

Shorten

DESIGN & ACCESS STATEMENT

PROJECT:	CAMBORNE MEWS
DATE:	07.11.2022
DOCUMENT NO:	B25-RP-0003_P1

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SECTION ONE: INTRODUCTION & SITE
DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION & SITE

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1.1 PROJECT BRIEF

This report has been prepared by SHORTEN on behalf of the applicant.

The intention of this report is to support a planning application submission for the demolition of the existing industrial structures and turn it into a residential site with two 3 bed dwellings with access from Camborne Mews.

The report describes the new dwellings in the context of the existing site and illustrates the design approach in terms of scale, layout and appearance.

1.2 APPLICATION SITE

The site falls within the East Putney Residential Character Area. It is located to the south east of the West Hill Road conservation area but outside its boundary and in close proximity to an industrial area and large green spaces

The site has been formally used as a MOT garage and we believe the proposals outlined in this document provide an opportunity to develop the site improving the site context and existing access by providing a full residential character to Camborne Mews and bring a peaceful environment to the adjacent properties

The existing site area is around 0.02Ha (site only, not including Camborne Mews) while the existing industrial structure occupies a footprint of around 97m²



FIGURE 1. - Aerial View

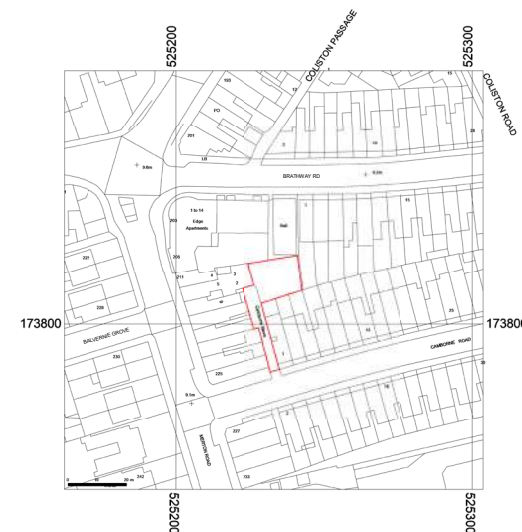


FIGURE 3. - Site Plan

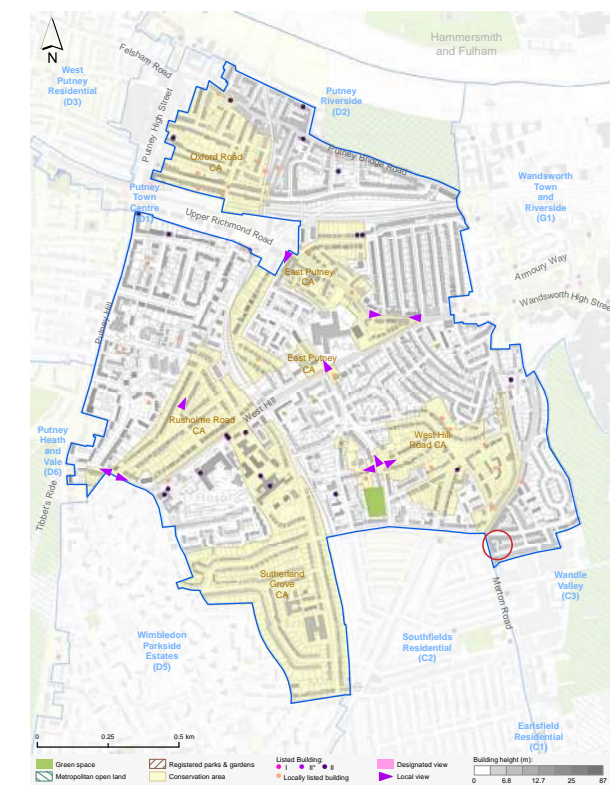


FIGURE 2. - East Putney Residential Character Area Plan

1.0 INTRODUCTION & SITE

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1.3 ACCESS

This site is accessed from Camborne Mews, which is a mews giving access to garages, rear gardens and also residential properties.

1.4 BOUNDARY

The site is located at the end of Camborne Mews. To its West is 2 Camborne Mews, to the South are the rear gardens of 1, 3 & 5 Camborne Road, to the East is the rear garden of 1 Brathway Road. To its North is a recently constructed block of flats.

1.5 LANDSCAPE

The access through Camborne Mews is mostly flat from Camborne Road to the site . There are no biodiversity features on the site and the proposal will improve those.

1.6 HEIGHT STUDY

The area in proximity of the site is mainly formed of residential dwellings, most of them terrace houses of 3 storeys, but also a couple of multi residential buildings to the North up to 4 storeys. The property adjacent to the site, which is also an infill development is 2 storeys.

1.7 EXISTING VIEWS - CAMBORNE ROAD

Existing structures are not perceptible from public road except through Camborne Mews, and this will remain the same with the proposal



1 FIGURE 4. VIEW 1



FIGURE 5. KEY PLAN



2 FIGURE 6. VIEW 2



3 FIGURE 7. VIEW 3

1.0 INTRODUCTION & SITE

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1.8 EXISTING VIEWS - CAMBORNE MEWS AND SITE

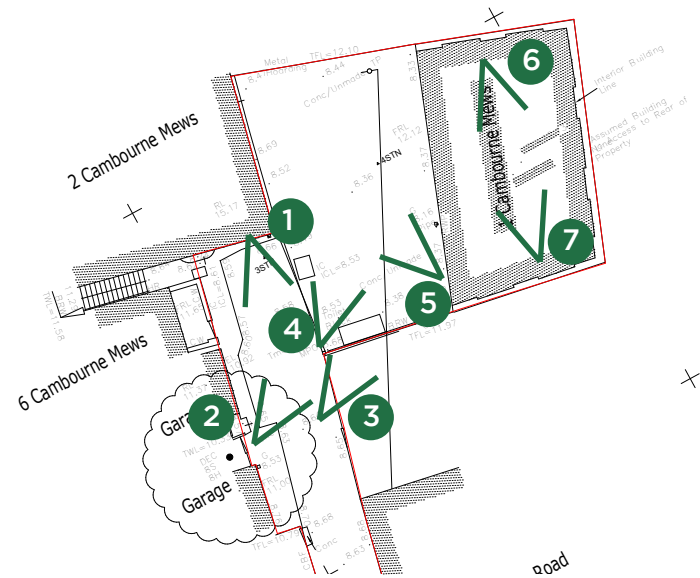


FIGURE 9. KEY PLAN



1 FIGURE 10. VIEW 01



2 FIGURE 11. VIEW 02



3 FIGURE 12. VIEW 03



4 FIGURE 13. VIEW 04



5 FIGURE 14. VIEW 05



6 FIGURE 15. VIEW 06



7 FIGURE 16. VIEW 07

1.9 LOCAL PRECEDENTS



MATERIALS PRECEDENTS

This property located in Morris Gardens is in close proximity of the site and falls within the West Hill Road Conservation Area. The proposal used a similar materiality of zinc cladding over brick masonry wall



INFILL LAND DEVELOPMENT PRECEDENT

This property is adjacent to our development site and it sets a precedent of a 2 storey development within the infill land of this area



INFILL LAND DEVELOPMENT PRECEDENT

This property located in Coliston Passage is in close proximity to the site, where a number of infill land developments of up to 2 storeys with crown roofs and some with significant massing have been erected and sets precedent for this type of development in the area.

1.0 INTRODUCTION & SITE

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1.10 EXISTING SURVEY AND INFO

This proposal has been developed following a topographical survey of the site and Camborne Mews in combination with a 3d context model from Zmapping London.



