# DESIGN CONCEPT

## 3.5 LANDSCAPE

The proposed development will require the removal of several Category C small trees and shrubs in order to create the new dwelling and terrace garden space required.

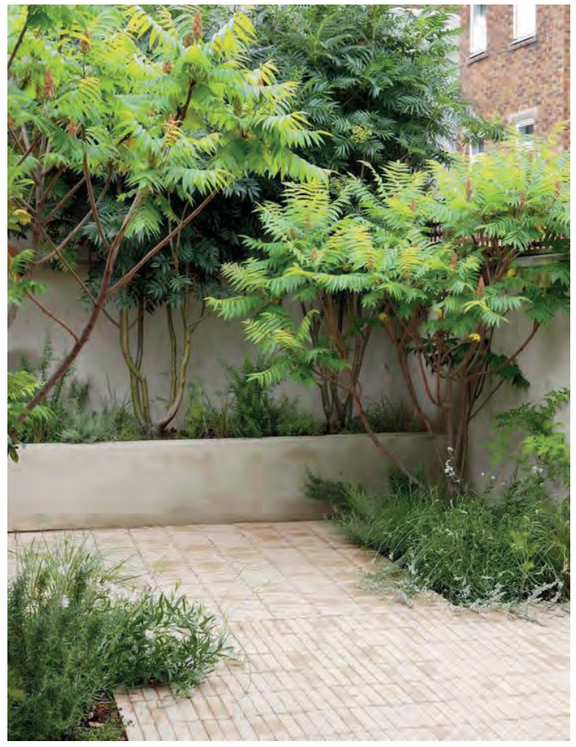
There is one Category B tree on the site which will be retained.

The courtyard garden will be raised to allow for level access from the living space adjacent with steps down to a cycle store and gated to the side access.

Low brick walls matching the house brick are proposed for the garden walls and raised planters / cycle store. Above the brick walls timber trellis fence will provide visual screening to a height of 1.8m above terrace level.

Shrub planting will be introduced in planter beds in specified locations.

COURTYARD GARDEN PRECEDENTS



METAL RAILING PRECEDENT

TRELLIS FENCE PRECEDENT

WILD FLOWER ROOF PRECEDENT

All flat roof areas will be planted as green / wild flower roofs increasing biodiversity and urban greening. These flat roof areas will also act as a SUDS system slowing down rainwater runoff.

The front amenity space is divided between a car parking space, access for bins and the route to the front door via a stepped access. High quality stone paving is proposed for the paved areas.

Metal railings are proposed for areas at the front of the property providing guardings to stairs and gates to the site entrance.

# 4 DESIGN IN DETAIL

The detailed design has been developed to deliver a contemporary interpretation of a Victorian villa.

The use of traditional materials such as brick walls, stone detailing and slate roof finish reflects the predominant character of the surrounding area, and when paired with simple detailing creates a sympathetic but contemporary addition to the street scene.

The scheme enables a high quality, dual-aspect, new dwelling. This will replace an existing low quality garage structure and unattractive hard-standing area.

# DESIGN IN DETAIL

## 4.1 HOUSE DESIGN

The proposed development will provide a 3 bedroom, 5 person family unit which will provide living space in excess of minimum space standards.

The dwelling is designed as a dual aspect home with generous amenity space and allows 50 Station Road to retain a large private garden area with access to Ellison Road for green waste collection. The dwelling is orientated along the north east / south west axis providing good sunlight / daylight morning to evening.

A large kitchen living dining space at ground level opens out, at the rear, on to a private terraced garden area with brick shrub planters and providing greening around boundary walls.

The ground level also provides a laundry room, accessible WC, storage cupboards and a single bedroom.

Upstairs there are 2 large double bedrooms with built in storage and a family bathroom. The staircase is naturally lit from above with a large skylight over the hall.

**Daylight, Sunlight and Overshadowing Impact on Neighbours**

Ecolytik have been instructed to provide a Daylight and Sunlight Assessment of the proposed development and the impact on neighbouring properties to support this planning application.

In terms of massing the proposal has been designed to respond to the existing neighbouring buildings, stepping back in plan and down in scale to limit impact on neighbours.

The Daylight and Sunlight Assessment (Neighbouring Properties) covers the impact on the neighbours at 1, 5 and 8 Ellison Road and concludes that;

*the proposed development at 50 Station Road will not result in any notable impacts on daylight and sunlight access to neighbouring properties when assessed against the BRE guidelines.*

Detailed analysis can be found within the Ecolytik report.

**Daylight and Sunlight for New Residents**

The dwelling is designed as dual aspect, with the Daylight, Sunlight and Overshadowing Report concluding that;

*the proposed scheme will provide satisfactory levels of daylight and sunlight access to future residents and their home.*

**Sense of Enclosure / Impact on Neighbours Privacy**

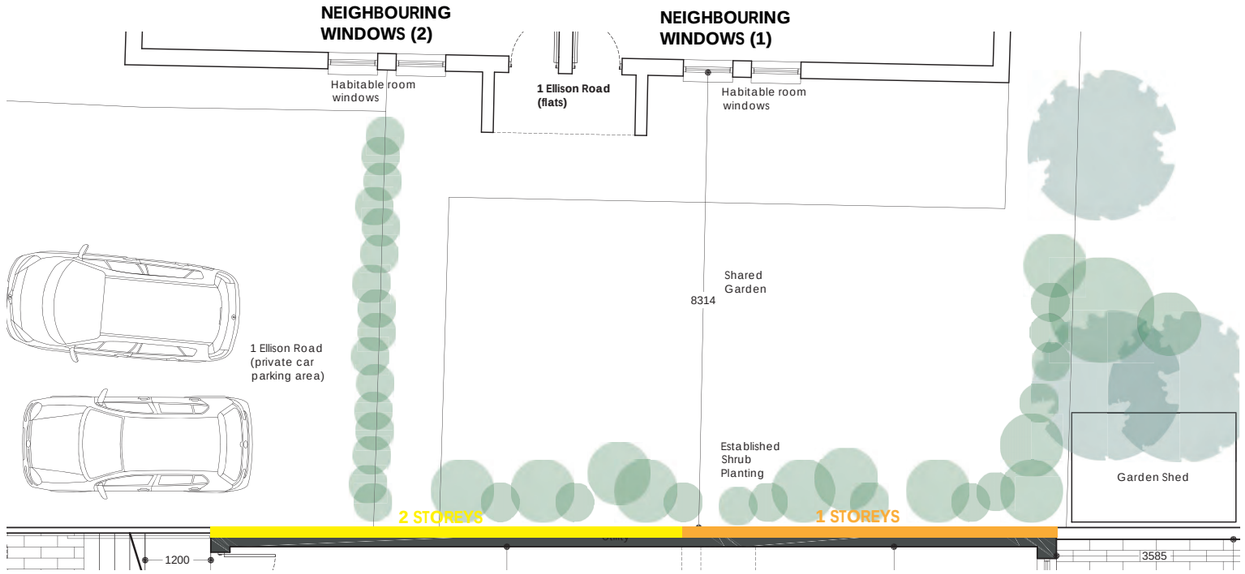
The design has been amended following comments within the pre-application report. The length and height of the proposal has been reduced to mitigate against the impact on the neighbouring garden.

The section diagram, bottom left, indicates that the windows noted as ‘neighbouring windows (1) would fall within the acceptable limits for new development in relation to neighbouring properties as Fig .1, 3.2 Privacy and Space Between Buildings within SPD - House Extensions and External Alterations.

The existing boundary is heavily planted with medium size and large shrubs so the proposed new wall would be visually softened by this.

The most visible area of proposed new wall would be at first floor level. This area has been designed and animated with feature brick work patterning and fixed frosted glass windows providing visual interest from the street scene too.


SECTION DIAGRAM AT NEIGHBOURING WINDOWS (1)



# DESIGN IN DETAIL

## 4.1 HOUSE DESIGN

New windows at first floor level within the flank elevation facing 1 Ellison Road are designed as fixed and frosted to preserve the privacy of the neighbours while allowing natural light into the rooms.

Neighbouring windows, noted below as ‘neighbouring windows (2)’ on the plan extract, are separated by an existing fence with climbing plants along its length.

