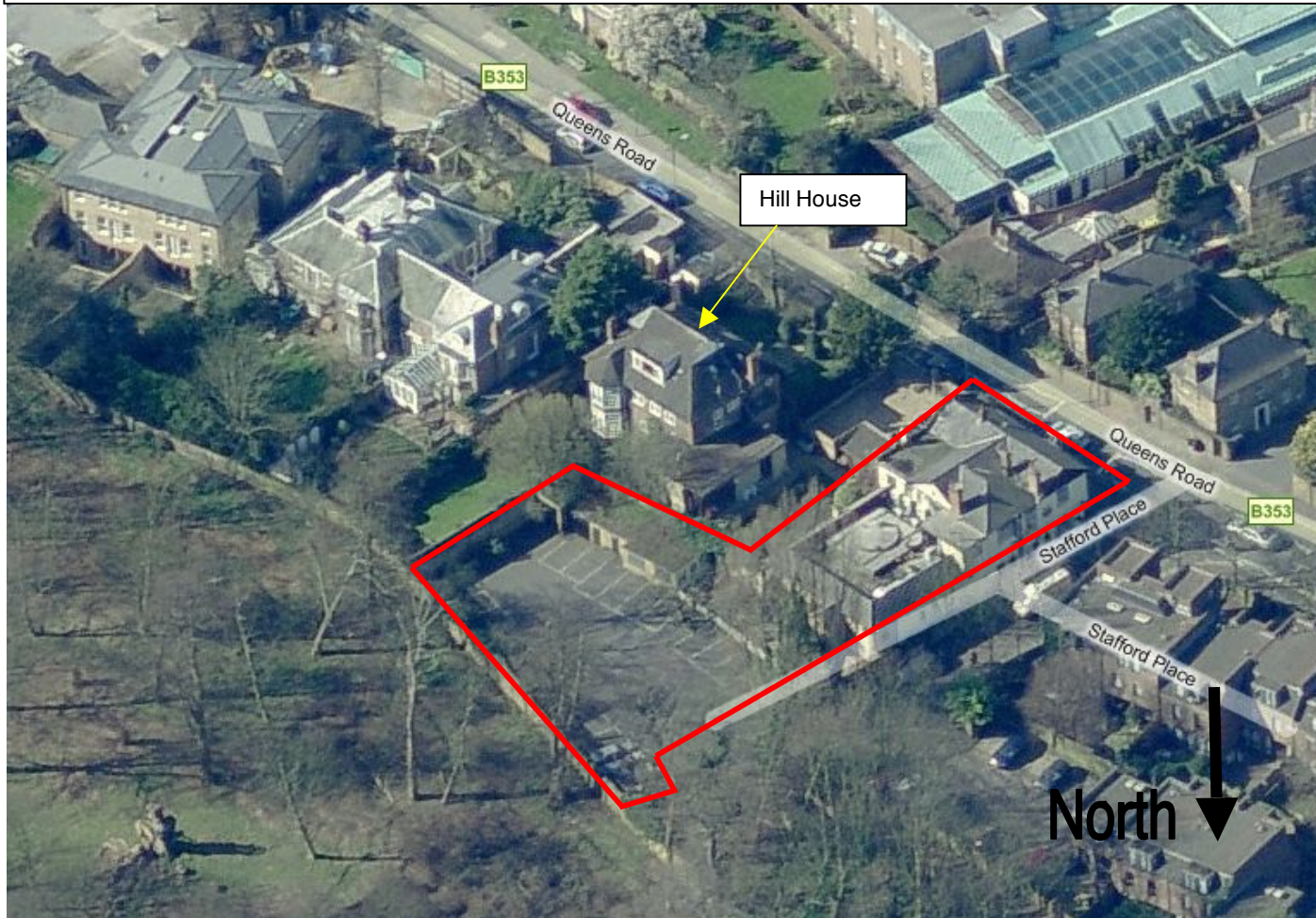


The Lass O'Richmond Public House, 8 Queen's Road, Richmond TW10 6JJ



Internal works and alterations to convert existing Public House (A4/A3) into 4No flats (2 x 1-bed and 2 x 2-bed) with associated parking and new access off Stafford Place. Demolition of existing 1990s s/s extension at rear of pub. Erection of a single 2/s detached dwellinghouse with additional lower ground level accommodation, associated parking, re-use of existing access off Stafford Place and additional 1-bed self-contained studio apartment.