FIGURE 23. 3D ZMAPPING MODEL

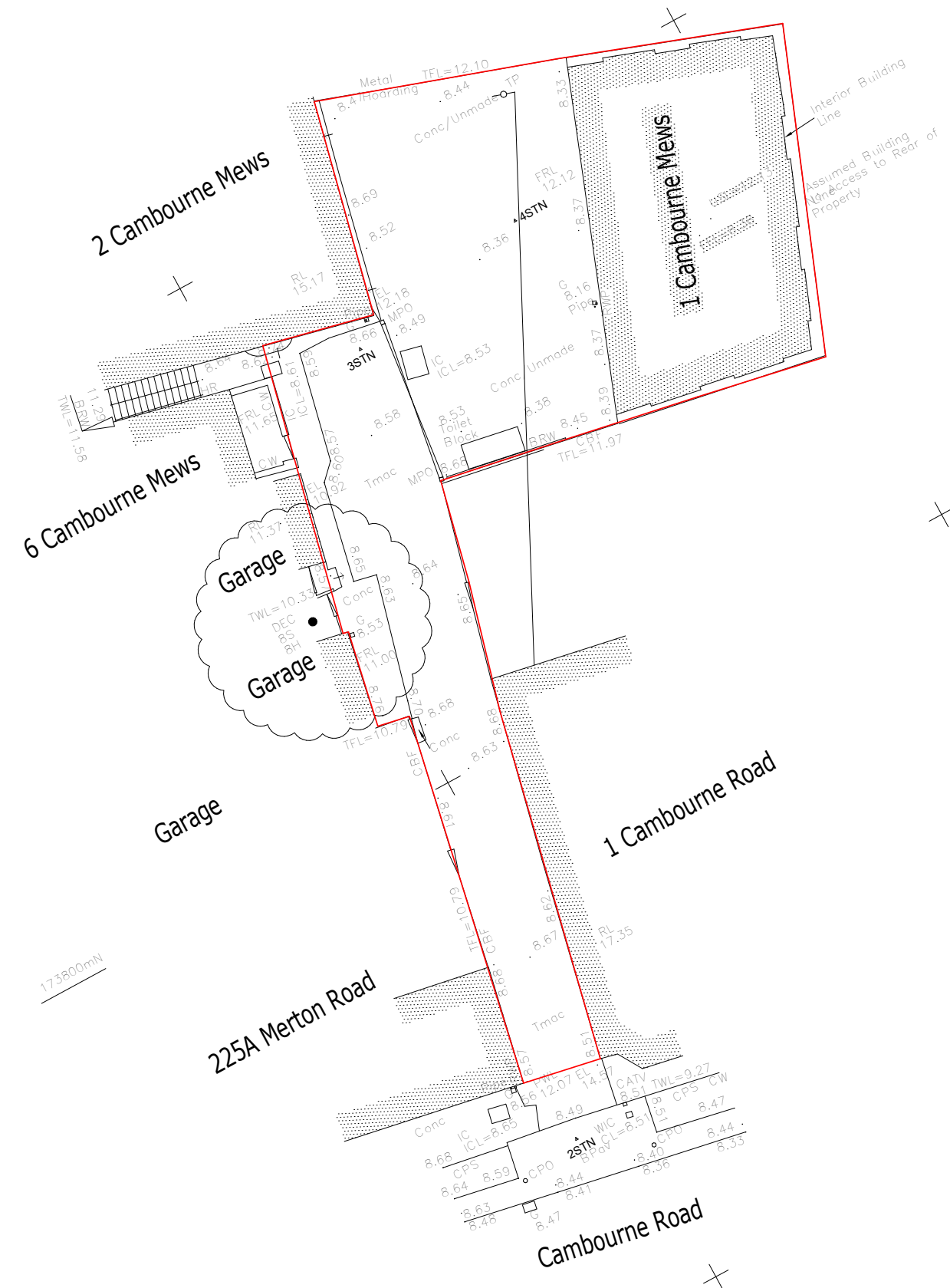


FIGURE 24. EXISTING SURVEY PLAN

SECTION TWO: SITE ANALYSIS
DESIGN AND ACCESS STATEMENT

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2.1 PLANNING HISTORY

A review of the Council’s online planning system identifies that there have been no planning applications submitted at the site.

A Pre-App has taken place on the 11/08/2022 with reference WD/2022/ENQ/00415. This is outlined in detail in section 3.

2.2 NEIGHBOURING PLANNING HISTORY

- In December 2003, planning permission was granted for the “change of use of front half of 211 at ground floor level and the whole of 215 at ground floor from offices to provide 2 dwellings. Change of use of first floor at rear of 211 to 213 to provide a bedsitter unit. Alterations to front boundary to provide wall and railings” at 211 – 215 Merton Road, ref. 2003/3162. The site is located to the west of the site and borders the western boundary of the pre-application site.
- In September 2009, planning permission was granted at Planning Committee for the “use of the site as a 1 bedroom flat with a separate office” at 2 Camborne Mews, ref. 2009/2406. The site is located to the west of the application site and borders it’s western boundary.

2.3 LOCATION AND PUBLIC TRANSPORT

The application site is in proximity of a number of bus routes and also Southfields tube station within 1km

According to TfL Planning Information Database, the site has a PTAL rating of 3 in 2021 forecast.

A transport statement with more details has been submitted as part of this application

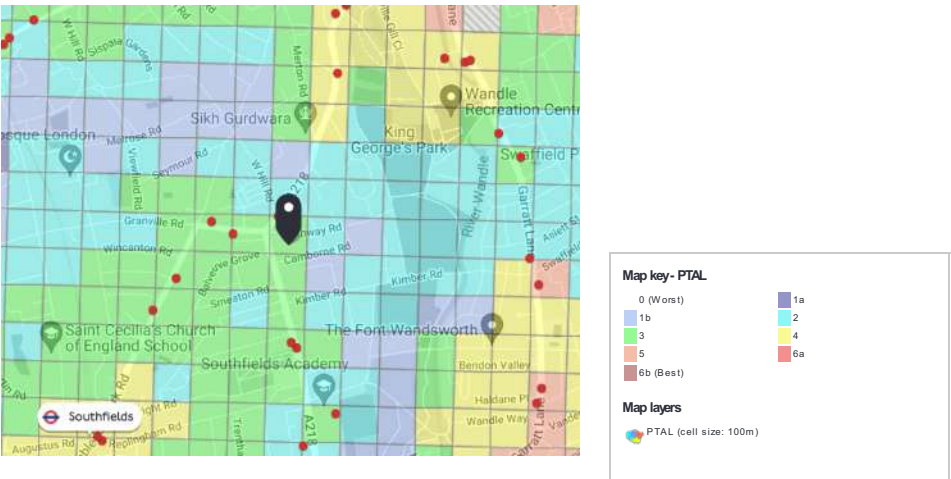


FIGURE 25. PTAL RATING FROM TFL

2.4 CONSTRAINTS AND OPPORTUNITIES

CONSTRAINTS

- The site has been an industrial site within a mainly residential area, creating disturbance to neighbours
- There has been land contamination due to the existing use of the site
- The site's only access is through Camborne Mews, a mews with a lack of illumination and security measures
- The site is overlooked by residential properties around it
- The existing structures cause a negative impact to the surrounding area.



- lack of security features in Camborne Mews
- 1st floor sensitive neighbouring windows
- Access to site

OPPORTUNITIES

The specific location and context of the site offers the following opportunities for its development:

- Convert it to a residential use in a mainly residential area.
- Mitigate the existing land contamination produced by the industrial use
- Improve security and quality for Camborne Mews
- Providing East-West dual aspect dwellings avoiding overlooking to neighbouring properties
- Improve the lack of biodiversity and habitat by the inclusion of rear gardens and green roofs
- Redevelopment of vacant brownfield land
- Provide high quality materiality and sustainable houses



- Improve security features in Camborne Mews
- New high quality entrance to n1 Camborne Mews
- East-West double aspect units to minimize overlooking and maximize DLSL
- Set back proposed structures from East boundary to minimize overlooking and DLSL impact

2.5 SITE INVESTIGATIONS

A ground investigation on site has taken place and the report submitted as part of this application.

Some land contamination has been identified and the report suggests mitigation measures during construction to improve these conditions and minimize risk. These measures will need to be agreed with the Local Authority.