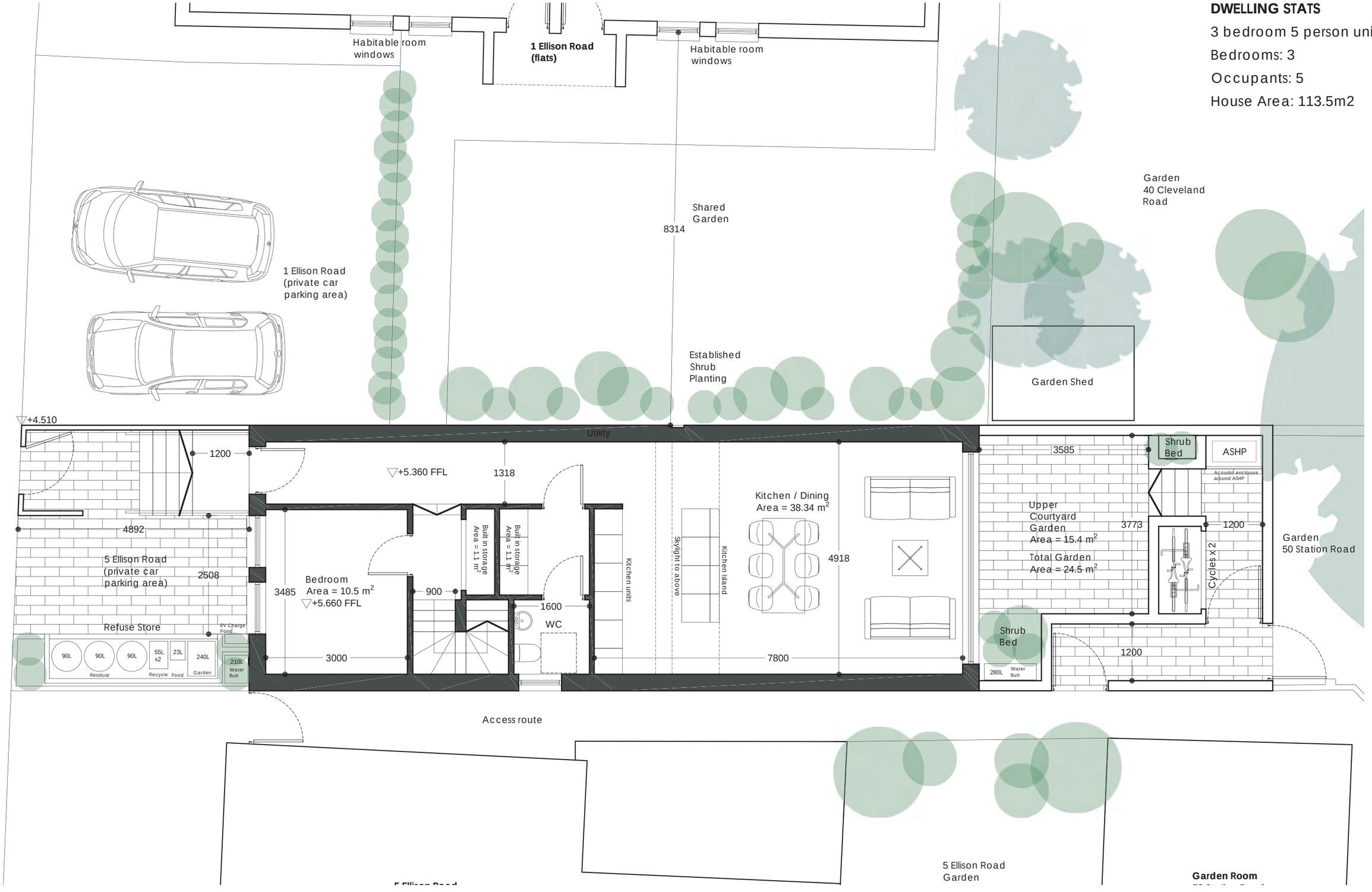
One of these windows overlooks the car parking area for 1 Ellison Road while the other window looks to the garden.

No.1 Ellison Road was converted from a library to 6 self-contained flats for elderly residents, owned and managed by Paragon Asra Housing Association, in the late 1980s. Application drawings are not present on the Richmond Planning website but following neighbour consultation it is believed these rooms are used as habitable spaces. The windows serving these rooms have been considered as habitable spaces within the Daylight and Sunlight Assessment.

Application Number: 87/0236
Address: 1 Ellison Road Barnes London SW13 0AD
Description: Conversion to use as six self-contained flats for elderly persons and the formation of 3 parking spaces (Amended Plan No. (s) 2260/02A, /03A, /05A received on 7th August 1987).
Validation Date: 12/02/1987


# DESIGN IN DETAIL

## 4.2 HOUSE DESIGN PLANS - GROUND FLOOR LEVEL




**DWELLING STATS**

3 bedroom 5 person unit

Bedrooms: 3

Occupants: 5

House Area: 113.5m2

# DESIGN IN DETAIL

## 4.2 HOUSE DESIGN PLANS - FIRST FLOOR LEVEL

# DESIGN IN DETAIL

## 4.3 FACADE STRATEGY & MATERIALS

The facade materials uses a colour palette of earth tones taken from the historic context with a focus on detail and materiality. The facade treatment uses traditional motifs with a contemporary expression.

Special brick detailing with soldier coursing and hit and miss brick panelling picks up on brick patterning used on surrounding context and creates shadowing and visual interest.

Stone panels over window and door heads picks up on stone details from surrounding Victorian houses but used in a contemporary expression.

Metal railings are painted to match the colour of the stone panelling.

The architectural design concept uses traditional materials with contemporary detailing providing a robust expression which engages with its surroundings.

Facing brick is indicated as a pale yellow, stock type brick with flush mortar joints.

Stone panels to be pale yellow to complement the brick.

The roof finish is shown as a natural slate tile roof.

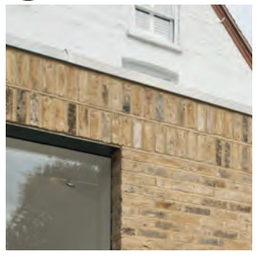
Facade in detail

### MATERIAL PALETTE

1

**Recessed Brick Detail**

2

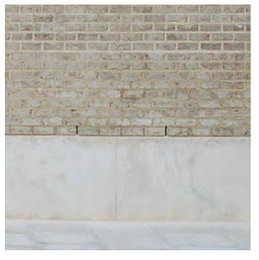


**Soldier Course Detail**

3

**Stone Panel Detail**

4



**Precast Stone Plinth Detail**

5

**Facing Brick**

6

**Painted Metal Guardings**

# DESIGN IN DETAIL

## 4.5 TOWNSCAPE VIEWS

VIEW FROM OUTSIDE THE OLD LIBRARY

VIEW FROM OUTSIDE 5 ELLISON ROAD TOWARDS THE OLD LIBRARY

VIEW FROM OPPOSITE THE SITE

VIEW FROM OPPOSITE THE OLD LIBRARY

# DESIGN IN DETAIL

## 4.6 INCLUSIVE ACCESS STATEMENT

In order to mitigate against flood risk the dwelling is elevated with the ground floor accessed via external steps.

There is not enough space on site to provide a ramped access but a step lift could be provided if required.

The external steps will comply with Approved Document K / M / B in terms of accessibility and fire safety.

The rear terrace at ground level is designed to be accessed across a level threshold.

An accessible WC at ground level is provided in line with Approved Document M.

The home will be built to achieve the London Plan and London Borough design standards, Part M4(1) standards of accessibility for upper level units.

All room sizes exceed the minimum space standards established by the London Plan Housing SPG and Nationally Described Space Standards.

Natural light and ventilation provision to each habitable space is in accordance with Environmental Health standards.

