proposed development (for the avoidance of doubt, this must

include all trees present on or adjacent to the development site). This is to include the impact of any Ingress and egress routes, supporting structures such as scaffolding or boundary hoardings and cranes or lifting apparatus including working arcs, on trees both within and outside the project boundary. Pathing of excavations of drainage and other underground services also need to be investigated and their impact on the roots of trees properly assessed.

C. Arboricultural Method Statement

Based on the findings of the AIA, a scheme for the protection of the retained trees, in accordance with and addressing sections 5.5, 6.1, 6.2, 6.3 and 7 of BS 5837:2012, including a “Tree Protection Plan(s)” (TPP) and an “Arboricultural Method Statement” (AMS), shall be submitted to and approved in writing by the Local Planning Authority. (NB. All RPA’s plotted in the TPP must be modified to account for any nearby constraints and obstructions).

This is to include the confirmation of the appointment of a retained Arboricultural consultant to conduct an auditable system of site supervision and complete monitoring reports, to be submitted to the LPA via the LBRuT planning portal for approval by the Local Authority Tree Officer. Details of specific site monitoring requirements and a timetable of events throughout the preparation, demolition, construction, and conclusion phases of the development to be included.

The following industry standards should be referenced and adhered to:

- BS: 3998 (2010) Tree work – Recommendations
- BS: 5837 (2012) Trees in relation to demolition, design and construction – Recommendations
- National House Building Council (NHBC) Standards, Chapter 4.2 (2023): Building near trees.
- CAVAT - Full Method User Guide - London Tree Officer Association (C/o Chris Neilan)

For further clarification on these matters and any future development proposals where trees may potentially act as constraint, please may we refer the applicants to the LBRuT Local Plan and BS5837:2012

Flood Risk

Policy LP21 of the Local Plan states *“All developments should avoid or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.”*

The application site is situated in flood zones 2, 3 & 3a, as well as an area susceptible to surface water flooding, as such a flood risk assessment commensurate to the scale of the scheme will be required. The Flood Risk Assessment must address the requirement for a sequential test and exception test.

Policy LP21 also requires the use of Sustainable Drainage Systems (SuDS) in all development proposals. Applicants will have to demonstrate that their proposal complies with the following: 1. A reduction in surface water discharge to greenfield run-off rates wherever feasible. 2. Where greenfield run-off rates are not feasible, this will need to be demonstrated by the applicant, and in such instances, the minimum requirement is to achieve at least a 50% attenuation of the site’s surface water runoff at peak times based on the levels existing prior to the development. A SUDS statement is a validation requirement, and this must provide sufficient detail to address the policy requirements.

Sustainability

Local Plan Policy LP20 requires development to: *‘promote and encourage development to be fully resilient to the future impacts of climate change in order to minimise vulnerability of people and property’.*

Local Plan Policy LP22 requires that: *‘Development of 1 dwelling unit or more, or 100sqm or more of non-residential floor space (including extensions) will be required to complete the Sustainable Construction Checklist SPD.’* As such, a completed Checklist must be submitted as part of the planning application.

Development of 1 dwelling unit is required to incorporate measures to improve energy conservation and efficiency, as well as contributions to renewable and low carbon energy

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generation. Proposals must demonstrate that the scheme achieves a 35% carbon emissions reduction target beyond Part L 2021 of the Building Regulations. An Energy Report will be required to demonstrate compliance.

Development that results in a new residential dwelling will be required to incorporate water conservation measures to achieve maximum water consumption of 110 litres per person per day for homes (including an allowance of 5 litres or less per person per day for external water consumption). A National Water Standards Statement will be required to demonstrate compliance.

Note that the Publication Local Plan contains higher standards which may be applicable to any future planning application dependent upon the timing of the submission. It is proposed under policy 2 that new build residential development must achieve a four-star rating under the BRE Home Quality Mark scheme, meet defined fabric efficiency standards, be net-zero with minimum 60% on-site reduction and exclude gas boilers, amongst other things.

Affordable Housing

Local Plan policy LP 36 affirms the Council's commitment to securing the provision of affordable housing contributions from small-scale housing developments on sites like this. The SPD: 'Affordable Housing', and its appendices, sets out the methodology for calculating the level of contribution that will be expected for a development of this scale.

Policy LP 36 (Reg 19 Local Plan Policy 11) requires contributions for affordable housing from all small sites, on a gross basis, further details are set out in the Affordable Housing SPD. The contribution given the type of site and number of dwellings proposed (the policy sets out this is applied as gross i.e. there is no deduction of any existing units) would be 5% affordable housing. The applicant should provide an affordable housing commuted sum spreadsheet with any full application submitted to the Council. The commuted sum spreadsheet is available on the Council's website, including guidance to fill it out correctly. This will be reviewed by the Council when submitted to check the values

applied are correct, and that the spreadsheet has been filled out correctly. If there are issues of viability to raise, then financial appraisal information would need to be submitted and the Council would require this to be independently verified.

Other Matters

Fire Safety

Upon any formal planning application, the applicant must submit the following documentation in order to comply with the requirements as set out under Policy D12 of the London Plan (2021):

- Information confirming compliance with the following requirements:
 1. identify suitably positioned unobstructed outside space:
 - a. for fire appliances to be positioned on
 - b. appropriate for use as an evacuation assembly point
 2. are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
 3. are constructed in an appropriate way to minimise the risk of fire spread
 4. provide suitable and convenient means of escape, and associated evacuation strategy for all building users
 5. develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
 6. provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.
- A site plan demonstrating that space has been identified for the appropriate positioning of fire appliances. These spaces are to be kept clear of obstructions and conflicting uses which could result in the space not being available for its intended use in the future.
- A site plan showing appropriate evacuation assembly points.