Conclusions and Recommendations - Contamination
A preliminary ground gas risk assessment indicates that the site is Characteristic Situation 1 and has a very low risk with respect to ground gas. No mitigation measures are anticipated to be required.
Due to the elevated concentrations of lead and mercury recorded within the Made Ground, remedial measures will be required for the mitigation of risks to human health. These will comprise capping of the underlying soils to break the source-pathway-receptor linkage. Hardstanding or buildings will provide an appropriate cap, with capping within soft landscaped garden areas comprising the removal of the top 600mm of Made Ground and replacement with clean imported soils over a no-dig barrier. This may be reduced to a depth of 350mm in soft landscaped areas outside of private gardens.
Risks to construction workers may be mitigated through the use of appropriate PPE and a high standard of personal hygiene, including hand washing.
These measures will require agreement with the Local Authority and validation of the installed remedial measures will also be required, within a final Verification Report at the conclusion of the works.

FIGURE 26. EXTRACT FROM GROUND INVESTIGATION REPORT



SECTION THREE: CONSULTATION FEEDBACK
DESIGN AND ACCESS STATEMENT

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3.1 PRE-APP

As part of the design process, the scheme has been developed in detailed dialogue with Wandsworth planning officers. The key considerations of this Pre-App which have informed the submitted scheme are set out below:

Pre-App meeting: 11.08.2022

- The LPA raised concern over the bulk and mass of the proposed building due to the proximity of the adjoining residential properties and the potential visual impact. There was no objection to the principle of the first floor; however, it was recommended that the first floor should be set back to reduce the bulk and mass
- The proposed materials were considered acceptable
- Any Daylight and Sunlight Report should be updated to reflect the new 'BRE guidelines'
- Planning application should be supported by visuals to demonstrate no overlooking from the proposed windows, particularly towards the residential gardens to the east
- The LPA welcomed the improvement to the private access along Camborne Mews. It was suggested that any planning application should look to include lighting along Camborne Mews to improve security
- The LPA welcomed private amenity space in line with the London Plan requirements; however, it was recommended that these areas should be increased given the proposal is for family dwellings
- It was advised that SuDs should be incorporated within the scheme
- The LPA welcomed the inclusion to tilted windows and louvres to prevent overlooking to neighbouring properties
- The inclusion of cycle parking provision was welcomed
- Any scheme should take into consideration and comply with the Council's Waste Management SPG.



FIGURE 27. PRE-APP AERIAL VIEW REAR



FIGURE 28. PRE-APP AERIAL VIEW FRONT



FIGURE 29. PRE-APP VIEW FROM CAMBORNE MEWS



FIGURE 30. AERIAL VIEW

3.2 PLANNING COORDINATION

Following the Pre-app feedback, the design team continued communications with the planning officers by the issue of a set of design changes addressing this Pre-app feedback

3.3 REVISED SCHEME 1

On 14/09/2022 the design team issued an amended scheme to the planning officers including the following changes:

- First floor wall at southern side moved 1.2m away from boundary
- First floor wall at northern side moved 0.4m away from boundary
- Crown roof style created with 80 degree pitch on all 4 sides and green flat roof
- Height of proposal has been reduced by 0.75 m



Feedback was received on the 20/09/2022 noting the following:

- The rear garden space has not changed and the front garden space has reduced.
- Overall the design would provide a worse appearance as viewed from surrounding sites. The bulk at first floor has been reduced, but the roof height and pitch and style would be incongruous and create an awkward appearance.
- A reduced scale of the first floor and roof, closer to the form as originally proposed, but lowered in height as well as set back from the edges of the site behind a parapet, would likely be more appropriate.



3.4 REVISED SCHEME 2

On 29/09/2022 the design team issued a second amended scheme to the planning officers going back to a gable profiled roof and including the changes below in regards to the Pre-app scheme:

- First floor wall at southern side moved 1.4m away from boundary
- First floor wall at northern side moved 0.4m away from boundary
- Height of proposal has been reduced between 0.22m and 0.52m



Feedback was received on the 20/09/2022 noting the following:

- Overall the design is improved compared to the previous revision.
- The bulk and mass of the ground floor (which has been increased) and of the first floor remain concerns, as does the related issue of area of garden space”.



3.5 PROPOSED SCHEME

As a result of this feedback, the design team has reduced the volume again at first floor and ground floor by moving the East facade inwards as much as possible to maintain compliant habitable rooms and increasing the private amenity space.

This section illustrates the proposed drawings in relation to the Pre-App consultation. It highlights the difference and how the scheme has evolved by following the feedback received.



FIGURE 34. PROPOSED WEST

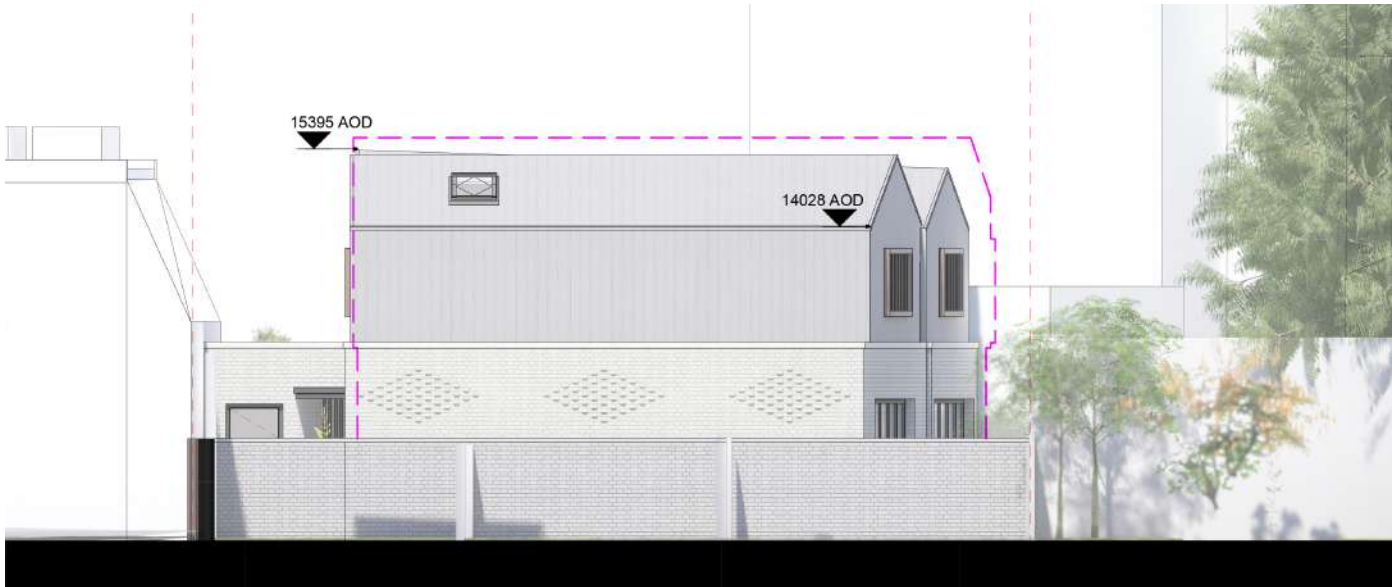


FIGURE 35. PROPOSED SOUTH ELEVATION

Legend

--- Pre-app scheme outline

SECTION FOUR: DESIGN CONCEPT
DESIGN AND ACCESS STATEMENT

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4.0 DESIGN CONCEPT

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4.1 PROPOSAL

The proposal is to demolish the existing industrial structures and turn it into a residential site with two 3 bed dwellings with access from Camborne Mews.

The dwellings are Doc M4(2) compliant and would have a private entrance with bin and cycle storage to the West. Internally, each would comprise a ground floor with office space, cloakroom and living area with direct access to a the private amenity area and a 1st floor with 3 bedrooms and bathroom.



HEIGHT & SCALE

The Height of the development is lower than the surrounding buildings, and will not be visible from the street, other than through Camborne Mews. So it would not adversely affect the character of the area and certainly not perceptible from distant views



ACCESS

The access and appearance of Camborne Mews would be improved by the addition of the development.