# DESIGN IN DETAIL

## 4.7 CYCLE STORAGE

**Residential Units**
Number of Units = 1
TOTAL CYCLE SPACES PROVIDED = 2

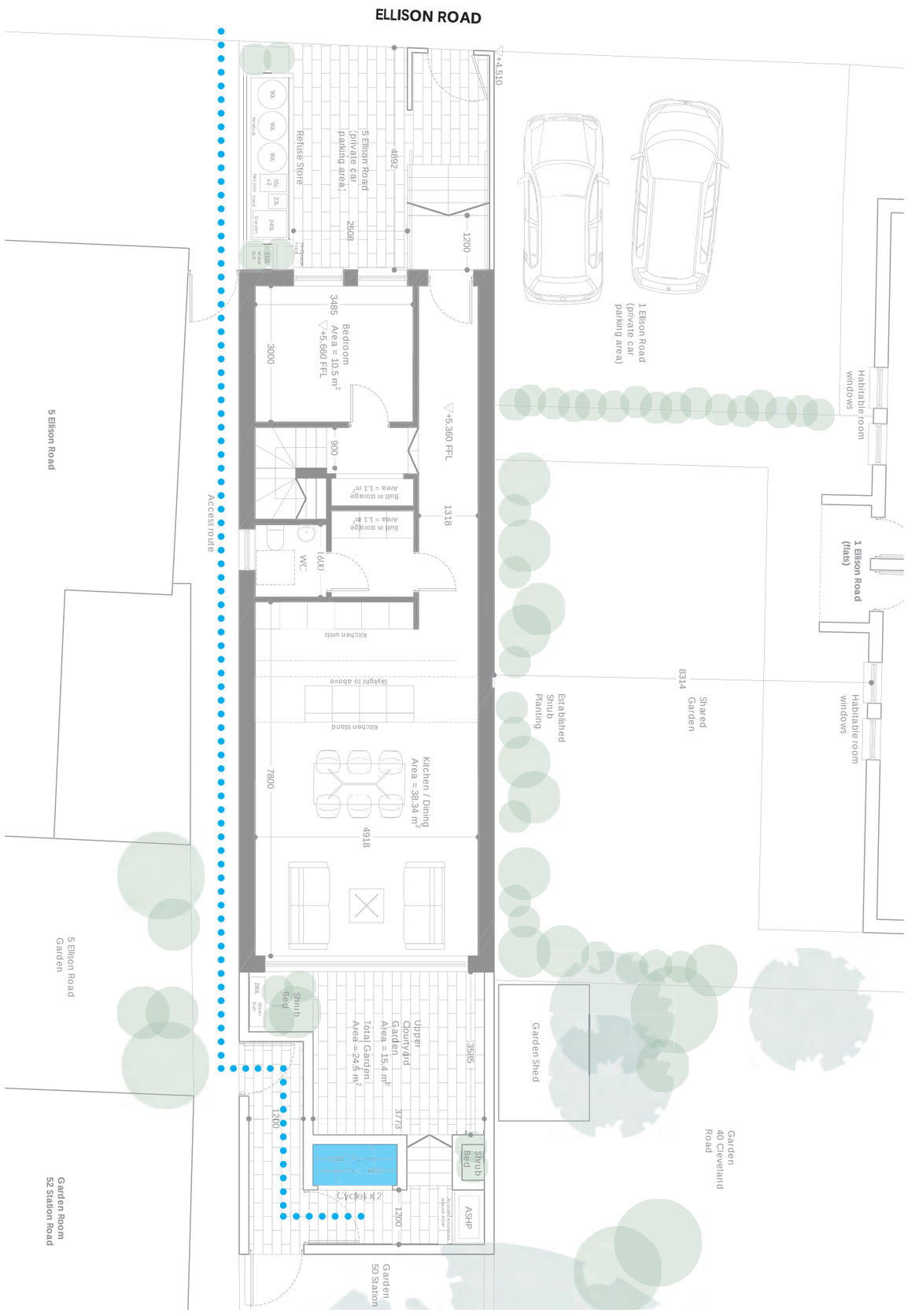
A single cycle store serves the property and is accessed from the rear garden terrace or from the existing side alley.

The proposed cycle storage provision is in line with London Borough of Richmond Upon Thames cycle storage provision requirements.

The secure cycle store has been designed to accommodate side by side cycle storage for two bicycles (see Fig. 1 for size and format precedent) in an effort to provide a compact and easily manoeuvrable storage solution.

The actual proposal would store cycles within a brick enclosure to the same dimensions as the image below.

Fig. 1



# DESIGN IN DETAIL

## 4.8 REFUSE & RECYCLING STRATEGY

All waste will be collected from Ellison Road. Drag distances will be less than 10m from stores to pavement edge.

**London Borough of Richmond Upon Thames Standards**

A lockable refuse store will be provided for all residential waste.

**Table 1: Calculating space requirements for waste containers for each dwelling and residential development**

| Number of bedrooms | Required refuse storage capacity (litres) | Number of 90 litre dustbins | Number of 55 litre recycling boxes | Number of 23 litre food waste containers | Number of 240 litre bins for garden waste (residential units with gardens only) |
|---|---|---|---|---|---|
| 1* | 100 | 2 | 2 | 1 | 1 |
| 2 | 170 | 2 | 2 | 1 | 1 |
| 3 | 240 | 3 | 2 | 1 | 1 |
| 4 | 310 | 4 | 2 | 1 | 1 |
| 5 | 380 | 5 | 2 | 1 | 1 |

*Incl. studio flats

**Table 2: Waste container measurements required for each development**

| Container type | Typical usage | Volume (l) | Height (mm) | Width (mm) | Depth (mm) |
|---|---|---|---|---|---|
| Recycling boxes for (i) mixed paper and (ii) mixed containers) | Domestic houses (x2) | 55 | 350 | 585 | 390 |
| Food waste box (external) | Domestic houses (x1) | 23 | 405 (handle down) 630 (handle up) | 320 | 400 |
| Standard dustbin (conforming to BS 792 or 4998 | Domestic house (number dependent on number of bedrooms- see Table 1) | 90 | 700 | 640 (diameter incl. handles) | 640 (diameter incl. handles) |
| Wheelie bin (2 wheels, plastic, conforming to British Standard BS EN 840: 1997) | Domestic flats and commercial | 140 | 1,070 | 480 | 550 |
| Wheelie bin (2 wheels, plastic, conforming to British Standard BS EN 840: 1997) | Domestic flats and commercial | 240 | 1,070 | 585 | 740 |
| Wheelie bin (2 wheels, plastic, conforming to British Standard BS EN 840: 1997) | Domestic flats and commercial | 360 | 1,090 | 630 | 880 |
| Housing for 240 litre wheelie bin for recycling food waste | Domestic flats | (to house 240 litre bin) | 1340 | 675 | 822 |
| Euro bin (4 wheels, metal body, conforming to British Standard BS EN 840: 1997) | Domestic flats and commercial | 660 | 1,260 | 1,260 | 715 |
| Chamberlain bin (conforming to British Standard BS EN 840: 1997) | Domestic flats with waste chutes and commercial | 720 | 1,430 | 1,100 | 820 |
| Chamberlain bin (conforming to British Standard BS EN 840: 1997) | Domestic flats with waste chutes and commercial | 940 | 1,430 | 1,100 | 1,100 |
| Euro bin (4 wheels, metal body, conforming to British Standard BS EN 840: 1997) | Domestic flats and commercial | 1,100 | 1,370 | 1,260 | 985 |

# DESIGN IN DETAIL

## 4.9 TRANSPORT & PARKING PROVISIONS

The site has a PTAL rating of 3.

1 car space is provided and the existing crossover will be utilised to access the car parking space.

## 4.10 PART M - INCLUSIVE ACCESS TO & USE OF THE BUILDING

The proposed scheme has been designed to provide M4 (1) for access into the dwelling and M4 (2) within the dwelling.

Due to the level change as mitigation for flood risk there is not site area to provide a ramped approach.

# DESIGN IN DETAIL

## 4.11 ECOLOGY & BIODIVERSITY

An Ecological Impact Assessment and a Biodiversity Net Gain Assessment were completed at 50 Station Road by Morgan & Stuckey Ecological Consultants.

We have summarised the conclusions of their report here.

**Ecological Assessment**

Proposals for the site include for the demolition of the detached garage and the construction of a new residential dwelling in its place.

The desk study showed that legally protected areas of ecological importance would not be negatively impacted by the proposed development.