Biodiversity Net Gain

Biodiversity Net Gain is now mandatory for major and minor

developments. All applicants applying for planning permission will now be required to set out whether they believe their development is (or is not) subject to BNG, and if they believe that the proposed development is not subject to BNG they must set out the reasons for this and accompanying evidence to demonstrate that the exemption applies.

For development which is subject to BNG, applicants will also need to provide:

- the pre-development biodiversity value(s), either on the date of application or an earlier proposed date (as appropriate);
- where the applicant wishes to propose an earlier date (than the date of application) for the purposes of calculating pre-development onsite habitat value, the proposed earlier date and the reasons for proposing that date must be provided;
- the completed metric calculation tool showing the calculations of the predevelopment biodiversity value of the onsite habitat on the date of application (or an earlier date) including the publication date of the biodiversity metric used to calculate that value;
- a statement whether the biodiversity value of the onsite habitat is lower on the date of the application (or an earlier date) as a result of activities carried out (known as 'degradation'), and if degradation has taken place the applicant must provide:
 - o a statement to the effect that these activities have been carried out;
 - o the date immediately before these activities were carried out;
 - o the predevelopment biodiversity value on the date before degradation was carried out;
 - o the completed metric calculation tool showing the calculations; and
 - o any available supporting evidence of this.
- a description of any irreplaceable habitat on the land to which the application relates, that exists on the date of application, (or proposed earlier date); and
- plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or an earlier date), including any irreplaceable habitat (if applicable).

These new requirements are provided for in the updated Planning Application Forms, available here: www.gov.uk/government/publications/planning-application-forms-templates-for-local-planningauthorities

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The government has encouraged local planning authorities to request additional information beyond the minimum national information requirements, to help process planning applications subject to BNG.

Therefore, it is strongly recommended that applicants also supply:

- A fully completed biodiversity metric (including both the pre-development baseline and draft post-development calculations)
- A to scale plan (with a north arrow) detailing the draft proposed post-development BNG habitats

Providing the above two documents from the outset will reduce the risk of delays in processing your planning application and reduce the risk of the pre-commencement general BNG condition being refused or further delays at that post-consent stage of the process.

Further guidance is available in the new BNG Planning Practice Guidance:

www.gov.uk/guidance/biodiversity-net-gain.

Validation Checklist

Upon submission of any future application in relation to this proposal, the following documents will be required:

- Completed full planning application form
- Completed CIL form, for further guidance please view the links below. http://www.planningportal.gov.uk/uploads/1app/forms/cil_questions.pdf http://www.planningportal.gov.uk/uploads/1app/cil_guidance.pdf
- Fee
- Affordable Housing Commuted Sum Spreadsheet
- Heritage Statement
- Design and Access Statement
- Flood Risk Assessment
- SUDS statement
- Fire Safety Statement
- Inclusive Access Statement
- Daylight/Sunlight Assessment
- Construction Management Plan
- Details of Cycle and Bin Stores

- A PEAR/ECiA as applicable
- A CEMP
- Full hard and soft landscaping details - mitigation for the lost of habitat will need to be provided.
- External lighting details - there should be no light spill on the sky/trees/buildings (details can be conditioned).
- Ecological Enhancements
- Tree Survey
- Arboricultural Impact Assessment, Arboricultural Method Statement
- Tree Planting Scheme
- Design details and drawings (including cross section) of hard surfacing near retained trees demonstrating use of a permanent no-dig solution.
- Sustainable Construction Checklist
- Energy Report
- National Water Standards Statement
- Biodiversity Metric and draft biodiversity gain plan
- Scaled plan detailing the draft proposed post-development BNG habitats
- A site location plan to a scale of 1:1250 with the boundary of the site outlined in red. For further guidance please view the links below. <http://www.planningportal.gov.uk/planning/applications/plans> http://www.planningportal.gov.uk/uploads/1app/maps_plans_and_planning_apps.pdf
- Existing and proposed floor plans and elevations. Please note: All drawings must be to scale (at 1:100 or 1:50) and include a scale bar.

Applicants are advised to refer to the national list of requirements and the Council's Local Validation Checklist before submitting a full application - http://www.richmond.gov.uk/home/services/planning/make_a_planning_application.htm

Summary

There are no in-principle objections to the introduction of a new dwelling in the location of the existing garage. However, the current design, scale and form is entirely at odds with the prevailing character of the street and the immediately surrounding buildings. The building is too large and dominant and the use of a front facing gable will be totally out of place in this context. Materials are also of concern. The design should

be reviewed and revised, following a full contextual study of the surrounding area.

There are also concerns regarding neighbouring amenity against No's. 1/1A & 5 Ellison Road, design revisions are likely to be necessary, as well as evidence to demonstrate that no undue harm will be caused to the outlook and light of neighbouring windows and external amenity spaces.

As submitted the scheme is unlikely to be supported.