VOLUME & CONCEPT DESIGN

The overall massing of the proposal has been broken down into 2 intentionally differentiated volumes, one per unit, which would be staggered in the East/West direction to accentuate this separation and minimize the massing and impact in the surrounding area. It is proposed to form gables to the East and West, where all the openings would be located, these are the areas less sensitive to the setting, but also provide good levels of internal day light and ventilation to the dwellings. To the north and south eaves would be lowered to minimize the impact on neighbouring properties.

The roof materials and volume make reference to the industrial past of the site by the use of a gabled profile of the roof with zinc cladding finish.



4.2 PROPOSED DRAWINGS



FIGURE 36. SITE PLAN

4.2 PROPOSED DRAWINGS

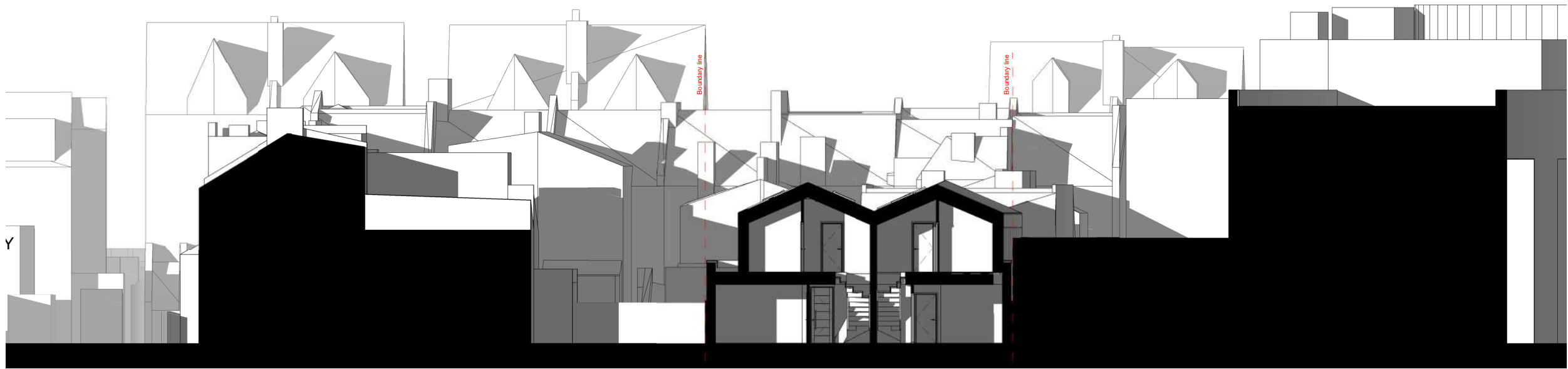


FIGURE 37. PROPOSED NORTH-SOUTH CONTEXTUAL SECTION

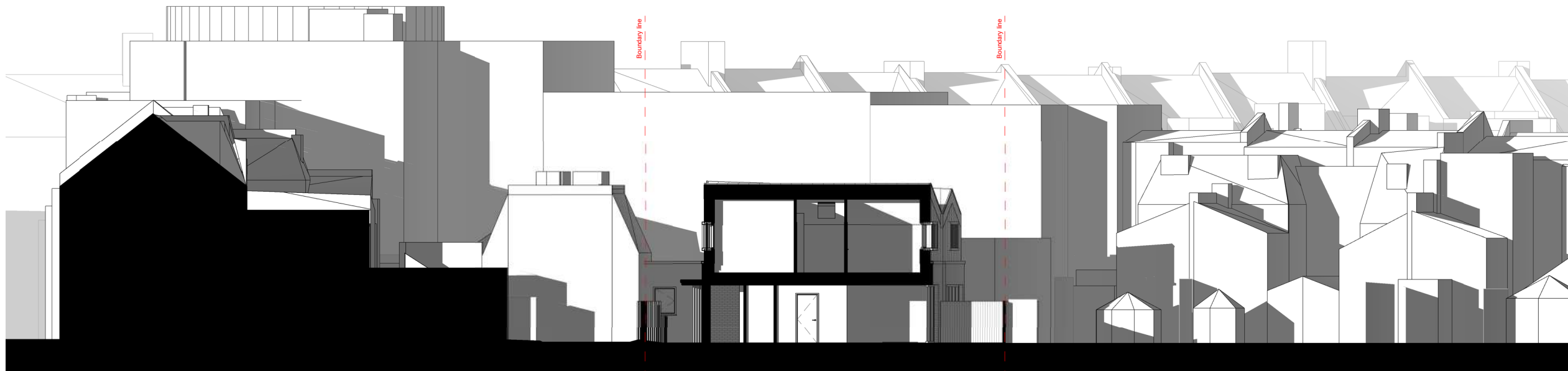


FIGURE 38. PROPOSED EAST-WEST CONTEXTUAL SECTION

4.2 PROPOSED DRAWINGS

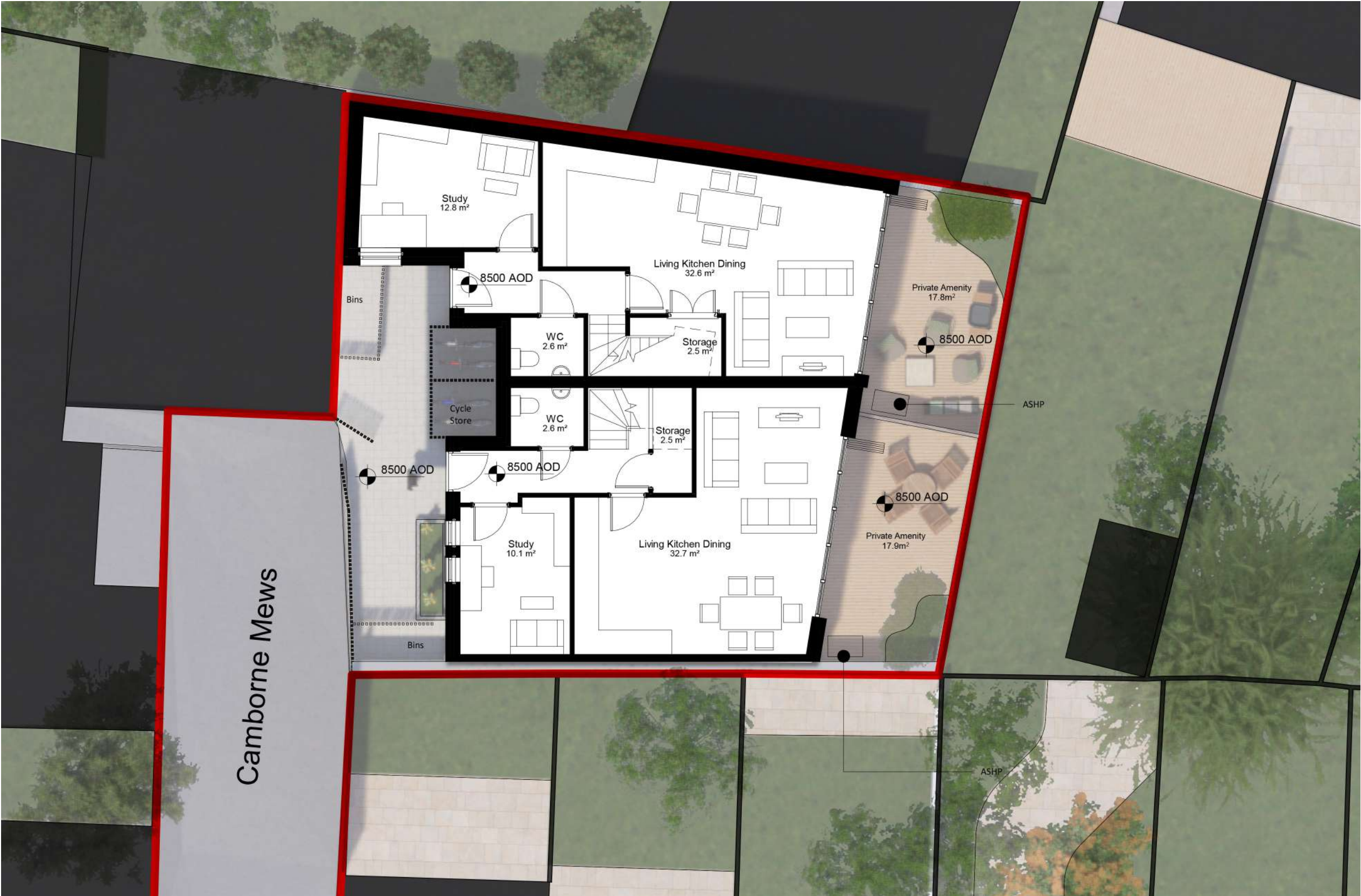


FIGURE 39. PROPOSED GROUND FLOOR

4.2 PROPOSED DRAWINGS



FIGURE 40. PROPOSED FIRST FLOOR PLAN

4.2 PROPOSED DRAWINGS

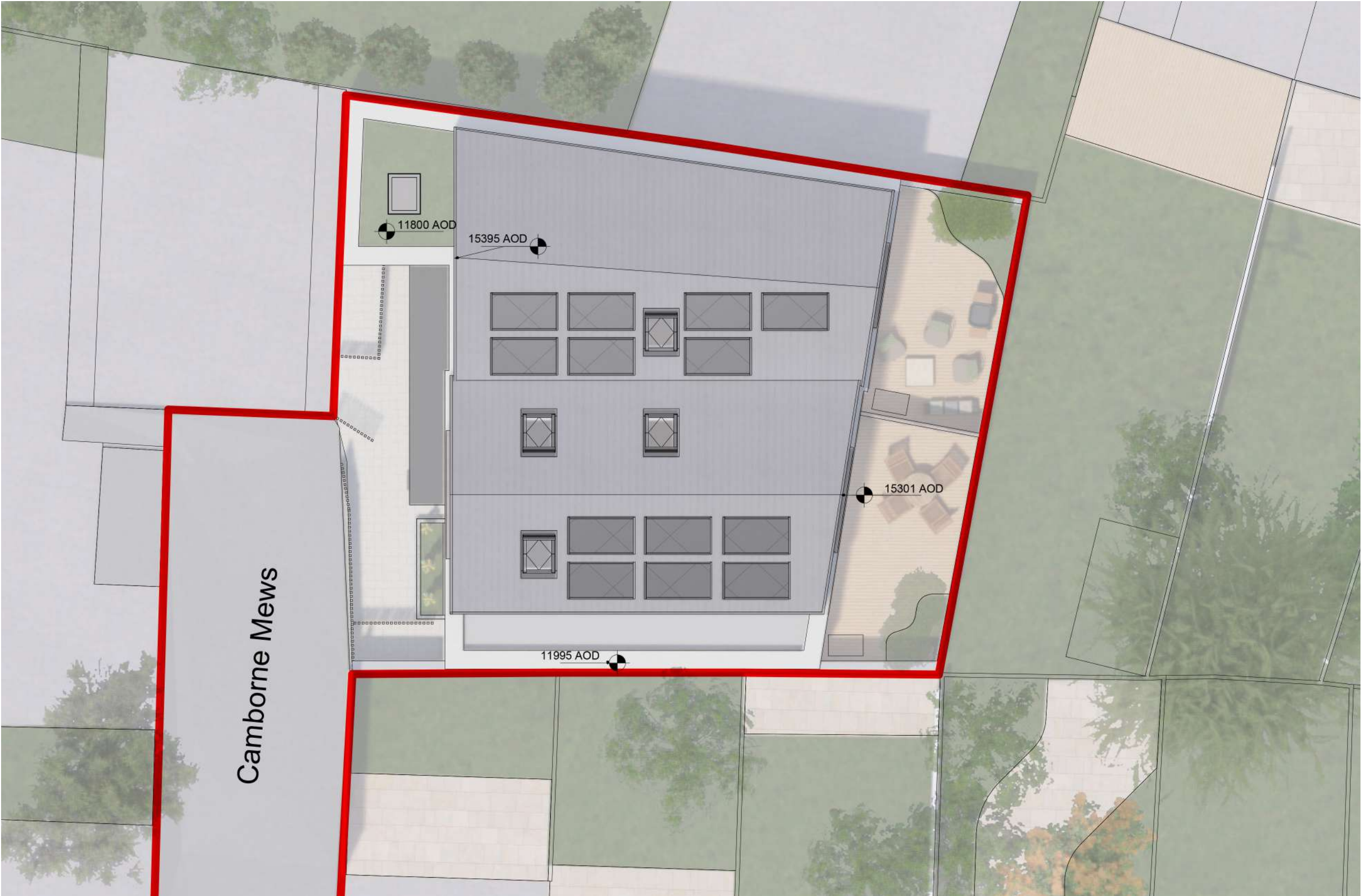


FIGURE 41. PROPOSED ROOF PLAN