The Assessment summarised for following:

Overall, the study site provides nature conservation value in a local (parish) context, containing ecological features such as garden trees and shrubs. The mown lawn offered few opportunities.

The site provides negligible potential for bats, badgers and herpetofauna, however, should any of these protected species be found on site during works, then all works must stop and advice from an ecologist sought.

The trees and shrubs provide moderate potential for breeding birds, and it is recommended that the works be undertaken outside of the breeding bird season.

**Recommendations & Mitigation & Enhancements**

The proposed design will comply with the recommendations of the assessment as detailed in Section 6 of the Ecological Impact Assessment and proposed design will also incorporate ecological enhancements including permanent bug, bird and bat boxes.

Example of integrated bat boxes

Example of integrated bird boxes

Example of integrated bug boxes

**Biodiversity Net Gain Assessment**

The Assessment summarised for following:

Proposals for the site include for the demolition of the detached garage and the construction of a new residential dwelling in its place.

The proposed development will result in a 46.96% BNG loss in Habitat Area Units.

This is due to an increase in developed land area (incorporating new areas of green roof) and subsequent decrease in vegetated area on site.

It is not possible to achieve the required 10% net gain on site, therefore, off-site compensation will be required.

Should the units be sourced via a third-party habitat bank or similar, then a further 0.01 Habitat Units of Low Distinctiveness habitat (or above) is required.

As the unit requirement is very small, the Statutory Biodiversity Credits Scheme may require consideration, in which case, 0.03 credits of Tier A1 are required.

# DESIGN IN DETAIL

## 4.12 ENERGY & SUSTAINABILITY

Ecolytik have been instructed to provide an Energy & Sustainability Statement for the proposed development to support this planning application.

Detailed analysis and results can be found within the separate document Energy & Sustainability Statement (by ecolytik).

The proposed house will be designed in line with LP20 and LP22 of Richmond Upon Thames Borough Council's Local Plan.

**Energy**

The objective is to introduce measures to improve energy conservation and efficiency, as well as contribute renewable and low carbon energy generation.

A 64% carbon emissions reduction beyond Part L 2021 of the Building Regulations has been incorporated within the design and is demonstrated within the accompanying Energy Report.

The proposed development includes active energy production with Air Source Heat Pump technology combined with passive energy reduction measures with a fabric first approach.

**Envelope**

The proposed external envelope is designed to meet the following standards, these targets may vary slightly depending on final SAP calculations:

- External wall u-value: 0.15 W/m2.K
- Roof and floor u-value: 0.1 W/m2.K
- Windows u-value: 1.2 W.m2.K
- Air tightness and ventilation: < 3m2/m2.hr with Mechanical Ventilation and Heat Recovery

**Surface Water Management**

The site is in an area of higher flood risk but protected by flood risk defences, details of how the flood risk is mitigated can be found within the flood risk assessment report.

The integration of green roofs will provide surface water attenuation, and a comprehensive Sustainable Urban Drainage Strategy has been prepared for the development.

**Materials**

Embodied energy is the energy that is used in the manufacture, processing and the transportation of the materials to site.
The construction build-ups for each of the main building elements are rated from A+ to E. Each element to be used in the building has been rated according to the BRE Green Guide to Specification whereby:

- A+ rated elements are least likely to affect the environment
- E rated elements are most likely to affect the environment

All timber used during site preparation and construction is to be FSC certified, and all non-timber materials to be certified with Environmental Management Systems (ISO 14001 OR BES 6001) where possible.

**Health + Well-being**

**Daylighting**

The dwellings have been design with daylight in mind and the proposed development will provide future occupants with good levels of daylight.

**Sound Insulation**

The development proposes that airborne sound insulation will comply or exceed current Building Regulations Part E standards.

**Private Space**

Private external space will be provided in excess of minimum standards designed with high quality materials with the aim of improving the quality of life of the occupants.

**Water Conservation**

The development aims to reduce water consumption in line with the recommendations set out in Richmond's Sustainable Development advice, through the use of water efficient fittings.

The scheme will incorporate water conservation measures to achieve maximum water consumption of 110 litres per person per day.

**Overheating**

The design takes into account the requirements of Approved Document Part O of the Building Regulations addressing overheating in residential homes.

Modelling has taken place to assess the risk of overheating against the proposed design and passive/active mitigation included where required.

# DESIGN IN DETAIL

## 4.13 FLOOD RISK & SURFACE WATER MANAGEMENT

Herrington have been instructed to provide a flood risk assessment of the proposed development to support this planning application.

We have summarised the conclusions of their report here.

The overarching objective of this report is to appraise the risk of flooding at 50 Station Road, Barnes, to ensure that the proposals for development are acceptable and that any risk of flooding to the occupants of the proposed residential dwelling is appropriately mitigated.

The proposals for development are for the replacement of the existing garage building with a two-storey dwelling and associated car parking facilities. In this case the London Borough of Richmond upon Thames Local Plan states that the Sequential Test is not required given the location of the development site within 800m of the Barnes local centre. Notwithstanding this, given the sites location within Flood Zone 3, it is required to apply the Exception Test and part of the aim of this report is the determine if the development passes Part B of the Exception Test.

The risk of flooding has been considered across a wide range of sources and it has been identified that the site is only at risk from flooding only during the extremely unlikely event of a breach within the Thames tidal flood defences. To manage the risk of internal flooding from this source and to ensure that the development does not result in an increased risk of flooding off site, the following mitigation measures are recommended:

**The floor level of the proposed dwelling will be elevated above the maximum predicted flood level on site.** During a breach in the Thames tidal flood defences, the site could be subject flooding. As such, the floor levels will be raised to meet the EA's floor level requirements of 300mm above the flood level for living accommodation and 600mm above the flood level for sleeping accommodation.

**The ground floor of the building should be constructed using flood resistant and resilient design techniques.** This will increase the flood resilience of the building and reduce the impact of flooding in the unlikely event of a breach in the defences.

**The residents should sign up to the EA's Flood Warning Service and Met Office Weather Warnings.** The EA's flood warnings will provide forewarning of extreme weather conditions which may result in flooding occurring. This forewarning will enable the residents to evacuate to an area located outside the predicted extent of flooding. If it is not possible to evacuate before flood water reaches the site, safe refuge will be available within the dwelling, which is located above the design flood level. Additionally, residents should sign up to the Met Office Weather Warnings, which could provide a forewarning for when access roads to the site could be subject to surface water accumulation following an extreme rainfall event.

In conclusion, following the recommendations of this report, the occupants of the development will be safe and the development will not increase the risk of flooding elsewhere. Consequently, it has been demonstrated that the development can pass Part B of the Exception Test and will therefore meet the requirements of the NPPF.

**Design Specific Mitigation In Detail**

**Raising Floor Levels**

The EA recommends that the minimum floor level of buildings at risk of flooding should be 300mm above the design flood level, which is the 1 in 200 year extreme water level plus the appropriate allowance for climate change. The EA's guidance also requires that all sleeping accommodation be raised a minimum of 600mm above the design flood level.

In this instance the maximum predicted flood level on site during a residual tidal breach scenario is 5.06m AODN. As such, the floor level requirements are 5.36m AODN for living accommodation and 5.66m AODN for sleeping accommodation.

**Flood Resilient Design Techniques**

Flood Resilience or 'wet proofing', accepts that flood water will enter the building and allows for this situation through careful internal design for example raising electrical sockets and fitting tiled floors.

The finishes and services are such that the building can quickly be returned to use after the flood.

Such measures are generally only considered appropriate for some 'less vulnerable' uses and where the use of an existing building is to be changed and it can be demonstrated that no other measure is practicable.

The floor level of the proposed dwelling will be elevated above the maximum predicted flood level on site, however it is recommended that flood resilient construction techniques are employed on site to increase the flood resilience of the building.

**Flood Warnings**

The EA operate a flood forecasting and warning service in areas at risk of flooding from rivers or the sea, which relies on direct measurements of rainfall, river levels, tide levels, in-house predictive models, rainfall radar data and information from the Met Office.

This service operates 24 hours a day, 365 days a year. Whilst it is not possible to predict the occurrence of a breach, it is possible to receive forewarning of extreme flood conditions within the River Thames which could result in a failure of the defences.

