

DESIGN & ACCESS STATEMENT

# 260 COOMBE LANE

LONDON, SW20 0RW, UK

PURPOSE OF ISSUANCE: FULL PLANNING APPLICATION

Issued: JANUARY 2024



## 1.0

### BRIEF

#### 1.1 PURPOSE

This application is for the redevelopment of the site known as 260 Coombe Lane. The proposal plans to demolish the existing single storey detached house and the improvement of the site to construct a new detached dwelling, sub-divided into six self-contained flats across a 2-storey house with accommodation on the roof and basement. The house is planned to have a common entrance area, car parking, and private amenity spaces.

The intent is to maximize the potential of the site in terms of housing a number of flats in single structure. This is in line with the *Local Plan Housing Provision Policy No. H11.2* and the adapted *Core Planning Strategy of Merton Policy CS9 Housing* provision.

The proposal seeks to develop the site sensibly through a new building (physical regeneration) and by developing along the typical and historic plot size/grain which in the case of the subject site, adopts a much wider grain. (effective use of space) of the *Strategic Objective 3 of the Core Strategy*.

The proposal also pursues to provide environmental improvements through its increased sustainability and proposes to enhance the access and landscaping of the site.

#### 1.2 PLANNING HISTORY & RELEVANT PLANNING PRECEDENTS

There is no recent planning history to the application site.

However, listed here are notable applications which definitely influenced this development in terms of design, external appearance and overall approach to development.

**258 Coombe Lane**, West Wimbledon, London SW20 ORW, UK - Demolition of the Existing House and Erection of Six Semi Detached Houses | 15/P2082 - Refuse Permission 25-02-2016 – Appeal Allowed 05-09-2016

- Demolition and Erection. Location proximity to the application site (at the rear). Same site context. Six Semi Detached Houses vs 6 Flats. Houses has full basement.

**22 Commonsidge**, West Mitcham Surrey CR4 4HA – Demolition of Dwellinghouse and Erection of a New 3-storey Residential Block Comprising of 4 x 2 Bed Flats and 1x1 Bed Flat with 4x Off-street Parking Spaces and Vehicular Access | 16/P2966 - Grant Permission subject to Conditions 22-02-2017

- Demolition and Erection. Residential Block. 5 Flats vs 6 Flats. Set back Top Floor. Contemporary in style despite being in a Conservation Area.

**3 Elmhurst Avenue**, Mitcham CR4 2HP – Demolition of Existing Bungalow and Erection of a 2.5 Storey Building to facilitate 4 x Self Contained Flats | 22/P3232 - Grant Permission Subject to Section 106 Obligation or any other enabling agreement. 16-03-2023

- Demolition of Bungalow and Erection of new multi-level Dwelling. 4 Flats vs 6 Flats. Surrounded by 2-2.5 storey houses. Contemporary.

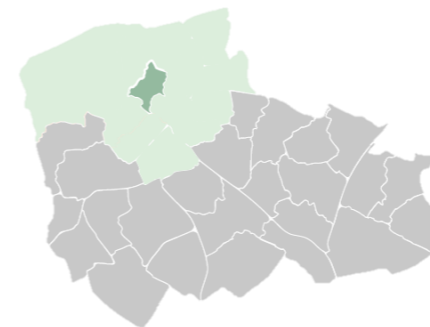
**33 Lingfield Road**, London SW19 4QA, UK – Demolition of the existing Dwellinghouse and erection of three-storey residential block with lower ground level, creating 4 x 3 bed flats | 19/P2611 - Grant Permission subject to conditions and section 106 agreement. 09-2023

- Demolition of Existing Dwellinghouse and Erection of new multi-storey development with basement. 4 Flats vs 6 Flats. Consideration: Conservation Area.

#### 1.3 DESIGN CONCEPT AND PRINCIPLES

To create an outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings as in *NPPF, 12. Achieving well-designed places, point 134 (b)*

To offer a contemporary proposal with good architectural design that can make a positive contribution on the character of the street. A considered material palette, articulated massing and good attention to detail can all contribute to a successful building as in *Merton Council. Small Sites Toolkit. Design Guidance. 5.1.31*



West Wimbledon is known for its distinct, generally loosely structured suburban development, large plots with substantial detached houses, a large number of dead-end streets creating quiet, private streets, a **heavily treed area with generous green spaces** within the neighbourhood as well as connections north to the Common. Local shops and services at Coombe Lane with an excellent provision of local sports clubs. There are opportunities for design guidance for appropriate and **sensitive intensification of the area** through

extensions, rear garden development, conversions and **redevelopment of larger plots**. *Merton Character Study. Neighborhoods. West Wimbledon.*

**The design concept behind the redevelopment of this site is to produce high quality current architecture which references that of the local area.**



## 1.4 DESIGN DEVELOPMENT AND PRE-APPLICATION ADVICE



INITIAL SCHEME FOR PRE-APP ADVICE

In the inception of the project, we first geared towards building a modern looking, contemporary house at the site. Merton has seen many developments with this kind of design language characterized by:

- Flat roof, set-backed top floor
- Boxy, sharp corners

Officers raised concerns in this design of the replacement building, which was not considered an appropriate design and the massing and height would not be acceptable as a proposed development in the street scene. So we opted to amend it and propose a scheme that would be more appropriate for the site.