4.2 PROPOSED DRAWINGS



FIGURE 42. PROPOSED WEST ELEVATION



FIGURE 43. PROPOSED EAST ELEVATION

4.2 PROPOSED DRAWINGS



FIGURE 44. PROPOSED NORTH ELEVATION



FIGURE 45. PROPOSED SOUTH ELEVATION

4.2 PROPOSED DRAWINGS

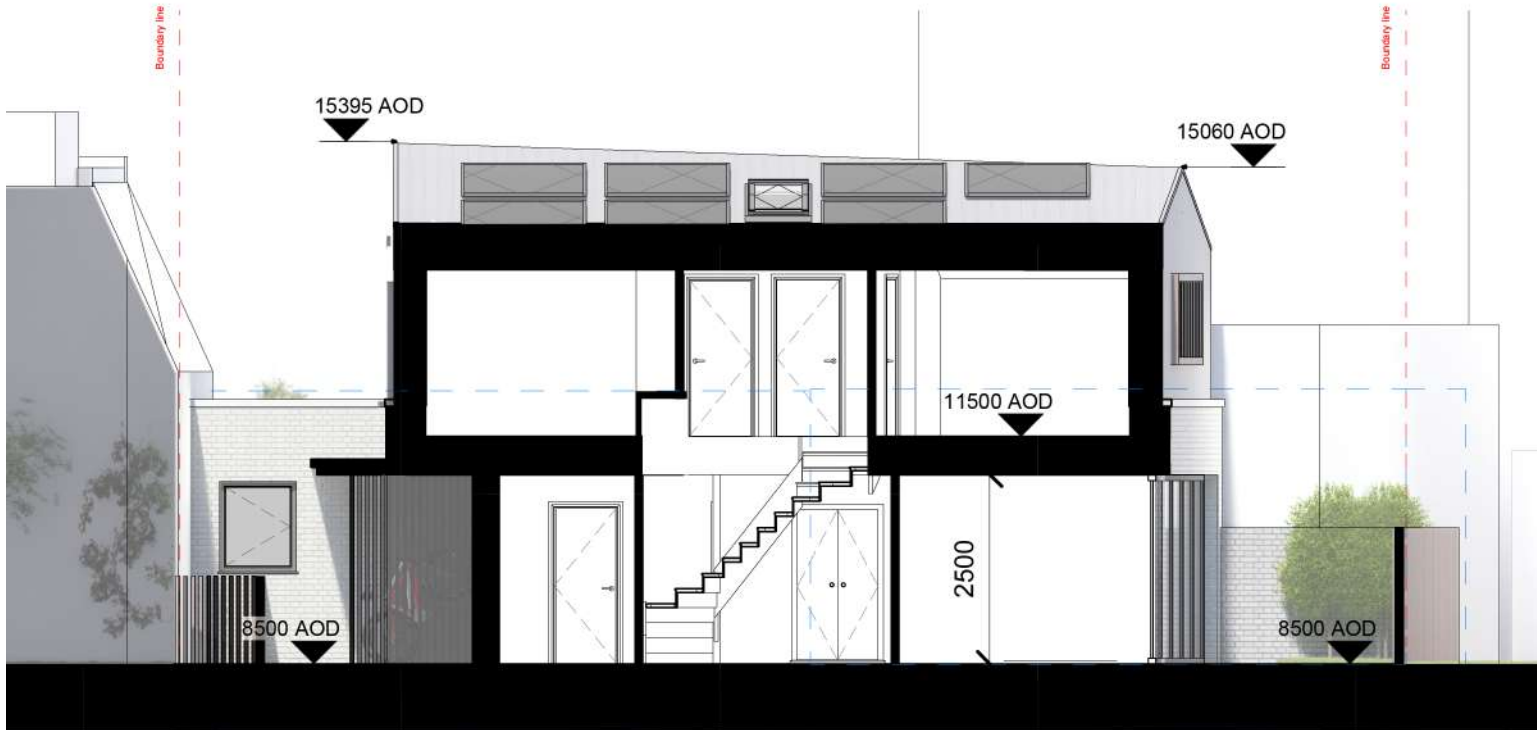


FIGURE 46. PROPOSED SECTION AA



FIGURE 47. PROPOSED SECTION BB

4.3 PROPOSED CGI'S



FIGURE 48. AERIAL VIEW

4.3 PROPOSED CGI'S



FIGURE 49. AERIAL VIEW FROM CAMBORNE MEWS

4.0 DESIGN CONCEPT

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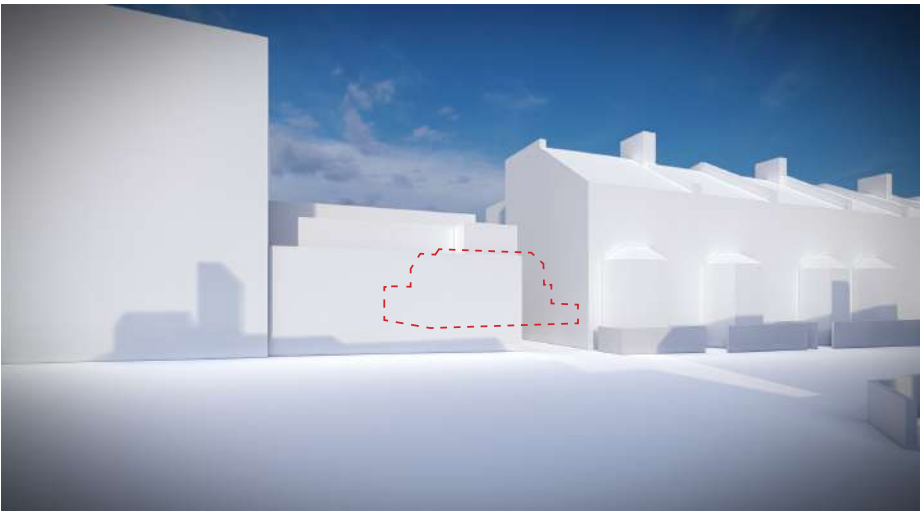
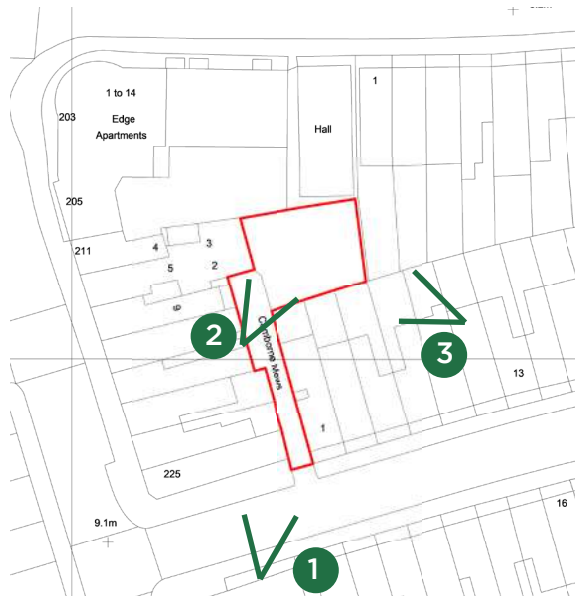
4.3 PROPOSED CGI'S