It is therefore recommended that future residents sign up to the EA's Flood Warning Service.

# DESIGN IN DETAIL

## 4.13 FLOOD RISK & SURFACE WATER MANAGEMENT

**Surface Water Management**

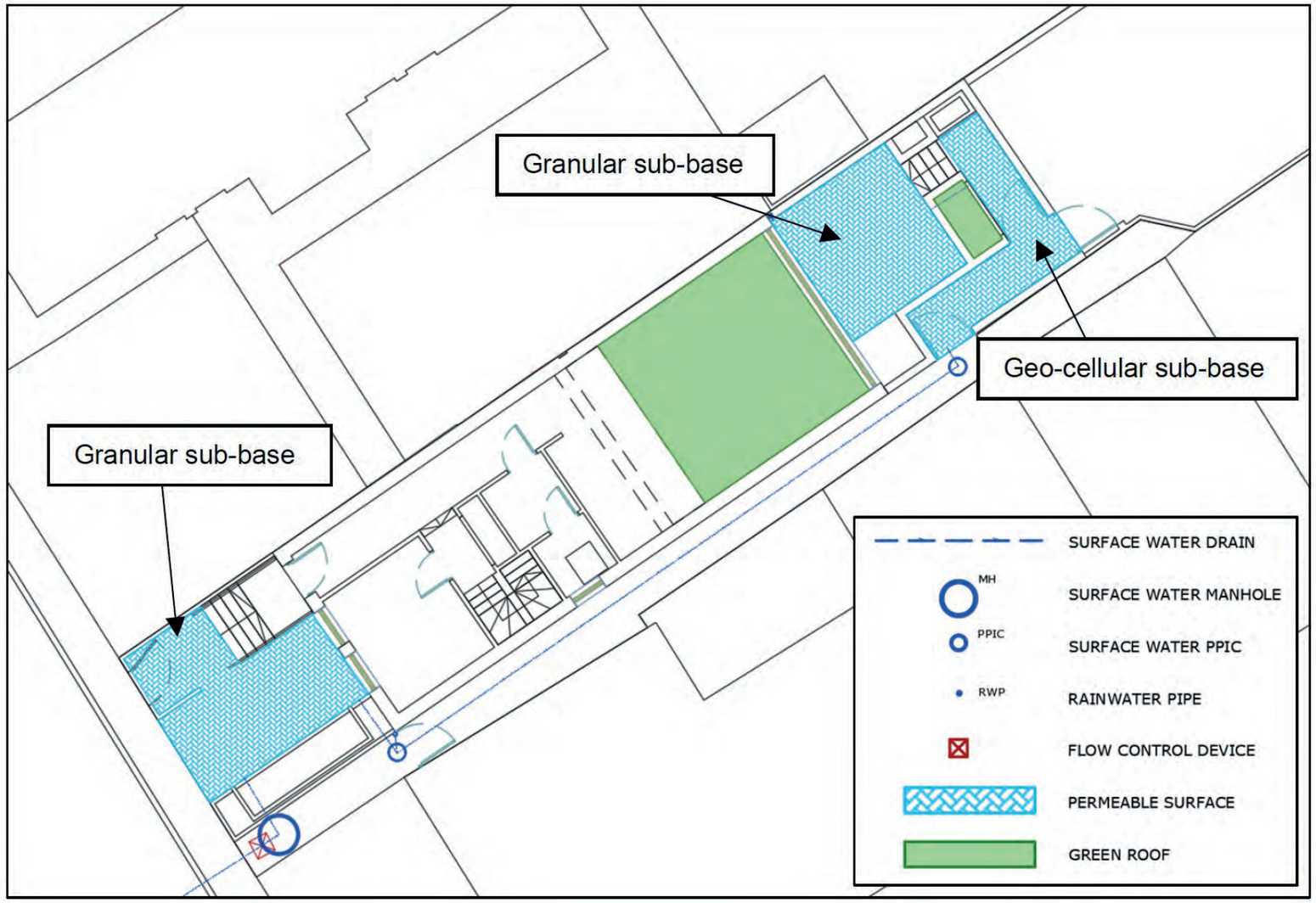
The report prepared by Herrington concludes that with the inclusion of the proposed SuDS there is potential to accommodate all the surface water runoff from the site.

The drainage is designed to attenuate run off to the sewer at a rate no greater than 1.8 l/s.

The plan extract (opposite) indicates a preliminary design solution based on utilising permeable surfaces, green roof and water butts.

The preliminary SuDS design report concludes that;

*This assessment also includes the provision of a large volume of storage for storm water that is not currently provided on site. Taking the above into consideration, it is therefore concluded that the proposed drainage system outlined within this strategy will not result in an increased risk of flooding to properties at the site or within the surrounding area.*



# DESIGN IN DETAIL

## 4.14 AFFORDABLE HOUSING

Rapleys LLP have been instructed to provide a financial viability assessment of the proposed development to support this planning application.

We have summarised the conclusions of their report here.

The purpose of the report is to consider the financial viability of the proposed scheme and the level of affordable housing and financial Section 106 contributions that can be supported.

The viability report references the London Borough of Richmond Upon Thames Local Plan adopted in July 2018 policy LP36 which states that a financial contribution equivalent to 5% affordable housing should be provided equating to a financial contribution at £43,457.

**Non-Technical Summary**

The non-technical summary presents an overview of the FVA and a summary of the viability position.

The viability of the scheme is assessed on all open market basis to determine the total surplus which is generated to support affordable housing and other s106 costs and a second policy compliant iteration of the appraisal including the policy compliant affordable housing financial contribution.

Rapleys have established that the scheme delivering 0% affordable housing generates a Gross Development Value (GDV) of £1.3 million.

The total costs for delivering the scheme are £1.07 million and Rapleys have assumed a developer return at 17.5% return on GDV.

Based on a 100% open market development with no affordable housing the scheme generates a residual land value at £0.50 million.

The viability of the proposed scheme compares the residual land value with the benchmark existing land value.

The Planning Practice Guidance states that the base benchmark land value on an existing use plus the premium valuation of the site or reasonable alternative use value if the use accords with planning policy.

*'To assess the viability of the proposed scheme we need to compare the residual land value with the benchmark existing land value.*

*The Planning Practice Guidance states that we should base the benchmark land value on an existing use plus premium valuation of the site or reasonable alternative use value if the use accords with planning policy.*

*The existing use in this case is garden land and the benchmark land value has been based on the diminution in value of the application property 50 Station Road from the loss of half of its garden which has been estimated at £50,000.*

*We have allowed for a landowner's premium at 20% and therefore benchmark land value has been set at £60,000. The results are summarised below:*

*The appraisal including the policy compliant financial contribution towards affordable housing shows a significant surplus on the benchmark land value and so the development is considered viable and can make a full contribution towards affordable housing.'*

| ASSUMPTION | 100% OPEN MARKET | POLICY COMPLIANT WITH CONTRIBUTION |
|---|---|---|
| Gross Development Value | £1,300,000 | £1,300,000 |
| Less | | |
| Development Costs | £1,072,500 | £1,072,500 |
| Less | | |
| Profit | £227,500 | £227,500 |
| Equals | | |
| Residual Land Value | £505,969 | £465,965 |
| Compared To | | |
| Benchmark Land Value | £60,000 | £60,000 |
| Equals | | |
| Surplus | £445,969 | £405,965 |

# DESIGN IN DETAIL

## 4.15 FIRE SAFETY STATEMENT

1. *identify suitably positioned unobstructed outside space:*

a. *for fire appliances to be positioned on*

The plan opposite identifies an area on Ellison Road suitable for a fire appliance.

b. *appropriate for use as an evacuation assembly point*

The plan opposite identifies an area on Ellison Road suitable 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*

The proposal has been designed to incorporate an interlinked fire alarm system in line with England and Wales – Building Regulations Document B (Volume 1) and BS 5839-6: 2019, incorporating the following:

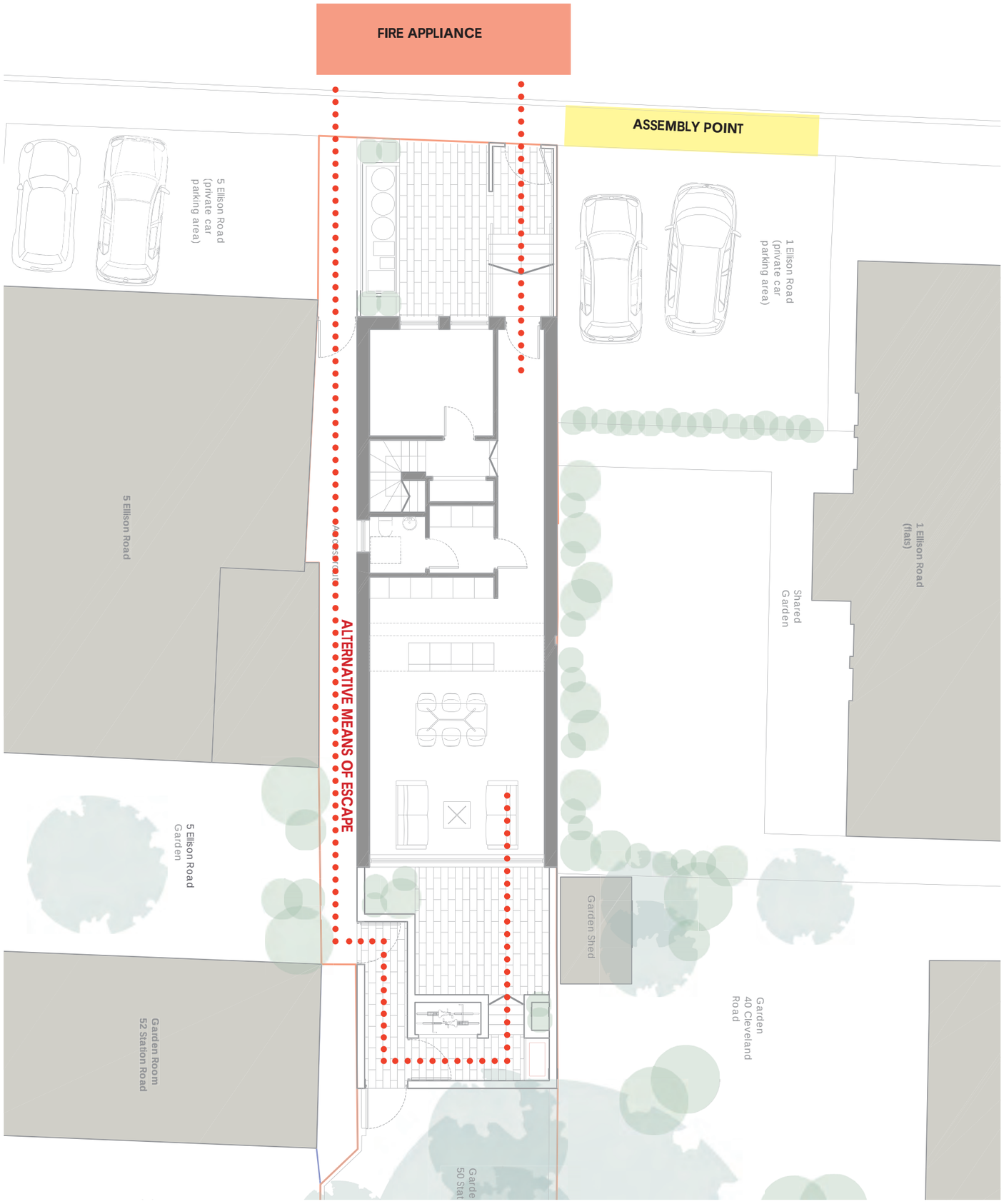
All dwellings will be provided with an alarm system to at least Grade D1/D2, Category LD3 – this means the installation of mains powered alarms with an integral back-up power supply within the escape routes of the property (i.e. hallways and landings). In addition, the Regulations also require a heat alarm to be installed in any kitchen areas where the kitchen is not separated from the circulation space or stairway by a door.

The Regulations state that optical smoke alarms are generally more suitable for installation in circulation areas (hallways and landings) adjacent to kitchens. Heat alarms are recommended for kitchens.

All alarms should be interconnected to ensure audibility throughout the property in event of an alarm being triggered.

All internal doors are to be FD30 (fire doors).

First floor windows within bedrooms are designed incorporate emergency escape windows in accordance with England and Wales – Building Regulations Document B (Volume 1) para



2.10.

3. *are constructed in an appropriate way to minimise the risk of fire spread*

The proposed construction of the envelope is as follows:

**Walls**
Facing Brick
Cavity with full fill mineral wool
Blockwork
Plasterboard / Wet Plaster lining

**Roof**
Slate Tile
Mineral Wool
Timber trusses / roof structure
Plasterboard ceiling lining

**Internal Partitions**
Plasterboard
Timber / metal studs with mineral wool insulation

**Intermediate Floor**
Timber/Tile floor finish on plywood deck
Timber floor structure
Mineral wool insulation
Plasterboard ceiling lining

**Ground Floor**
Timber/Tile floor finish on screed
Rigid insulation
Beam and block floor system

4. *provide suitable and convenient means of escape, and associated evacuation strategy for all building users*

The house is designed in accordance with England and Wales – Building Regulations Document B (Volume 1) for houses with an upper storey no more than 4.5m above ground level.

5. *develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in*

The proposal is for a single two storey house with an upper level no more than 4.5m above ground level. Escape windows are provided from bedrooms at the upper level and at ground level escape is from front or rear doors. Escape to the street is possible from the front and rear doors. As the design is simple and the passive / active measures are integrated the fire risk is very low and a published strategy is not deemed to be required.

6. *provide suitable access and equipment for fire fighting which is appropriate for the size and use of the development.*

The proposal is for a single house, access into and around the house is possible from the street. Active and passive measures for fire prevention and means of escape are integrated in line with England and Wales – Building Regulations Document B (Volume 1).

# DESIGN IN DETAIL

## 4.16 TREES

Marcus Foster Arboricultural Design & Consultancy have been instructed to provide an arboricultural assessment of the site in its current state and to provide input on the proposed development to support this planning application.

We have summarised the conclusions of their report here.

A tree survey, report and recommendations have been compiled for the 6 no. trees, 2 no. shrubs and 1 no. group (T1-G9) assessed within the site and neighbouring sites where relevant.

The trees have been surveyed in accordance with BS5837: 2012 'Recommendations for trees in relation to construction' (BS5837: 2012) and have been rated via the following:

BS5837:2012 KEY

Category 'A' trees

Trees of high quality with an estimated remaining life expectancy of at least 40 years. Trees have been categorised as 'A' trees for one of the following reasons:
- Mainly arboricultural qualities
- Mainly landscape qualities
- Mainly cultural values including conservation

N/A

Category 'B' trees

Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
Trees have been categorised as 'B' trees for one of the following reasons
- Mainly arboricultural qualities
- Mainly landscape qualities
- Mainly cultural values including conservation

T7

Category 'C' trees

Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Trees have been categorised as 'C' trees for one of the following reasons
- Arboricultural qualities - unremarkable trees of very limited merit
- Mainly landscape qualities
- Trees with no material conservation or cultural value

T1, T2, T3, S4, T5, T6, S8, G9

Category 'U' trees

Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

N/A

The proposed development requires loss of the following trees:

A Category tree:
*None applicable*

B Category trees:
*None applicable*

C Category trees :
T1, T2, T3, T5

U Category trees:
*None applicable*

Additionally there is shrub removal (S4 & S6); however mitigation for this is covered within landscape proposals.

The tree removal shall be mitigated with a robust replacement tree planting scheme which will deliver an enhanced site for canopy cover and amenity value for the long term delivering in accordance with The London Plan replacement trees planting and landscape proposals.

The landscape scheme with mitigation for loss of removed trees shall include replacement planting providing long term canopy cover in accordance with the London Plan to provide net gain in terms of CAVAT valuation. This shall ensure that the development does not detrimentally impact the amenity value and canopy cover of the site but enhances for the long term to a significant extent as outlined within landscape proposals for the scheme.