As advised on the Council's website, with the issuing of this letter, this pre-application case is now deemed closed. Any further advice sought from officers will either be charged at the hourly rates as outlined on the Council's website or the full pre-application fee, as deemed appropriate by the Local Planning Authority. Pre-application advice for householders, developers and businesses - London Borough of Richmond upon Thames.

Without prejudice

Any given advice by Council Officers from pre-application enquiries does not constitute a formal response or decision of the Council with regard to future planning consents. Any views or opinions expressed are given in good faith and to the best of ability without prejudice to formal consideration of any planning application, which was subject to public consultation and ultimately decided by the Council.

You should therefore be aware that officers cannot give guarantees about the final form or decision that will be made on your planning or related applications.

Although the advice note will be brought to the attention of the Planning Committee or an officer acting under delegated powers, it cannot be guaranteed that it will be followed in the determination of future related planning applications and in any event circumstances may change or come to light that could alter the position. It should be noted that if there has been a material change in circumstances or new information has come to light after the date of the advice being issued then less weight may be given to the content of the Council's pre-application advice of schemes. You are also advised to refer to local

3 DESIGN CONCEPT

3.1 PRE APPLICATION RESPONSE AND IMPACT ON DESIGN

and national validation checklist on the Council's website.

Yours sincerely

Nicki Dale

Team Manager - South Area

Development Management

London Borough of Richmond Upon Thames

3 DESIGN CONCEPT

3.1 PRE APPLICATION RESPONSE AND IMPACT ON DESIGN

PRE-APP DRAWINGS



1
05

SITE PLAN EXISTING



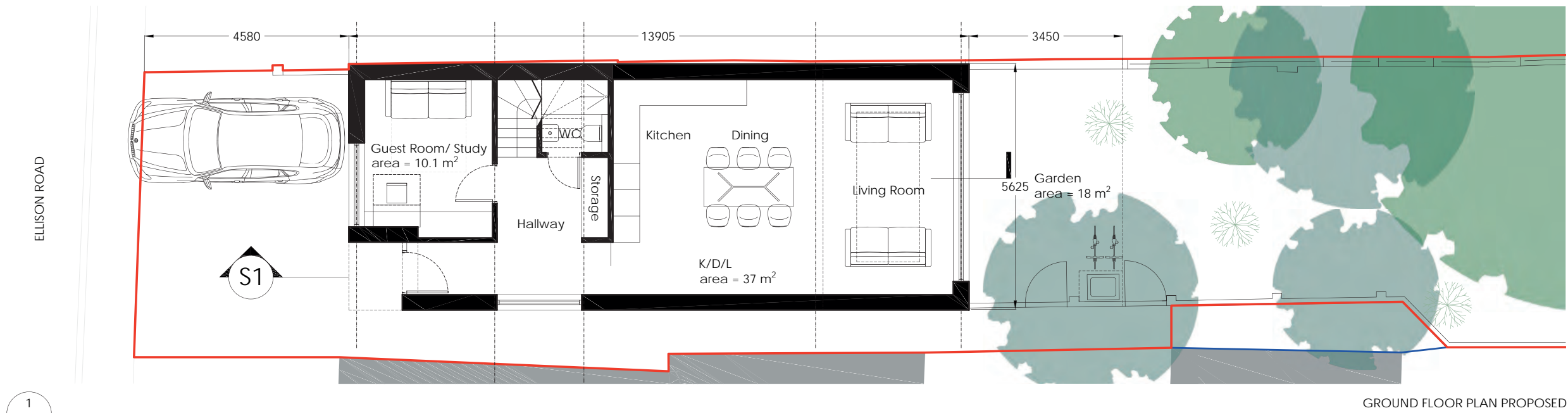
2
05

SITE PLAN PROPOSED

3 DESIGN CONCEPT

3.2 PRE APPLICATION RESPONSE AND IMPACT ON DESIGN

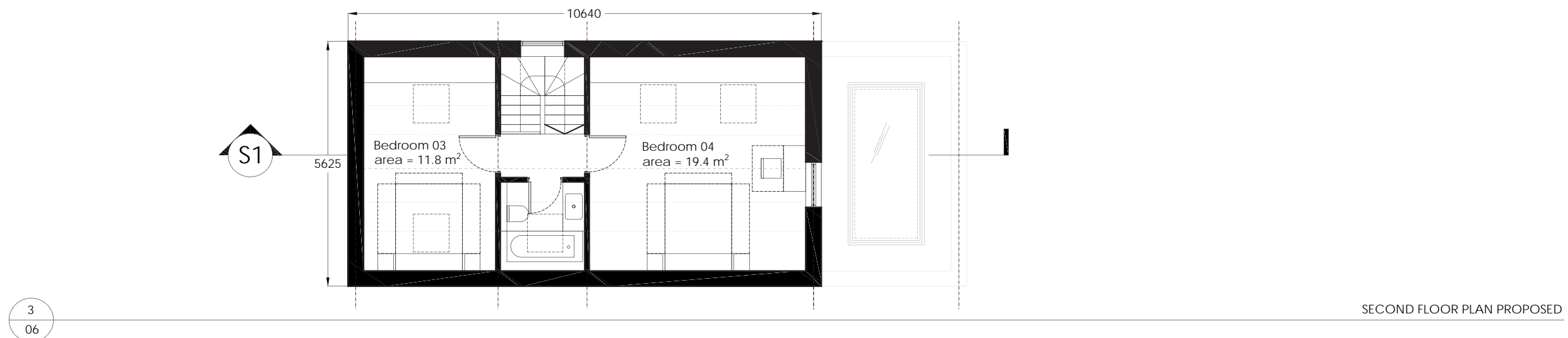
PRE-APP DRAWINGS



4 BED 8 PERSON HOUSE

GROSS INTERNAL AREAS

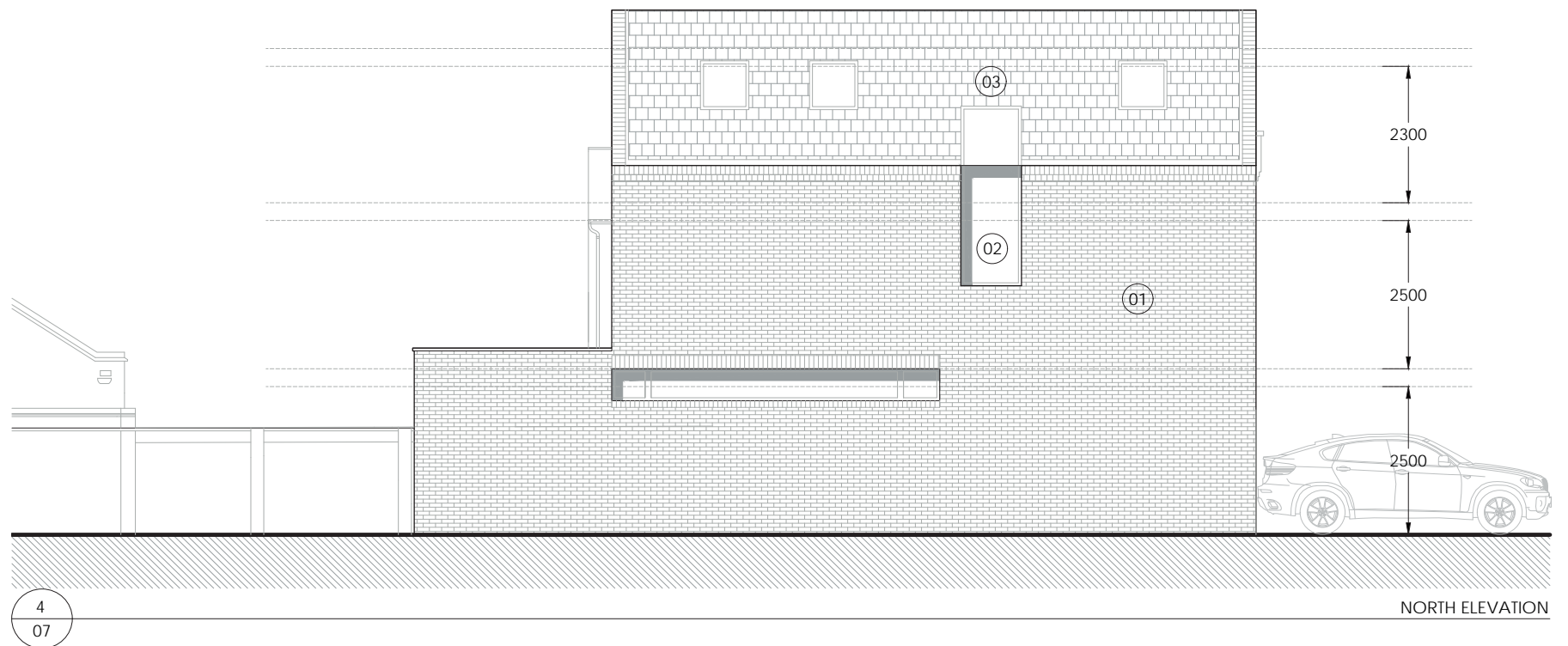
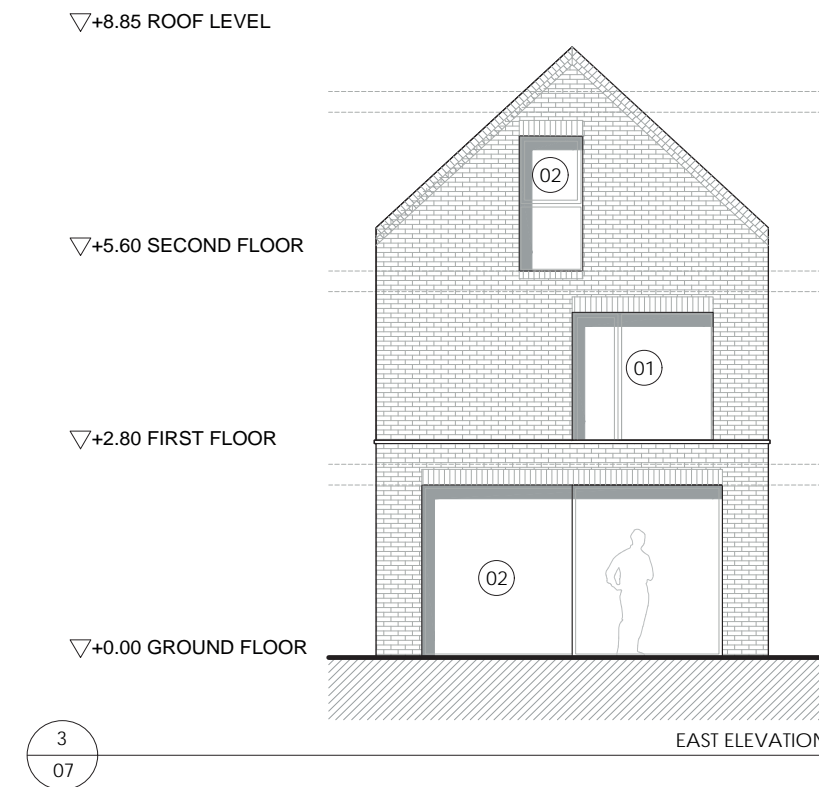
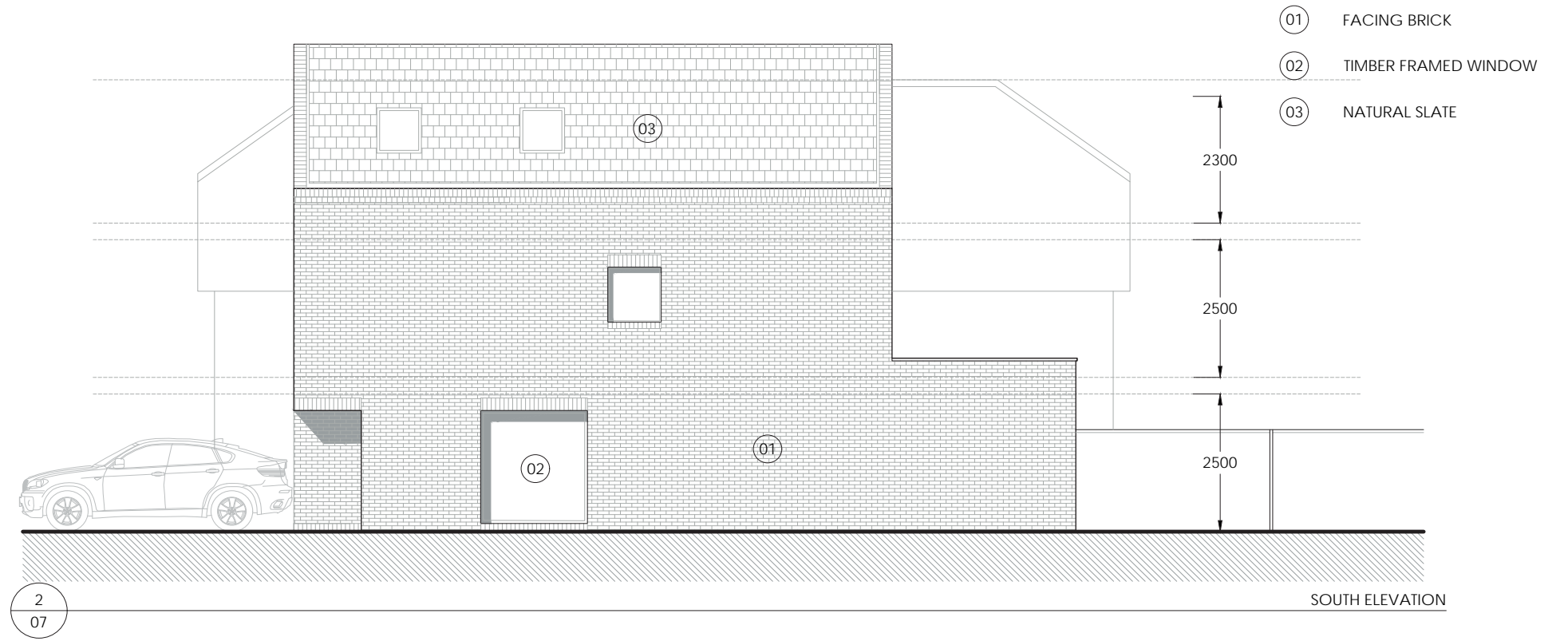
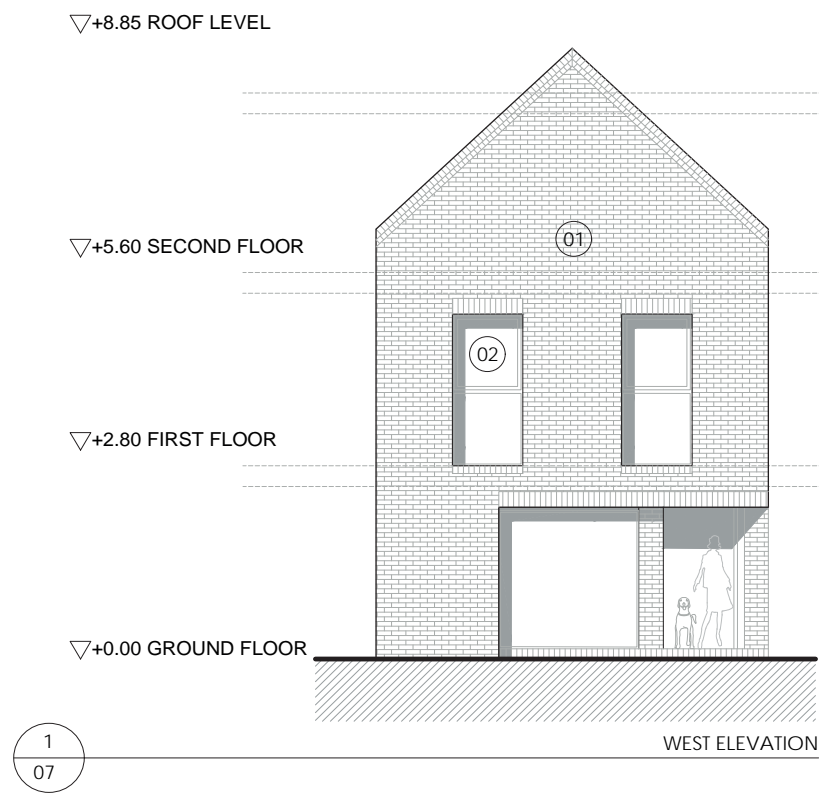
GROUND FLOOR	= 63 m ²
FIRST FLOOR	= 49 m ²
SECOND FLOOR	= 28 m ²
TOTAL	= 140 m²