1



2



1

FIGURE 50. VIEW FROM CAMBORNE ROAD - BUILDING OUTLINE IN RED



2

FIGURE 51. VIEW FROM CAMBORNE MEWS



3

FIGURE 52. VIEW 3

4.0 DESIGN CONCEPT

4.4 PROPOSED VIEWS FROM NEIGHBOURING WINDOWS
VIEWS FROM 1 CAMBORNE ROAD

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EXISTING



COMBINED



PROPOSED

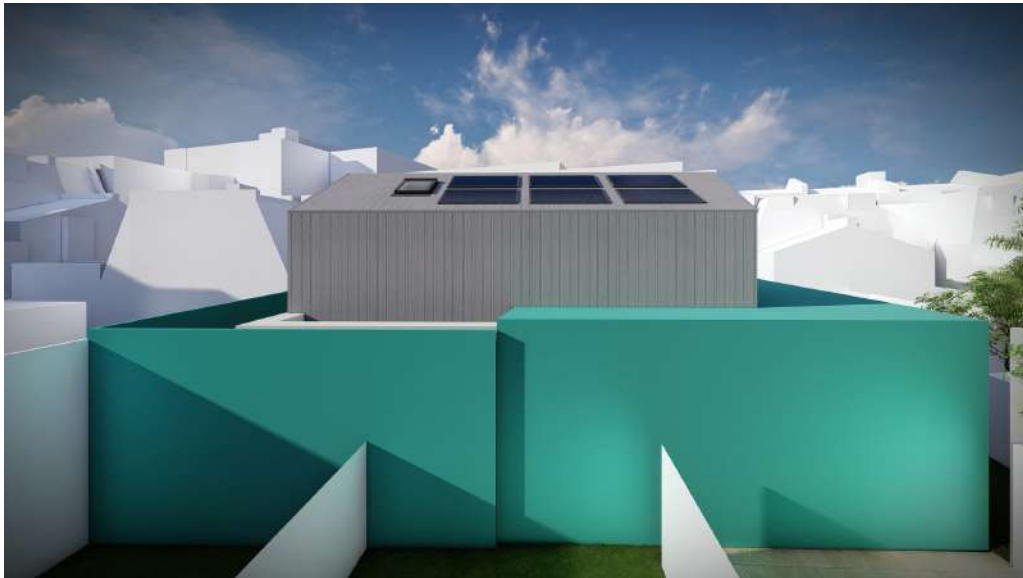
4.0 DESIGN CONCEPT

4.4 PROPOSED VIEWS FROM NEIGHBOURING WINDOWS
VIEWS FROM 3 CAMBORNE ROAD

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EXISTING



COMBINED



PROPOSED

4.4 PROPOSED VIEWS FROM NEIGHBOURING WINDOWS
VIEWS FROM 5 CAMBORNE ROAD



EXISTING



COMBINED



PROPOSED

4.0 DESIGN CONCEPT

4.4 PROPOSED VIEWS FROM NEIGHBOURING WINDOWS
VIEW FROM 1 BRATHWAY ROAD

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EXISTING



COMBINED



PROPOSED

4.0 DESIGN CONCEPT

Shorten

4.4 PROPOSED VIEWS FROM NEIGHBOURING WINDOWS

VIEW FROM 215 MERTON ROAD



EXISTING



COMBINED



PROPOSED

4.0 DESIGN CONCEPT

4.4 PROPOSED VIEWS FROM NEIGHBOURING WINDOWS
VIEW FROM NORTHERN RESIDENTIAL BLOCK (L02 WINDOW)

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EXISTING



COMBINED



PROPOSED

4.5 PROPOSED MATERIALS



4.6 AMENITY SPACE

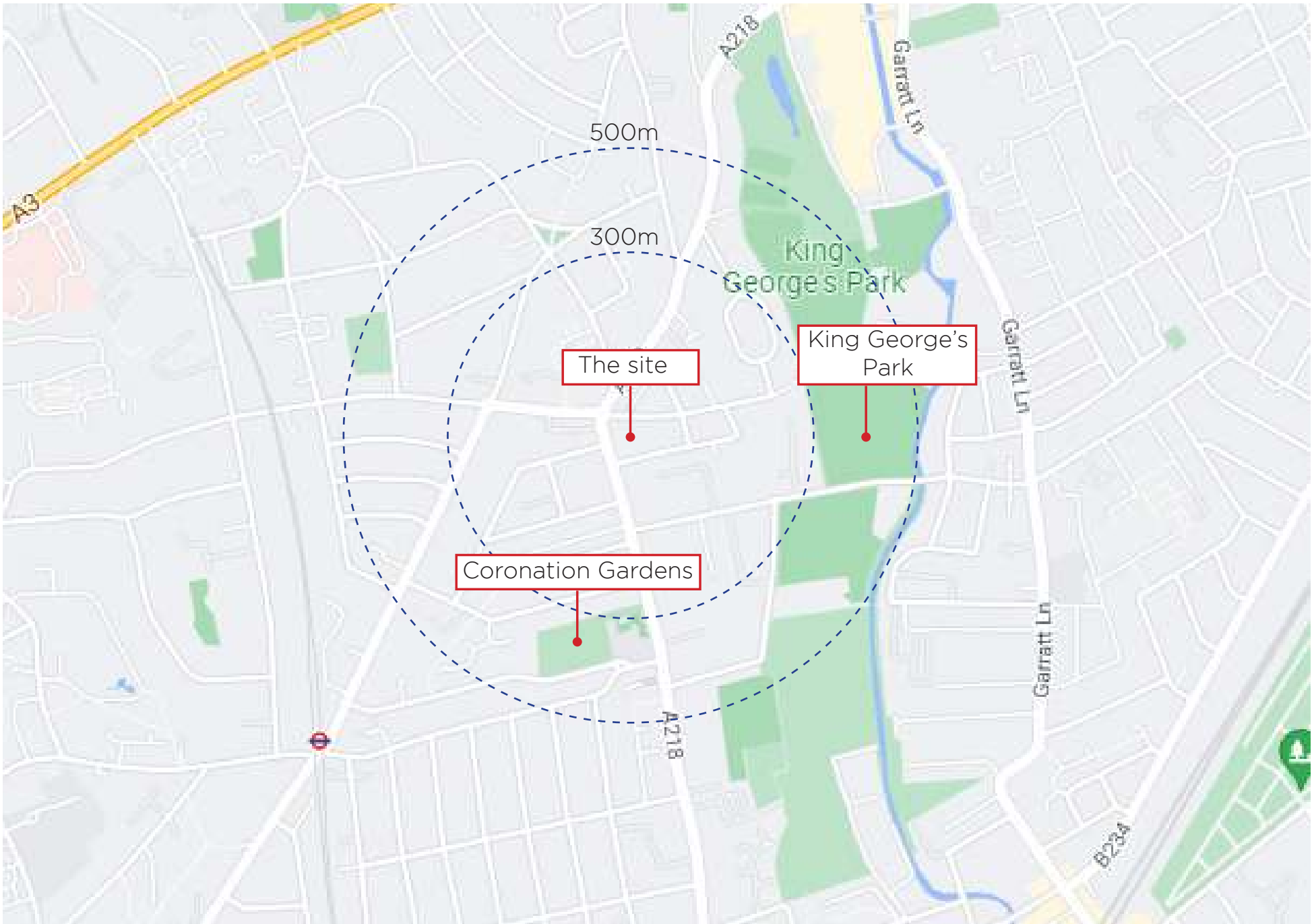
Both units have amenity space oriented to East and linked with the Living area at ground floor with the following areas:

- Unit 1: 17.8m2
- Unit 2: 17.9m2

Both areas are over the requirements detailed in London Plan and Wandsworth policy DMH7



As well as private amenity space discussed, the site is located within close proximity of a number of public green spaces, as shown in the map below. Within a 300m walk (around 4 minutes) there are public parks including King George's Park



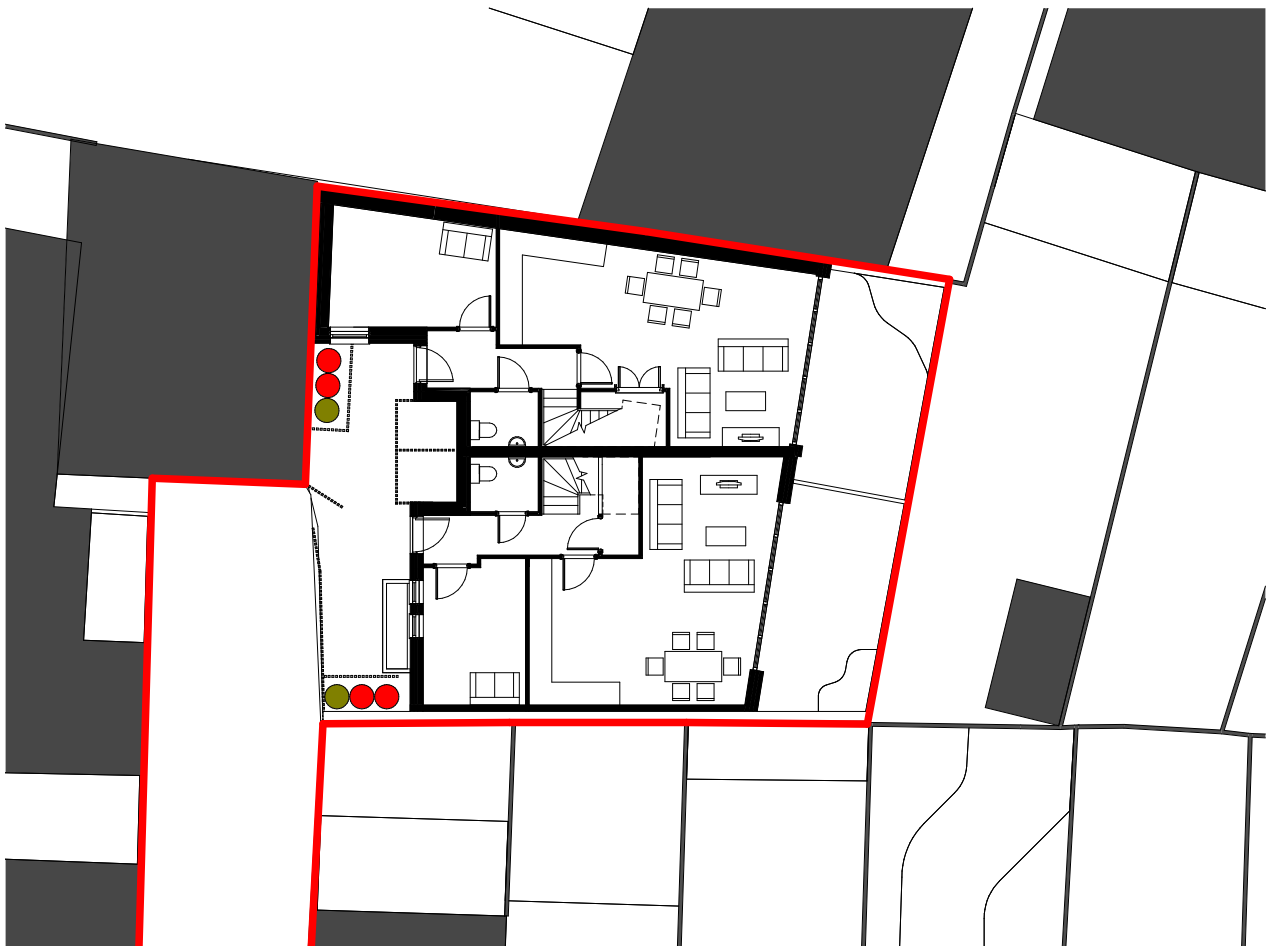
4.7 WASTE MANAGEMENT

The refuse store will be located at the front of the premises within ordinary dustbins.