FINAL SCHEME SUBMITTED FOR PRE-APPLICATION ADVICE

Instead of a flat roof, we opted for a more traditional form of roof form, combination of hipped and gabled roofing, which are much more common in the area. We made use of the roof space for accommodation instead of adding a set-backed floor. This way, the house will be seen as a 2-2.5 storey house. This character is shared with the houses along Coombe Lane. Officers note that this revised design approach is acceptable, and also highlighted that the replaced design is a more appropriate design for the redevelopment of the site and will maximize the opportunity for an innovative and contemporary design, so we proceeded with this scheme in our full planning application.

As concluded by the officers on the Pre-app advice,

“The principle for demolition of the existing dwelling and replacement with larger dwelling with 6 Self – Contained Flats is supported given the limited architectural value of the existing dwelling. The overall scale, height and design of the new building is considered appropriate for the site and would not detract from the character and appearance of the street scene or surrounding area, subject to detail design. Furthermore, it is likely that the proposal would not cause harm to neighboring amenity, subject to a Daylight/Sunlight Assessment/report being undertaken. The following represents key amendments that have been made to the scheme following the comments received at Pre-App 23/P1125 in September of 2023.”

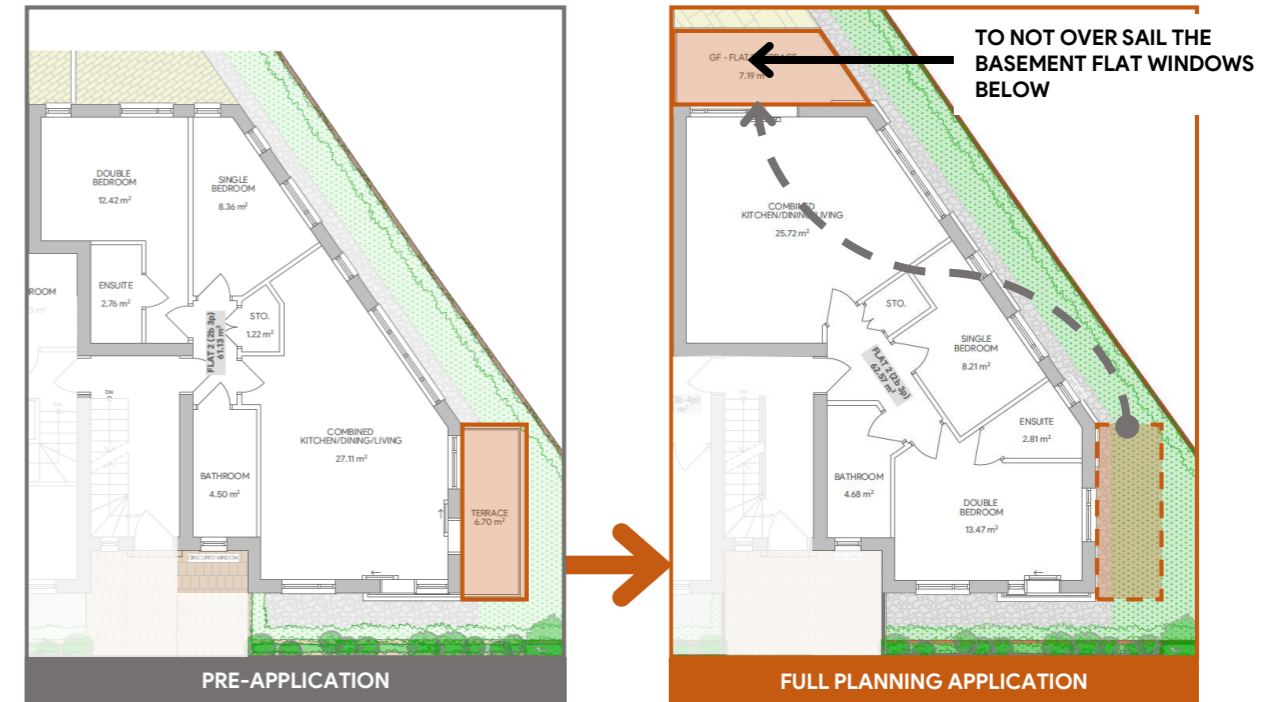
The officer, however, has some concerns that was needed to be addressed. We took all the advices and addressed each of them meticulously. For ease of reference, all comments have been listed with a design response to each, shown in orange:

### OFFICER'S COMMENT 1:

“Re-position the outdoor terrace for the ground floor Flat 2 so that it does not over sail the basemen flat windows below”

### DESIGN RESPONSE:

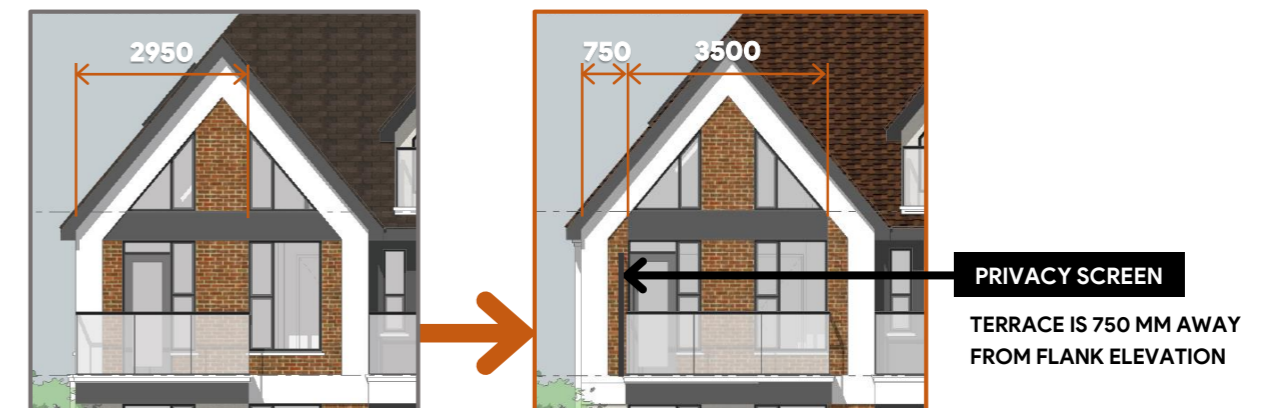
The outdoor terrace for Flat 2 is transferred to the rear part of the Flat.



OFFICER'S COMMENT 2: “Move the front first floor terrace further away from the flank elevation to prevent overlooking to the front bay windows of number 262”

### DESIGN RESPONSE:

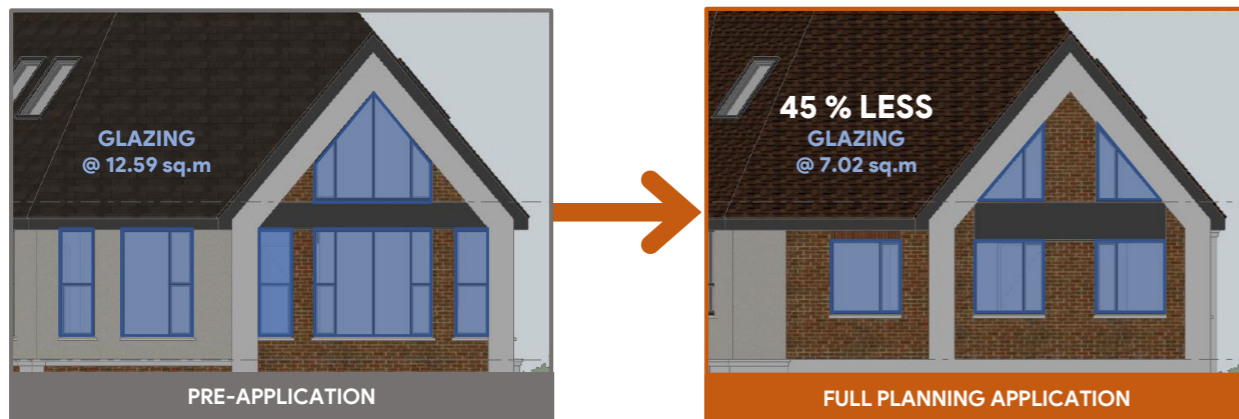
Flat 4's front facing terrace at First Floor has been moved away from the flank elevation by 750 mm and is planned to be installed with 1800mm to 2000mm high privacy screen to further prevent overlooking to the front bay windows of neighboring 262 Coombe Lane.