**TREE WORKS SCHEDULE**
**50 Station Road, London, SW13 0LP**

| Tree No. | Common Name | BS5837 Category | Tree Works | Reasons for works |
|---|---|---|---|---|
| T1 | Cockspur thorn | C | Fell to ground level and grind out stump | To facilitate development |
| T2 | Apple | C | Fell to ground level and grind out stump | To facilitate development |
| T3 | Bay laurel | C | Fell to ground level and grind out stump | To facilitate development |
| S4 | Cherry laurel | C | Fell to ground level and grind out stump | To facilitate development |
| T5 | Saucer magnolia | C | Fell to ground level and grind out stump | To facilitate development |
| S6 | Pittosporum | C | Fell to ground level and grind out stump | To facilitate development |
| S8 | Elder | C | Prune southern crown to boundary line pruning 1-1.5m branch lengths | To facilitate development |

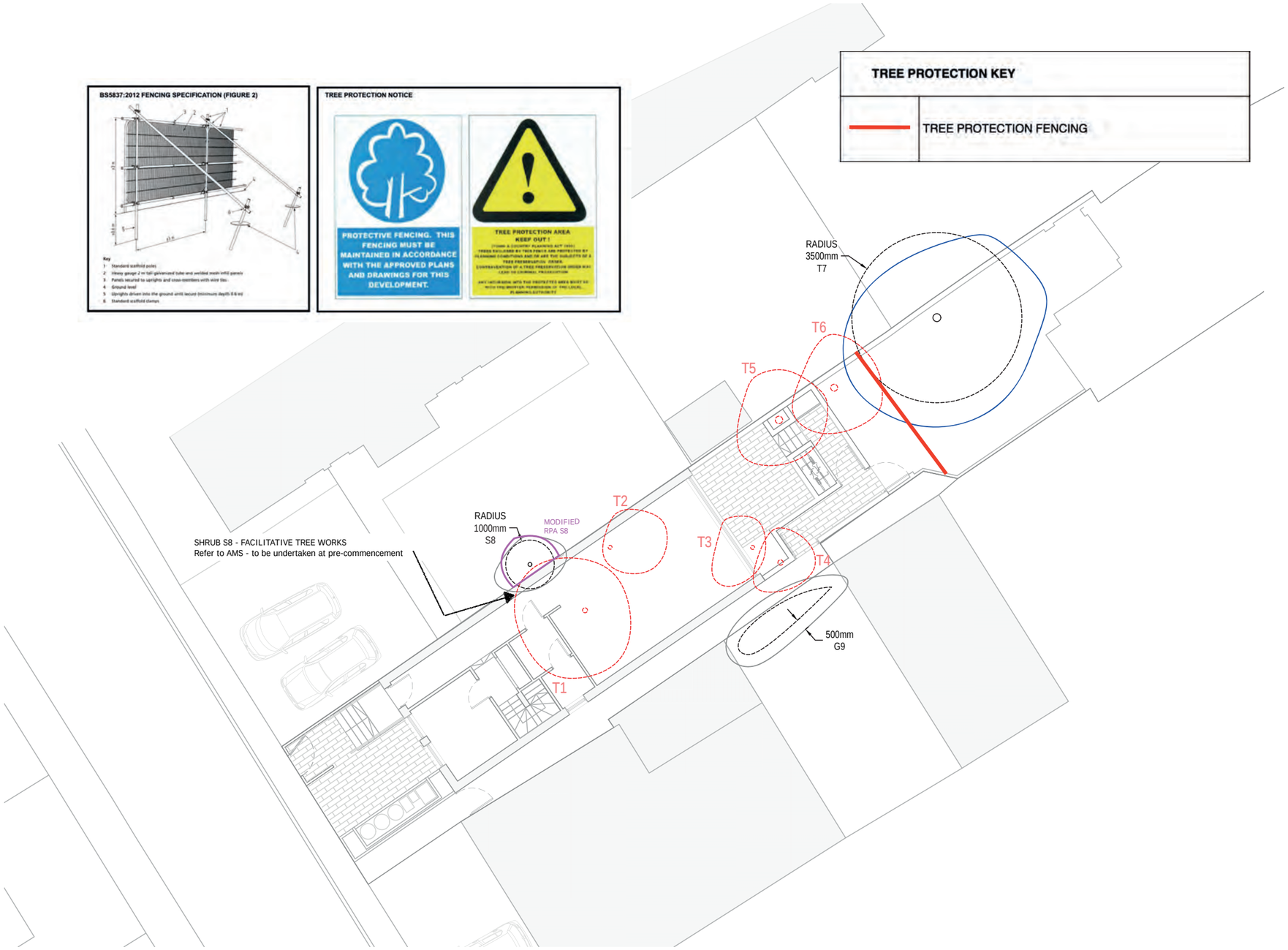
# DESIGN IN DETAIL

## 4.16 TREES










**BS5837 (2012) Tree Survey Notes**

1. In accordance with BS5837(2012) this drawing is a colour coded schedule and should not be read in black and white.

2. If received electronically it is the recipients responsibility to print this drawing to correct scale. Only written dimensions should be used where not printed to scale.

3. This drawing should be read in conjunction with all other relevant drawings and specifications.

4. Marcus Foster Arboricultural Design & Consultancy accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.

5. Off site trees have been plotted based on site visit survey and locations are not based upon topographical survey.

**NOTE:** Tree survey locations based on previous undertaken topographical surveys for design issue and additional GIS mapping has not been undertaken for the purposes of this survey.

All off site trees where not plotted within topographic survey information are plotted using on site survey tools from within the site only.

**Revisions**

| Rev. | Date | | Checked |
|---|---|---|---|
| / | 06.09.2024 | ISSUED FOR INFORMATION | MF |
| / | 06.11.2024 | ISSUED FOR INFORMATION | MF |

| | |
|---|---|
| SITE | 50 Station Road |
| CLIENT | PaperProjects |
| DWG TITLE | Tree Protection Plan |
| SCALE | 1:150 @ A3 |
| DATE | SEP 2024 |
| JOB NO | AIA/MF/0162/24 |
| DWG NO. | T003 |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TREE CONSULTANCY