There is a provision of 2 dustbins for waste storage and 1 dustbin for recycle in line with Wansdworth Refuse and Recyclables in Developments SPD

The collection vehicles would stop in Camborne Road and collect dustbins from the highlighted collection point at Camborne Road. The homeowners will be responsible to take the dustbins to the collection point on collection day

Refer to drawing B025-SHO-ZZ-00-DR-A-2500_Waste Management



- Dustbin for refuse
- Dustbin for recycle
- Refuse Collection Lorry
- Route to collection point
- Collection point

4.8 CYCLE AND CAR PARKING

A Secured cycle parking for 4 bikes will be provided within the entrance, as highlighted in the figures and views below.

It is proposed to have two separate secured cycle spaces, one per dwelling using semi-vertical cycle stands



FIGURE 53. SECURED CYCLE PARKING

4.9 PROPOSED USE & UNIT SIZES

The proposal is to convert the existing industrial use into C3 residential by the inclusion of two 3 Bedroom dwellings with Study at ground floor.

Main figures are noted in the table below:

Camborne Mews - Existing Figures	
	Area m2
Site Area	206.1
TOTAL GEA	97.0
TOTAL GIA	86.6

Camborne Mews - Houses GIA	
Indicative Unit Summary	Area m2
Unit 1 - 3 Bed 5p	106.1
Unit 2 - 3 Bed 5p	102.6
Total	208.7

Camborne Mews - Total Figures	
	Area m2
Site Area	206.1
TOTAL GEA	251.3
TOTAL GIA	208.7

4.10 TRANSPORT STATEMENT

A Transport Statement report commissioned by Ardent is being submitted as part of the application

A parking beat survey indicates there is spare on-street car parking capacity for the proposals, which are likely to have an increased parking demand of around 2 cars

The proposals are forecast to result in a reductions of vehicle trips thus presenting a highways betterment in terms of both traffic congestion and highways safety.

Having fully considered highways/transport matters, we consider that the scheme should be recommended for approval.

Refer to report within this planning application for more details

4.11 FIRE STRATEGY

A Fire Statement report commissioned by Fire Safety London is being submitted as part of the application

The report concludes that the building is amenable to achieve full compliance with Part B (Fire Safety) to the Building Regulations, 2010 and Building (Amendment) Regulations 2018

Refer to report within this planning application for more details

4.12 DRAINAGE AND SUDS

Green areas and permeable paving will be incorporated within the scheme as well as SUDS. This will include an element of extensive green roofing. These elements will improve water discharge and reduce runoff rates.

4.13 HABITAT AND BIODIVERSITY

An Ecological Impact assessment commissioned by Eight Versa is being submitted as part of the application

The Ecological Impact details that if the mitigation and enhancement strategies proposed within the report are implemented, the proposed development will be in conformity with relevant planning policy and legislation.

Table 1 Summary of results provided within this report.

Designated sites with the potential to be impacted	Two statutory sites and five non-statutory sites, with the closest being Wimbledon Common Special Area for Conservation (SAC) located 1.6km west, and the River Wandle Site of Interest for Nature Conservation (SINC) located 0.5km east from the site.
Habitats	Building, hardstanding, non-native climbers, overhanging trees – all of which have negligible ecological importance.
Protected Species and Further Surveys Required	<ul style="list-style-type: none">Removal of woody vegetation, including native shrubs and any branches of the overhanging tree will require a watching brief for nesting bird prior to clearance/demolition works if these are to be undertaken within the bird nesting season (generally considered to be between March – August inclusive).
Other Constraints	No other ecological constraints identified.
Mitigation and Enhancements	<ul style="list-style-type: none">Create multi-functional green infrastructure;Incorporate new roosting opportunities for bats such as bat bricks or integrated bat boxes;Incorporate new nesting opportunities for birds, including priority species such as house sparrow;Sensitive external lighting design in line with Bat Conservation Trust (BCT) guidelines; andEnsure all new planting is native species or species with a known wildlife benefit.

4.14 DAYLIGHT AND SUNLIGHT

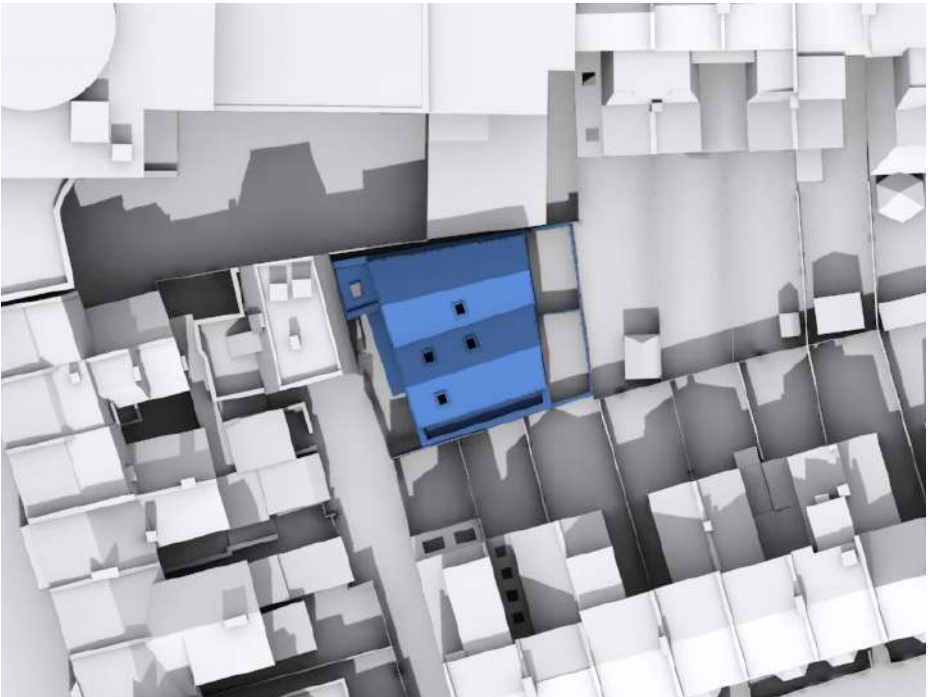
A Daylight and Sunlight report commissioned by Schroeders Begg is being submitted as part of the application

The report establishes that:

- For any applicable reductions to the neighbouring windows / habitable rooms, these all meet BRE Guide target criteria for both daylight vertical sky component and daylight distribution review
- For sunlight, analysis to applicable neighbouring windows / rooms confirms that where reductions are applicable, these all meet BRE Guide default target criteria. Equally, in terms of the effect upon neighbouring amenity, any reductions applicable meet BRE Guide target criteria

Therefore, the report concludes that the impact of the proposal upon daylight and sunlight to neighbouring residential properties meets BRE Guide default target criteria and on that basis should be considered acceptable.

For the proposed new-build habitable rooms (self-test), all rooms satisfy, as applicable, target criteria for daylight and sunlight, and suitable sunlight provision is also available to the proposed amenity areas.



Shadow Diagram - 12.00 hours as proposed on the 21st March Equinox

Refer to report within this planning application for more details

4.15 ENERGY STRATEGY

An energy strategy report commissioned by Logoman Partners is being submitted as part of the application

The energy calculations have been carried out in line with Planning Guidance. The main aim of the proposed energy strategy is to achieve the maximum CO2 savings through a cost-effective, feasible and technically suitable approach.

The design has been developed in line with the planning requirement to achieve more than 35% improvement based on SAP2012. The recommendation is that high efficiency Air Source Heat Pumps along with MVHR and 4kWp PV panels must be incorporated for the development.

SECTION FIVE: CONCLUSION
DESIGN AND ACCESS STATEMENT

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5.1 CONCLUSION

The proposed development will provide a high quality, attractive and sustainable building. It will deliver positive improvements to the quality of the build environment.

The benefits of the proposal includes:

- Convert industrial use to residential in a mainly residential area.
- Enhancement of the appearance, character and setting of the adjacent area and Camborne Mews
- Mitigate the existing land contamination produced by the industrial use
- Improve security and quality for Camborne Mews
- 2 new homes
- Improve the lack of biodiversity and habitat by the inclusion of rear gardens and green roofing
- Provide high quality materiality and sustainable houses
- The proposed development has been designed following pre-application discussions with the Council and neighbours
- Cycling parking in accordance with London Plan



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