This design and access statement conforms with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (S1 2006/1062) and the procedures set out in Circular 01/2006 explaining the design principles that have informed the development and how access issues have been dealt with.

Design & Access Statement

1.0 Introduction

- 1.1 This statement sets out the design principles and concepts that have informed the development and demonstrates how access issues have been dealt with within the development.
- 1.2 The report should be read in conjunction with the other material submitted in support of the planning application;
- The planning application forms;
 - The application plans and elevations;
 - The Barrett Mahony Infrastructure for drainage reports;
 - The Carrig UK conservation report;
 - The Brendan Conway marketing report;
 - The EDCM code for sustainable homes pre-assessment report;
 - The EDCM energy statement;
 - The Patrick Stileman arboricultural survey;
 - The Thomson Ecology extended phase 1 habitat survey, desk study and external bat survey;
 - The TPE light pollution report;
 - The TPE sustainability checklist; and

- The WSP transport statement.

2.0 Site and area character analysis

- 2.1 The application site, at 0.14ha, is located on northeast side of Queens Road on the corner with Stafford Place. The existing public house dates from 1901 and is a Building of Townscape Merit within the Richmond Hill Conservation Area (no 5). The car park area to the rear of the pub, off Stafford Place, backs on to the park wall beyond which lies Richmond Royal Park.



2.2 The single-storey extension to the rear of the pub was built in 1998 (as outlined in the Carrig UK Conservation Report). It has no architectural merit of its own and provides a large roof garden area.

2.3 The car park located to the rear of the pub is accessed off Stafford Place and extends behind part of the adjacent property at Hill House. The area includes garaging/storage buildings that abut the rear wall of the Hill House boundary and currently provide pub use only parking for 21 cars. The Royal Park's high brick wall bounds the car park to the northeast.



Views over car park towards the Park taken from the raised rear roof garden indicating the trees on site

2.4 There are no significant trees within the site and the Patrick Stileman tree report identifies the goat willow abutting the southwest car park wall outside the site and within the grounds of Hill House, the large lime trees within the park, the row of dangerous poplar trees by the entrance to the car park and the row of small fruit trees and the sycamore in the car park close to the park wall. There is a further sycamore closer to the rear of the main two-storey pub on the path overhanging the rear extension to the pub and Stafford Place.



The modern flats on the corner of Queens Road and Stafford Place and the traditional appearance of Ancaster Lodge

2.5 Opposite the entrance the pub car park is another parking area serving the flats that front onto Queens Road. There is

no prevailing vernacular of building style with traditional building styles adjacent to modern and contemporary buildings.



The more contemporary styling of the university building opposite Hill House

3.0 Planning History

3.1 The single-storey rear extension was approved in 1998. There is no other relevant planning history that relates either to the conversion of the pub or to development of this nature within the car park area.

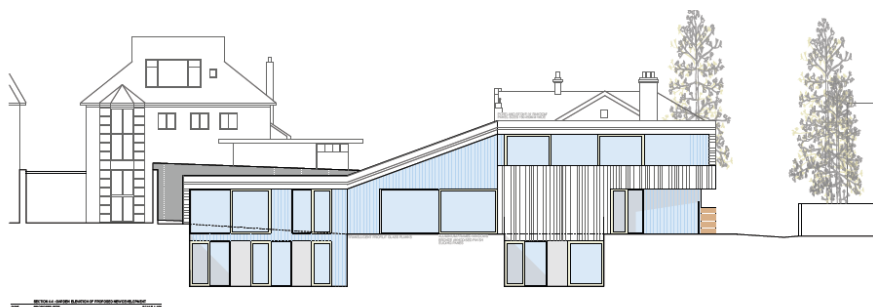
4.0 The Application Proposal

- 4.1 The proposals provide internal works and alterations to convert the existing Public House (A4 use with ancillary A3 use pub restaurant) into 4 flats (2 x 1-bed and 2 x 2-bed) with associated parking and new access off Stafford Place.
- 4.2 Conservation area consent is sought for the demolition of existing 1990s s/s extension at the rear of the pub.