3 DESIGN CONCEPT

3.1 PRE APPLICATION RESPONSE AND IMPACT ON DESIGN

PRE-APP DRAWINGS



3 DESIGN CONCEPT

3.1 PRE APPLICATION RESPONSE AND IMPACT ON DESIGN

PRE-APP DRAWINGS

▽+8.85 ROOF LEVEL

▽+5.60 SECOND FLOOR

▽+2.80 FIRST FLOOR

▽+0.00 GROUND FLOOR

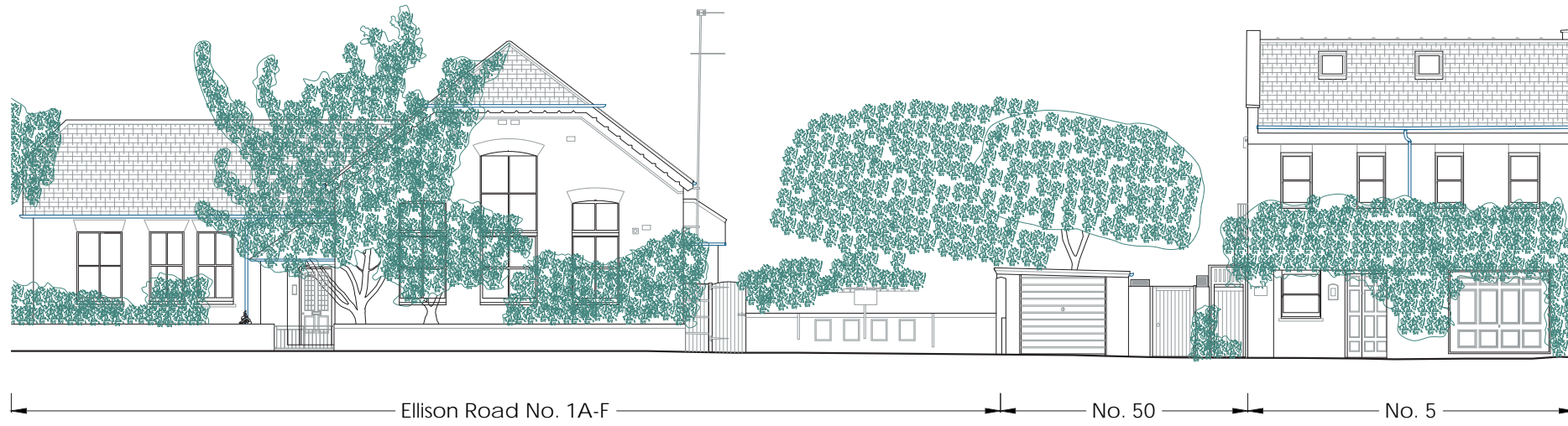


SECTION PROPOSED

3 DESIGN CONCEPT

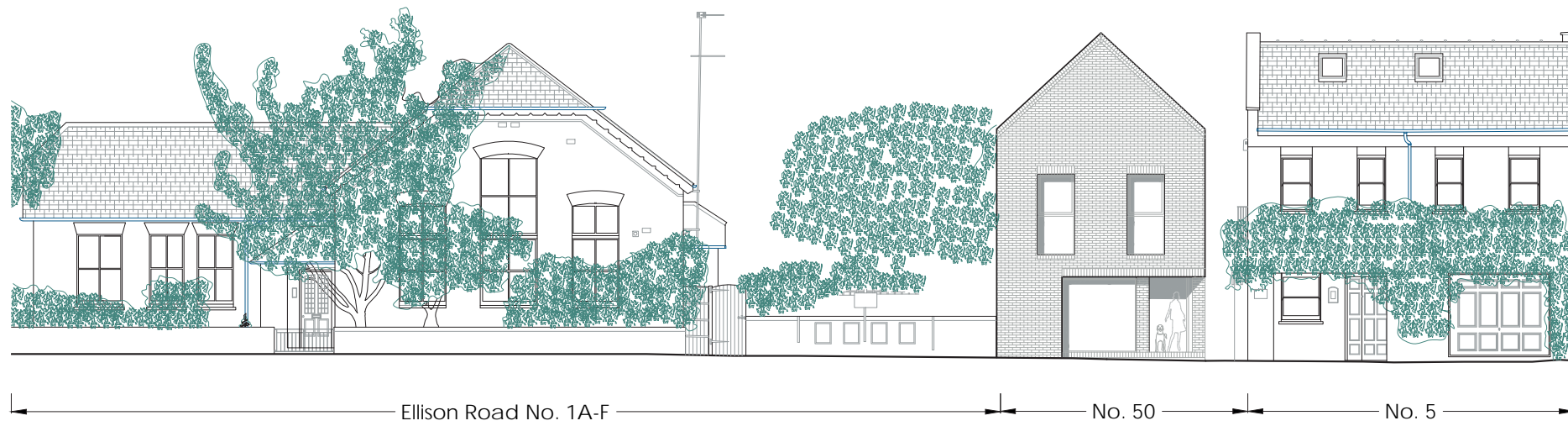
3.1 PRE APPLICATION RESPONSE AND IMPACT ON DESIGN

PRE-APP DRAWINGS



WEST ELEVATION EXISTING

1
08



WEST ELEVATION PROPOSED

2
08

3 DESIGN CONCEPT

3.1 PRE APPLICATION RESPONSE AND IMPACT ON DESIGN

PRE-APP DRAWINGS



PROPOSED ELEVATED VIEW FROM ABOVE 40 CLEVELAND ROAD TOWARDS THE SITE



PROPOSED STREET VIEW FROM ELLISON ROAD



PROPOSED ELEVATED VIEW FROM 52 STATION ROAD TOWARDS THE SITE



PROPOSED STREET VIEW FROM ELLISON ROAD

3 DESIGN CONCEPT

3.1 PRE APPLICATION RESPONSE AND IMPACT ON DESIGN

PRE-APP DRAWINGS



CONTEMPORARY HOUSE, KEW GREEN
PRE-APP DRAWINGS - DESIGN PRECEDENTS



HOUSE EXTENSION, PECKHAM

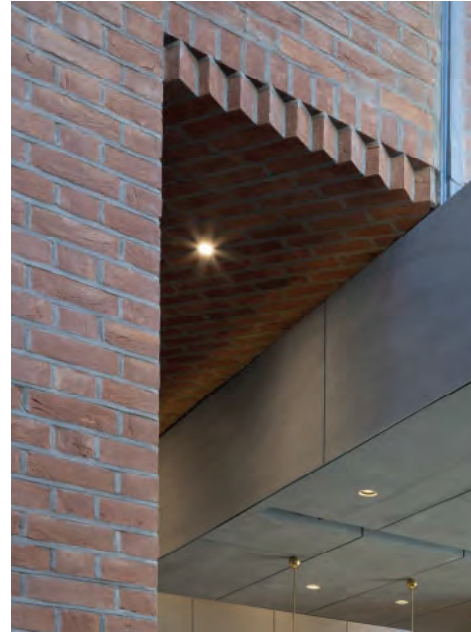
3 DESIGN CONCEPT

3.1 PRE APPLICATION RESPONSE AND IMPACT ON DESIGN

PRE-APP DRAWINGS



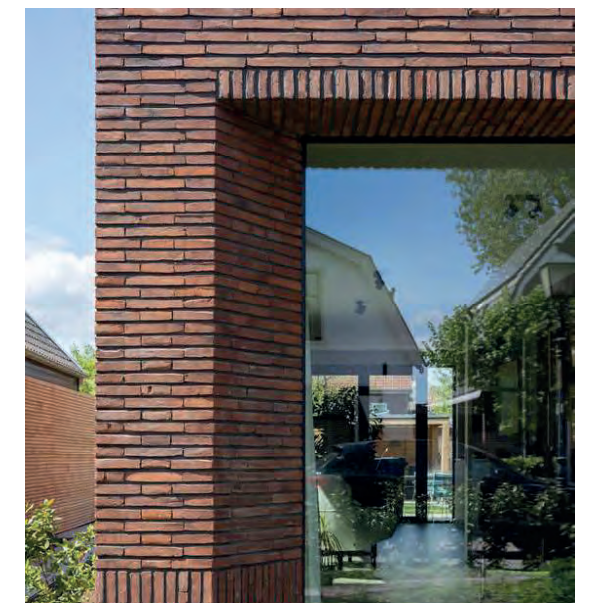
GABLE DETAILING ON STATION ROAD



HOUSE IN BARNES



PRE-APP DRAWINGS - DESIGN PRECEDENTS



3 DESIGN CONCEPT

3.2 OPPORTUNITIES AND CONSTRAINTS

The existing site provides opportunities and constraints in terms of development potential. The existing site plan, shown right, indicates areas where the proposed design will need to consider the existing setting, both in terms of built environment and natural environment.

CONSTRAINTS

- To the north west of the site is a shared garden with windows of flats facing onto the garden. The design will have to address issues of overlooking, massing, lighting, noise and elevational treatment in relation to this neighbour.
- To the south east at first floor level, the neighbour has a roof terrace which has windows and doors.
- The site area contains trees and shrubs which will need to be removed / replaced.
- The site is within a flood risk zone, the levels for the new habitable spaces will need to be designed to offset this risk.
- The site is orientated south west - north east. A new building will introduce some shadowing to buildings north of the site although this will not impact morning or afternoon sun.
- There is an existing access route to the south of the site which falls within the owners title. This access would be retained as a right of way for 52 Station Road.

OPPORTUNITIES

- The proposed house will provide an additional new dwelling to contribute to the council's 10 year target of 4110 new dwellings within the borough and their target of 234 new homes per annum on small sites.
- Provide a high quality family home in a central location within Barnes village.
- Improve the street scene and Conservation Area on this site currently occupied with a poor quality garage structure and concrete hard-standing.