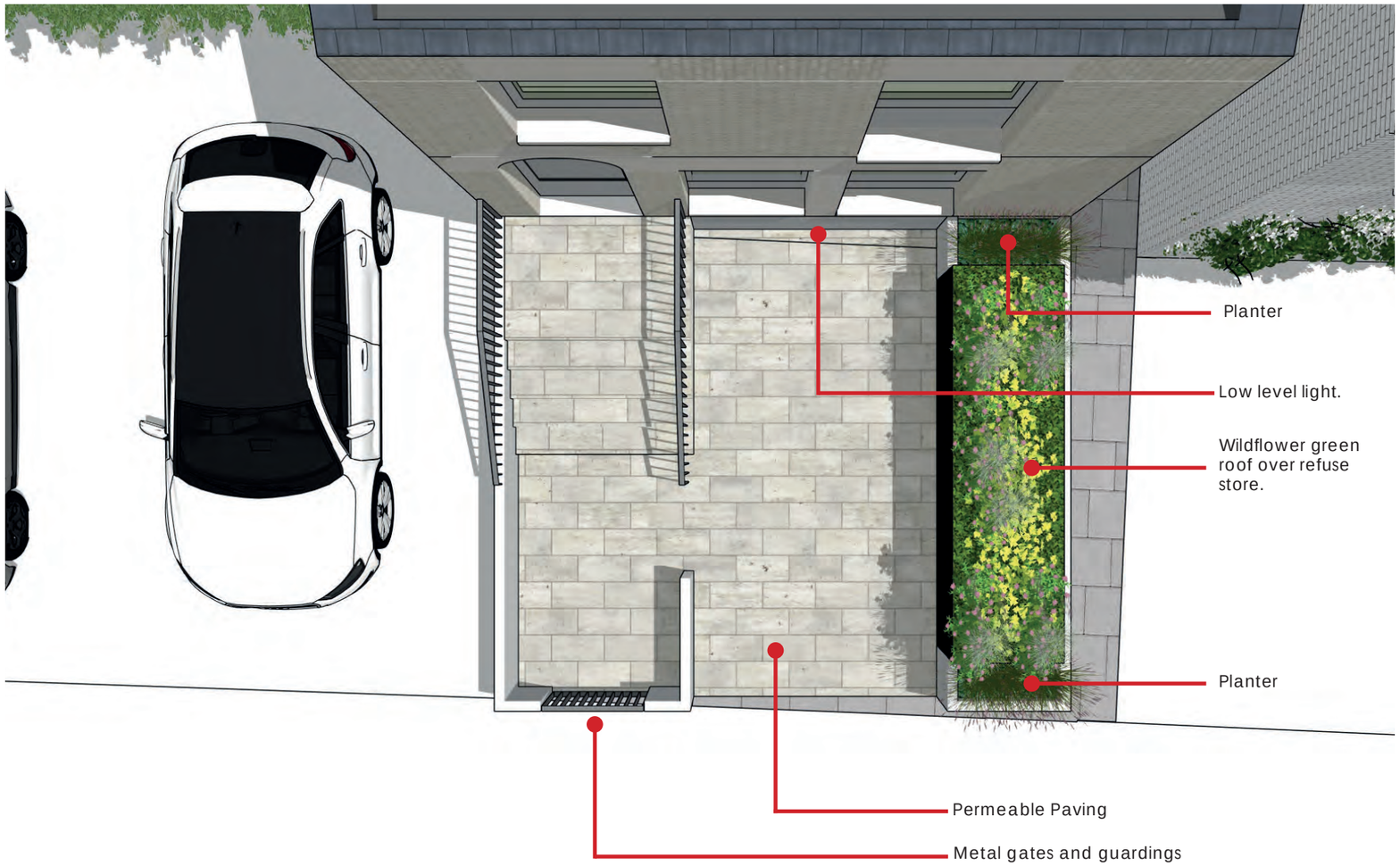
# DESIGN IN DETAIL

## 4.17 LANDSCAPE

### FRONT AMENITY AREA

Wildflower green roof with drainage mat.

Guardings and gates




Deltalight Logic W recessed low level brick light (bronze)

Marshalls Priora permeable paving slabs (silver grey)

Veronica ‘Margaret’

Erysimum ‘Bowles’s Mauve’

**Planters**

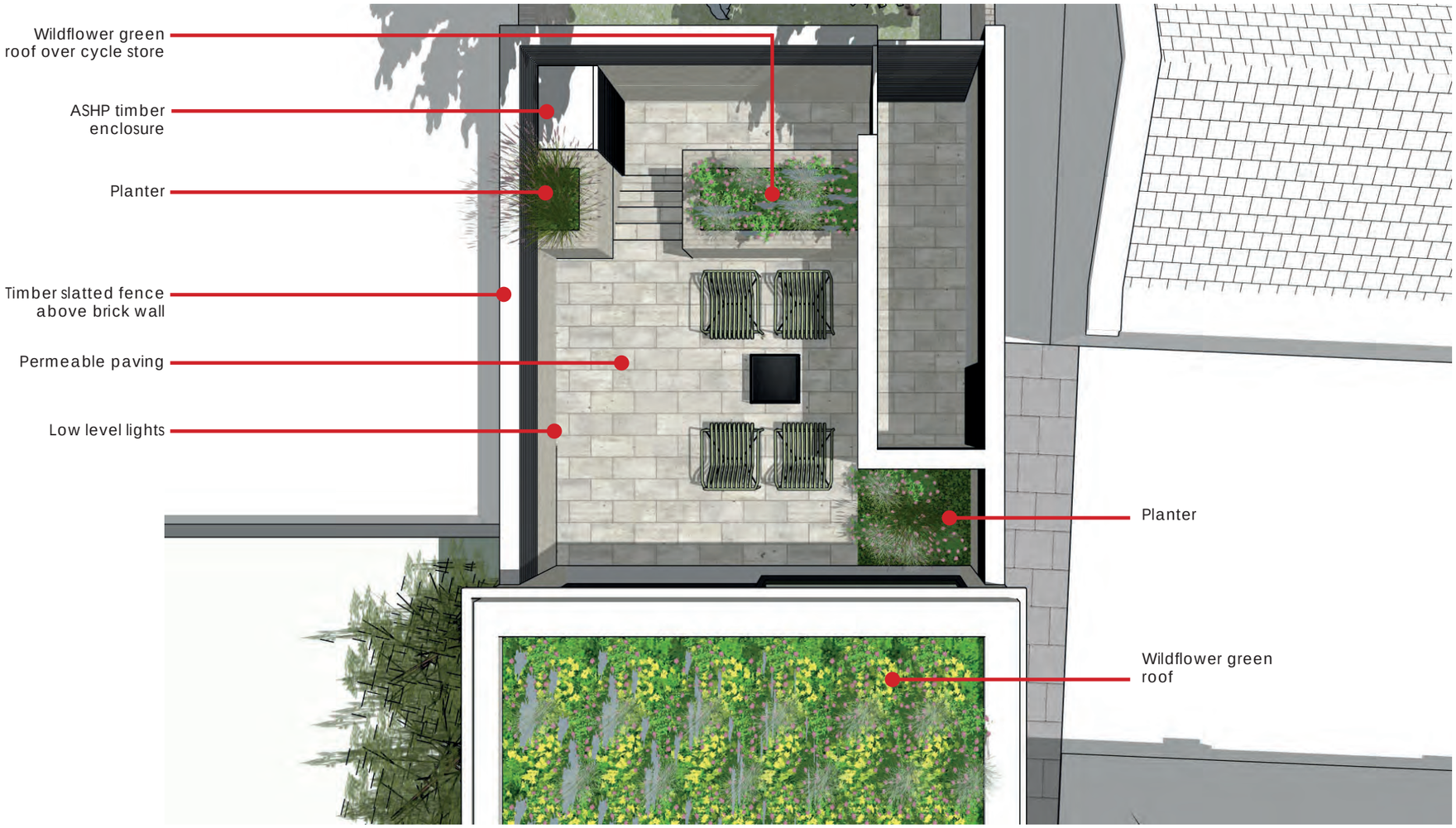
# DESIGN IN DETAIL

## 4.17 LANDSCAPE

### REAR AMENITY AREA

Wildflower green roof with drainage mat.

Slatted timber fence panels.




Deltalight Logic W recessed low level brick light (bronze)

Marshalls Priora permeable paving slabs (silver grey)

Veronica ‘Margaret’

Thymus serphyllum ‘Pink Chintz’

Ceanothus ‘Puget Blue’

Phlomis fruticosa

**Planters**

# DESIGN IN DETAIL

## 4.18 CONSTRUCTION & TRAFFIC MANAGEMENT PLAN

**Construction Management Plan**

AGA Limited have been instructed to provide a Construction Management Plan (CMP) to detail the methods and measures that will be adopted to minimise the impact of the development works on the local community and environment in support of this planning application.

The CMP document provides an outline of the methodology and programme for the proposed works associated with this development to enable a better understanding of how the works interface with the local environment and community, and to demonstrate what measures are to be taken to minimise any impact the works may have upon them and the environment as a whole.

The report is completed under the following headings further details of which can be found within the report:

- Site opening hours
- Security and personnel access and egress
- Project accommodation
- Materials delivery, distribution and storage
- Waste removal
- Specialist and hazardous waste
- Noisy works
- Fire safety

**Traffic Management**

The traffic management plan covers the management of vehicles for deliveries, removal of waste and general construction traffic as part of the construction programme. Details can be found within the separate document included as part of this application.


Traffic Management Plan

# 5 SUMMARY & CONCLUSIONS

The proposed scheme will deliver a high quality residential scheme which will:

- Redevelop previously developed land in a central area of Barnes Village.
- Offer a high quality architectural response to the site that makes a positive contribution to the character and appearance of the Conservation Area and provides an active frontage along Ellison Road.
- Deliver a 3 bedroom, 5 person family home.
- Provide a scheme with on site provision for car parking and cycle parking.
- Meet design standards including The London Plan, relevant Approved Documents and local planning policy.
- Provide a large dual aspect residential unit with generous amenity.
- The proposed design has addressed all the items raised within the pre-application advice report.

# SUMMARY & CONCLUSIONS

## 5.1 VISUALISATIONS OF THE SCHEME

View from opposite the old library down Ellison Road towards the site.

# APPENDIX

## PLANNING DRAWINGS