4.3 Also sought is the erection of a single two-storey detached dwellinghouse with additional lower ground level

accommodation, associated parking, re-use of existing access off Stafford Place and additional 1-bed self-contained studio apartment. The design will be contemporary with materials comprising external wall finishes to be natural Portland stone cladding with random panel widths of 150 to 450 mm, with incidental facing brickwork panels at ground floor onto Stafford Place to match existing boundary walls



5.0 Reasons for demolition of the existing single-storey rear extension to the pub

5.1 As detailed in the Carrig UK conservation report the extension

does not make a positive contribution to the appearance of the main public house building or to its BTM status. Its demolition will provide an open amenity area for the proposed flats and will also provide valuable space around the original pub building to be restored and will ultimately enhance the main building's BTM status.

5.2 Removal of the extension will also be beneficial to the neighbour's private amenities as the existing roof terrace/barbeque area also contributes to high levels of overlooking into the garden area and also the glazed side extension at Hill House.

6.0 Policy Guidelines and Planning Considerations

6.1 The preceding sections of this statement have assessed the character and context of the site and surroundings. Also considered has been the nature of the development and the planning history of the site against which the proposals should be considered. This section seeks to assess the proposals against the appropriate policy considerations.

London Borough of Richmond UDP (adopted March 2005)

6.2 The adopted Unitary Development Plan (UDP) for Richmond provides a number of policies, which relate to development control issues, which have been fully considered as part of this policy assessment within this section of the planning statement.

6.3 Policy **HSG11** deals with residential density and mix. In considering the appropriate density and mix of dwelling sizes for any development the Council will take into account the need to use land as intensively as is compatible with the protection of the quality, character and amenity of the area, and the contribution to meeting housing need for all sections of the community. In particular the Council will take into account:

- the size and shape of the site;
- the prevailing character of the area;
- access to facilities such as shops and public transport;
- considerations of design;
- the Council's environmental standards;

- the effect on landscape quality and nature conservation;
- the desirability of the type of development proposed in relation to local housing need, particularly the provision of housing to meet the needs of lower income groups, or special needs housing;
- the adequacy of car parking provision and traffic implications.

Developments will also be expected to provide a reasonable number of small units appropriate to the site (bedsits or one bedroomed units). In town centres and other areas with high public transport accessibility and with good access to facilities such as shops it is envisaged the majority of units will be small. The need for small units is in addition to any provision for affordable housing under policy CP15.

6.4 Policy **HSG13** regards conversions and the suitability of properties /buildings with the aim of providing sympathetic conversions in order to creating smaller units to meet the Council's housing requirements.

- 6.5 Policy **HSG17** seeks to ensure that new development improves generally the quality of the residential environment.
- 6.6 Policy **HSG18** seeks to ensure that additional residential standards including lifetime homes standards are met.
- 6.7 Policy **ENV9** considers trees in town and landscape settings.
- 6.8 Policy **BLT2** is a criteria based policy and in essence requires that developments are of a high quality design that contribute positively to the character and appearance of any given Conservation Area.
- 6.9 Policy **BLT4** seeks to protection buildings of townscape merit.
- 6.10 Policy **BLT11** sets out the Council's criteria's on design considerations and lists the following factors in ensuring that all developments are in keeping with their host building and the surrounding area:
- Scale of development;
 - Layout and access arrangements;
 - Relationship to existing townscape and between proposed buildings;
 - Height;
 - Form;
 - Frontage;
 - Building materials and colour;
 - Detailing;
 - Compliance with ecological design principles
- 6.11 Policy **BLT12** seeks to ensure that development provides for an accessible environment.
- 6.12 Policy **BLT14** gives consideration to landscaping within the proposed development.
- 6.13 Policy **BLT15** regards daylighting and sunlighting. The Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate into and between buildings, and that adjoining land or properties are protected.

