

DESIGN AND ACCESS STATEMENT: ADDENDUM 2

DECEMBER 2024

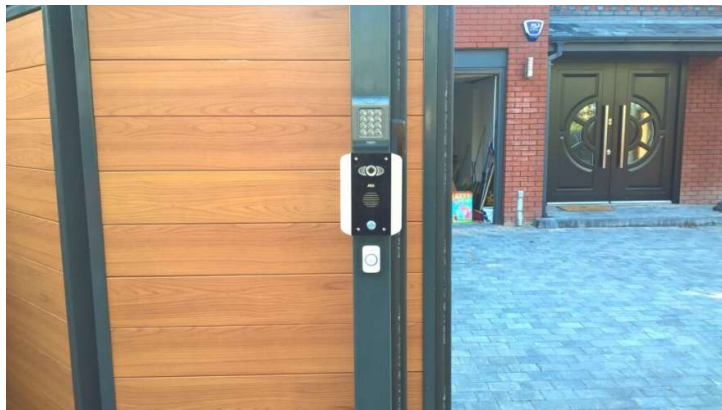
The original Planning Application (Reference 23/1916/HOT) for this scheme was made in July 2023. Following its withdrawal and resubmission with amendments as Reference 24/2270/HOT, it has been reviewed by the Planning Officer Georgia Nicol as well as other Richmond Council internal consultees and commented upon. Amendments and additional information have been requested to support the application (quoted in *italics*):

Outbuilding Use: a request to clarify that the workshop will not be for commercial purposes, in the form of a statement.

This appears at the end of this Addendum.

Heritage and Urban Design: a request from the Conservation and Urban Design Officer to clarify that (A) the height of the new boundary entrance flank walls will match (and not exceed) the existing wall, and that of the adjoining Garrick Lodge wall, as well as (B) how the junction would be addressed between the two. (C) Concerns about the appearance the gate when closed, with wheels possibly being visible, and further information on the design of the gates beyond the description of them being 'metal and timber'.

The revised Elevation drawing PL05 Rev B makes it clear that the new extended yellow stock brick wall will not be taller than the red brick wall that it is to replace. The drawings also clarifies how the junction is to be addressed between the two at the boundary with Garrick Lodge. The elevation drawing showing the new gate has the support wheels completely invisible, running in an inset channel. There is also an expanded description of its proposed appearance.





These images have horizontal infill timbers, whereas the proposal will have them set vertically. They can equally well be painted or stained.

Trees: The Arboricultural Impact Assessment Date: November 2023 Ref: 230976-PD-11 submitted with the application outlines a 10% incursion into the RPA of T3 at the site. This is a prominent amenity tree and requires adequate protection to prevent future decline. The report claims that the dwarf wall will have provided a barrier to the growth of roots of this tree in conjunction with the drop from the wall to the drive level. No evidence has been provided to support this assertion. A trial strip trench dug under Arboricultural supervision along the edge of the wall to the depth of the new driveway would effectively demonstrate whether roots were present. Evidence should be provided to support the assertion that there are no roots from T3 present in the area of the proposed driveway.

We have altered the sub base of the gravel driveway (set out below) within the RPA of Tree T3 to now offer a totally 'No Dig' solution, and thus, (with your Tree Officer agreement), should avoid any adverse effects on T3's RPA as well as avoiding the need for an investigation trench. The previous make-up of the gravelled area had a total depth of 220mm, with 150mm compacted DT Type 3 sub base, 50mm layer of 20mm gravel, level with the top of existing dwarf wall. Although excavation into the RPA had been minimized (by making the surface of the gravel level with top of the dwarf wall), it still would have involved about 100 to 150mm of excavation. Therefore New 'No Dig' solution (i.e. to be laid OVER existing turf surface) = 225mm total depth (refer to drawing TR24-4557_RUR_CEL), consisting of:

- Geotextile layer for separation,
- 150mm 'Cellweb' cellular confinement (tree root protection) system filled with clean angular stone and 25mm overfill (Type4/20),
- 50mm Decorative Gravel finish to Client details TBC

Garrick Cottage,
Church Street, Hampton
TW12 2EG
Planning Application 24/2270/HOT

STATEMENT ON USE OF RESIDENTIAL OUTBUILDINGS

December 2024

This Statement is to assert that the proposed outbuilding in the above scheme, will be as a workshop for the householder's own use, and NOT for any commercial use ancillary to the residential use of the site.