3 DESIGN CONCEPT

3.3 ARCHITECTURAL VISION

The site is located on a plot with an existing house facing Station Road, Barnes. A long garden to the rear of the house extends back to Ellison Road where there is a single storey garage accessed from Ellison Road.

The garage appears as an 'empty plot' at the end of a terrace of houses on Ellison Road.

The project aspiration is to provide a new high quality family dwelling. The design is informed by the immediate built environment and uses materials, forms and details to establish a simple and contemporary interpretation of the surrounding context.

The proposal will contribute to the council's target of 234 new homes per annum on small sites.

The dwelling would replace a single storey brick structure garage at the end of a long garden which fronts Ellison Road with a scruffy hard-standing area on the road. The garage and hard-standing area do not contribute positively to the Barnes Common Conservation Area.

The design would create a three bedroom dwelling with a large living space at ground level and private terrace garden to the rear. The front of the property would allow for a single car space.

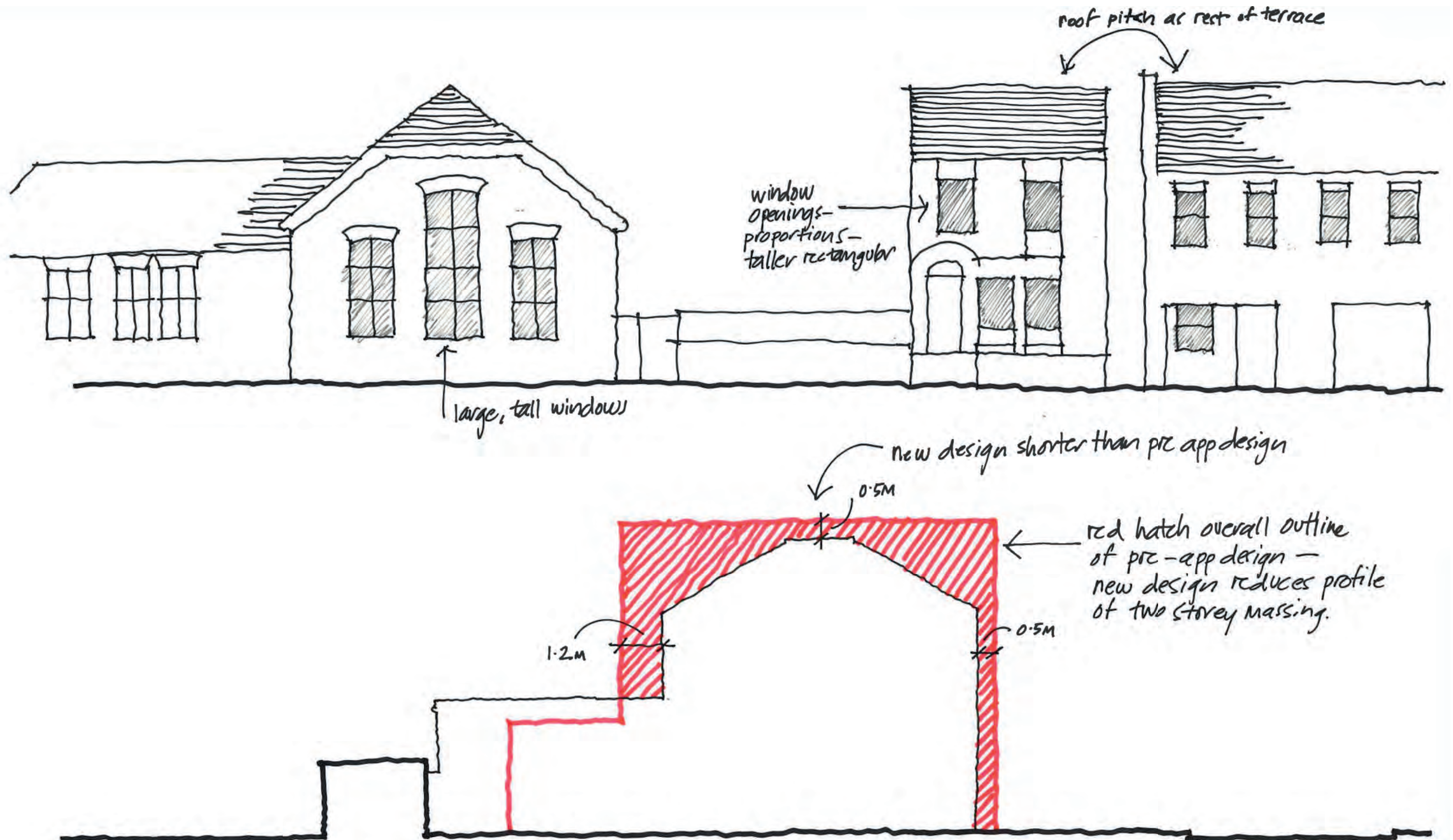
The proposed dwelling would contribute positively to the conservation area by using materials, colours and forms as a reflection of the Victorian houses in the street.



3 DESIGN CONCEPT

3.4 MASSING, HEIGHT AND SCALE

The proposed new house will be both shorter and shallower, in plan and elevation, than the pre-app design. The proposed roof form will follow the same profile as the existing terrace.



3 DESIGN CONCEPT

3.4 MASSING, HEIGHT AND SCALE

Windows to neighbouring properties are shown at ground and first floor level in this plan diagram. The red dotted lines indicate the previous pre-app footprint at first floor level.