6.14 Policy **BLT16** deals with developments in terms of their impact upon neighbouring properties and requires that they respect these properties and do not infringe upon privacy, or cause un-neighbourly impacts.

6.15 Policy **TRN2** considers new development against transportation requirements.

6.16 Policy **TRN4** considers car and bicycle parking standards.

6.17 Policy **CCE15** seeks to retain existing private entertainment facilities.

6.18 Policy **CCE23** seeks to ensure that recycling and kerbside collection facilities are incorporated.

6.19 Policies **ENV10 + ENV11** seek to ensure that important vistas from the adjacent historic park and amenities of public open spaces are protected.

6.20 Policy **ENV13** regards lighting in consideration of potential impact on Richmond Park as an intrinsically dark area.

6.21 Policy **CP14** considers LPA housing targets.

6.22 Supplementary Planning Documents include:

- Design Quality;
- Small and Medium Housing Sites and;
- A Checklist for Sustainable Construction

6.23 Supplementary Planning Guidance includes:

Buildings of Townscape Merit – Guidance

6.24 These documents set out a number of considerations that applicants should take into consideration when planning new development. The design brief should take account of the physical constraints of the site and the potential impact upon neighbouring properties. Furthermore, the impact of proposals upon the local area and design principles are also set out for applicants to incorporate.

7.0 Planning Considerations

7.1 The main issues in this case relate to:

- 1) The principle of the conversion of the pub to flats and the loss of an existing pub facility, demolition of the pub's existing rear extension, weighted against the increased provision of residential units
- 2) The design of the new dwelling together with its impact on the BTM and on the wider Conservation Area,
- 3) The residential mix and density of units
- 4) The impact on residential amenities,
- 5) The impact on views from the Royal Park
- 6) Vehicular access, car and bicycle parking.

Land use

7.2 The Council's policy CCE15 states that it will resist the loss of any existing private entertainment facilities and will require the provision of replacement facilities. The Conway Marketing report demonstrates clearly that this is a facility in severe decline with no potential to recuperate in this market or in the foreseeable future. There are currently a number of other

public houses in the close vicinity as detailed in the report and while the loss here is to be regretted there are other alternative A4 facilities in the vicinity. As such it would be considered difficult to sustain an objection on this policy's grounds.

7.3 In terms of the change of use for the pub building the provision of additional housing is welcomed. The residential units would meet the Council's housing policies with regards to the re-use of an existing BTM, parking arrangements and the mix of units. Given the number of units falls below the affordable housing threshold and that to provide more units on the site would be likely to result in an overdevelopment which would raise other issues, it should not be considered appropriate to seek affordable housing in this instance.

Design

7.4 The proposal would result in the part demolition of the building of townscape merit. However, as detailed in the Carrig UK conservation report the extension does not make a positive contribution to the appearance of the main public house

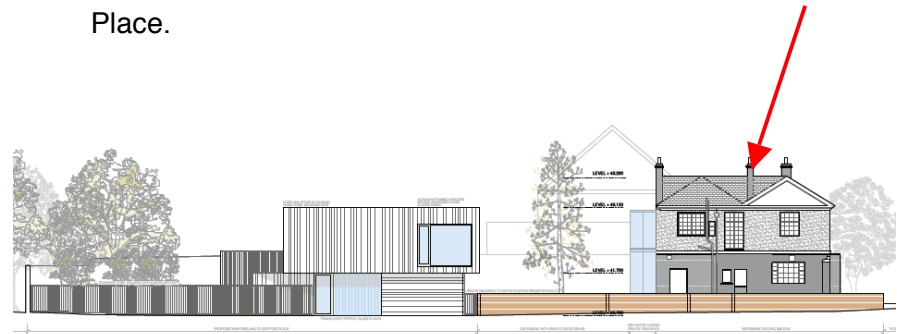
building or to its BTM status. Its demolition will provide an open amenity area for the proposed flats and will also provide valuable space around the original pub building to be restored and will ultimately enhance the main building's BTM status.

7.5 Removal of the extension will also be beneficial to the neighbour's private amenities as the existing roof terrace/barbeque area also contributes to a high level of overlooking into the garden area and also the glazed side extension at Hill House.

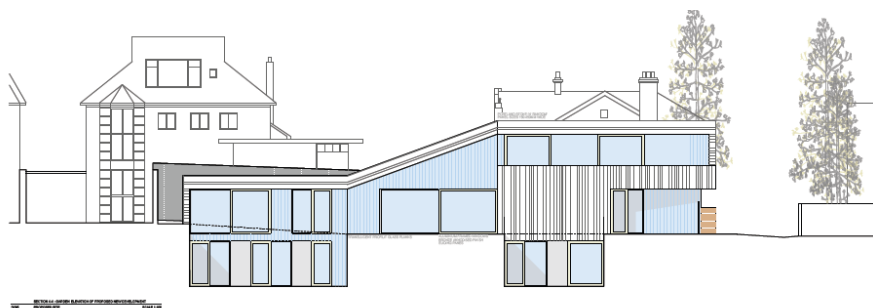


7.6 As such the extension to be demolished is of a lesser importance to the main two-storey part of the building, and subject to its satisfactory refurbishment and restoration as described the conversion should be considered acceptable in principle.

7.7 In relation to the new building, the main roofline does not exceed that of the BTM, and adequate separation is maintained between the two buildings providing an appropriate break to preserve the setting of the BTM. An uninterrupted view of the building of the BTM would be retained in views from both Queens Road and from Stafford Place.



7.8 The modern design is of a high quality with significant modeling and large areas of glazing to break up the bulk. With appropriate spacing between the buildings, high architectural quality and subservience in scale the new dwelling will act as a foil to the traditional style of the BTM.



Residential density and mix

7.9 UDP policy HSG11 is designed to ensure that residential development respects the established character and provides appropriate residential density and mix. These aims are strengthened by the London Plan Policies 3A.3 - Maximising the potential of sites and 4B.1 Design Principles for a compact City. Developments will also be expected to provide a

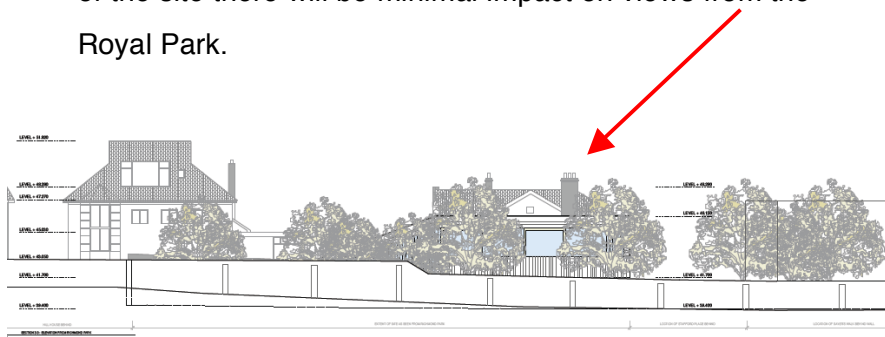
reasonable number of small units appropriate to the site (bedsits or one bedroomed units). It is considered that the proposed development provides an appropriate response to retaining and restoring the original BTM and also in the provision of an additional smaller 1-bed studio unit within the scheme. Also the new main house respects the prevailing scale of development and the established character of the area.

Residential amenity

7.10 There are no further issues in this case in relation to impact on neighbouring residential properties. Removing the existing roof terrace will significantly improve the situation for Hill House and the position of all windows in combination with the proposed layout and the massing of the building will have no greater impact on the outlook from Hill House and will protect its residential amenities appropriately. As such it is considered that the development itself will have a satisfactory standard of accommodation and will not detrimentally impact on the quality of the environment.

Impact on views from the Royal Park

7.11 Retaining an 18m buffer to the Park boundary and ensuring that the full two-storey part of the building covers a small part of the site there will be minimal impact on views from the Royal Park.



Vehicular access, car and bicycle parking.

7.12 The proposals provide appropriate forecourt parking and sufficient off-road parking for the flats. Stafford Place is a quiet cul-de-sac with no parking restrictions and the parking provision/layout demonstrated will comply with UDP policies TRN2 and TRN4.

8.0 Effect on trees, habitat and lighting

- 8.1 The layout of the site with the position of the new house indicates that trees will be removed. The status of these trees is detailed in the accompanying tree report prepared by Patrick Stileman. The report's recommendations indicate that the dangerous poplar trees close to the front need to be removed with appropriate replanting being proposed.
- 8.2 The habitat surveys prepared by Thomson Ecology also confirm that the site has low potential for protected species and with appropriate monitoring and remediation if required. As such there should be no reason, with the necessary agreement from Council officers and with Natural England, that the development should not proceed.
- 8.3 The accompanying TPE lighting report also demonstrates that an appropriate buffer to the Park is retained in order for there to be no further or demonstrable harm caused to this intrinsically dark area and consequent effects on habitats and wildlife.

9.0 Sustainability

- 9.1 The development will provide a high quality scheme that will incorporate a number of energy efficient features in order to achieve a sustainable development that is also able to generate a high proportion of its energy requirements from renewable sources. The new house will be constructed in compliance with latest building regulations with regards to levels of insulation, energy production from renewable sources, low energy light fittings, rainwater harvesting and a highly efficient geothermal heat pump. These goals are also reflected in guidance given in PPS22 regarding Renewable Energy and PPS1 - Delivering Sustainable Development.
- 9.2 Policy 4A.7 of The London Plan 2008 requires the use of renewable energies for development to reach 20%. As this is a requirement this target can be controlled by way of condition to provide details of the energy efficiency and sustainability measures to be incorporated into the development with reference to the London Mayor's Energy Hierarchy and the Code for Sustainable Homes to be compliant with policy 4A.4.

10.0 Access

- 10.1 The development will be constructed in compliance with the latest part M building regulations with regards to wheelchair and disabled accessibility and will be easily adaptable to fulfil the requirements of its occupants' changing and future requirements in-line with the guidelines for Lifetime Homes Standards.
- 10.2 Access to each dwelling is appropriate and suitable both for vehicular and pedestrian entry and it is considered that the development forms an appropriate response to the access requirements of its environment.
- 10.3 PPS1 – Delivering Sustainable Development promotes high quality design and indicates that design that is inappropriate in its context that fails to take account of the opportunities available to improve the character and quality of an area should not be accepted (para 13 (iv) and 33 to 39). PPS3 – Housing gives similar advice and also encourages the more efficient use of land (paras 45 to 51).

11.0 Conclusions

11.1 The proposals demonstrate a clear and logical process for the conversion of the BTM and the development for 1 detached house and an additional self contained studio apartment on this site meeting UDP objectives to promote energy efficiency, the use of renewable energy and other measures to reduce the impact of development on the wider environment sensitive to the BTM and of sufficient high quality to enhance the character and appearance of the Conservation Area.

11.2 The layout and siting of the new house together with the indicated design and form are appropriate in general appearance and scale within this large site. Considerable separation distances are maintained to the existing adjacent property at Hill House and also the host BTM ensuring the attractive and spacious character of the area is maintained.

11.3 The material planning issues for this application relate to:

1. The principle of the conversion of the pub to flats and he

loss of an existing pub facility, demolition of the pub's existing rear extension, weighted against the increased provision of residential units

2. The design of the new dwelling together with its impact on the BTM and on the wider Conservation Area,
3. The residential mix and density of units
4. The impact on residential amenities,
5. The impact on views from the Royal Park
6. Vehicular access, car and bicycle parking.

11.4 The issues discussed in the report above and the additional reports submitted with the application demonstrate that the development proposals presented here have satisfied, in principle, policy guidelines, constraints and requirements for such redevelopment on this site. The scheme accords with adopted UDP policies and addresses each of the material considerations above. As such the scheme respects the relevant National, Regional and Local UDP policies while also ensuring that the Council's necessary design and access requirements are met.