**OFFICER'S COMMENT 3:** "Reduce the size and number of rear windows at first and second floor level in order to reduce the impact of overlooking to number 262"

**DESIGN RESPONSE:**

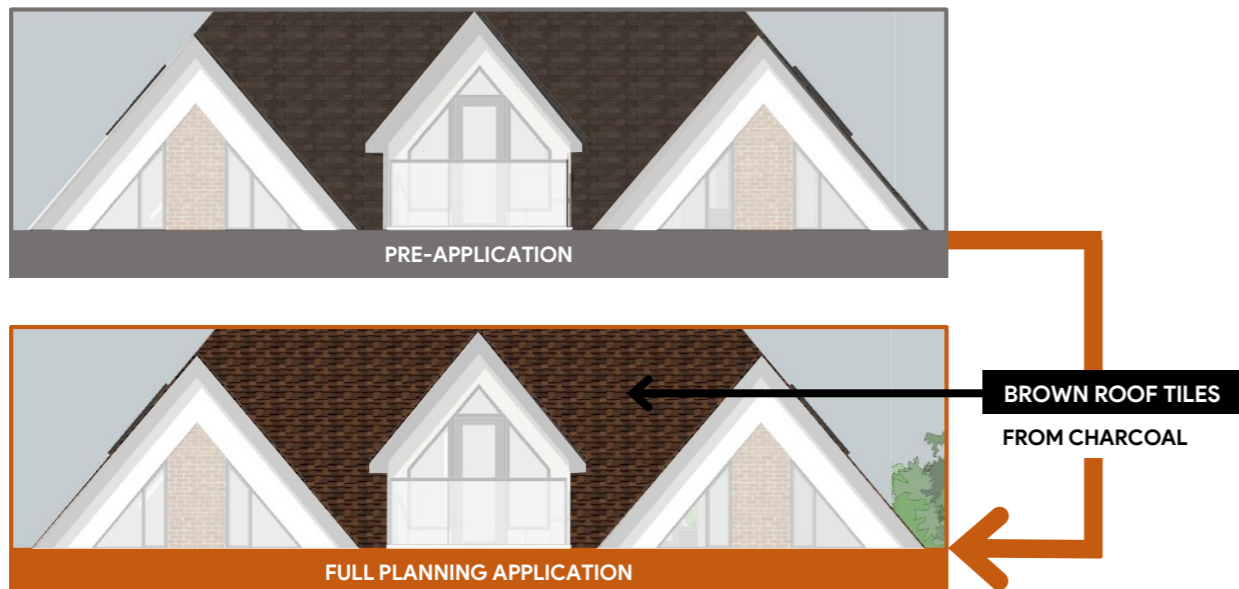
Reduced the total number of windows at the rear of First Floor and Second Floor from 6 to just 5. We also lowered the height of the windows from almost full height into just door height windows and adjusted the height of window sill from 400mm to 725mm from finished floor level. The total surface area of the glazing was also significantly reduced by 45%, from a total of 12.59 sqm into just 7.02 sqm. This is in response to the officer's comment to reduce the impact of overlooking to 262 Coombe Lane's rear garden.



**OFFICER'S COMMENT 4:** "Have orange/brown clay tiles for the roof structure."

**DESIGN RESPONSE:**

The color of the roof structure has been changed from charcoal-colored into brown tiles as recommended.



**OFFICER'S COMMENT 5:** "Meet the minimum standards for outdoor amenity space provision (5sq m+) in accordance with Council Policy."

**DESIGN RESPONSE:**

In the Pre-app, the outdoor amenity space provision for every flat meets the council's requirement. However, since there are relocated outdoors terraces, there has been some changes, but still in accordance to the minimum standard of 5 sqm.

Pre-Application				Full Planning Application			
UNIT	GIA	Amenity Space		UNIT	GIA	Amenity Space	
Flat 1 (3b 4p)	91.80 sq.m	65.37 sq.m	✓	Flat 1 (3b 4p)	91.70 sqm	50.54 sqm	✓
Flat 2 (2b 3p)	61.13 sq.m	6.70 sq.m	✓	Flat 2 (2b 3p)	62.57 sqm	7.19 sqm	✓
Flat 3 (2b 4p)	63.27 sq.m	58.39 sq.m	✓	Flat 3 (3b 4p)	77.39 sqm	62.03 sqm	✓
Flat 4 (1b 2p)	51.45 sq.m	9.10 sq.m	✓	Flat 4 (1b 1p)	42.70 sqm	5.25 sqm	✓
Flat 5 (1b 2p)	54.09 sq.m	8.94 sq.m	✓	Flat 5 (2b 3p)	61.55 sqm	10.89 s.m	✓
Flat 6 (2b 3p)	76.63 sq.m	45.16 sq.m	✓	Flat 6 (2b 3p)	81.25 sqm	8.40 sqm	✓

**OFFICER'S COMMENT 6:**

"Provide a street scene drawing to ascertain the building height in relation to neighboring properties"

**DESIGN RESPONSE:**

A street scene elevation is prepared in a separate document but can be seen as part of this document, *Design & Access Statement on page 14.*

**OFFICER'S COMMENT 7:**

"Provide a Daylight/Sunlight Assessment/report to demonstrate the impact on neighboring properties as well as the internal light levels of the proposed new flats"

**DESIGN RESPONSE:**

Daylight/Sunlight and Overshadowing Impact Assessment Report is included as part of this application. The result of the assessment is also briefly discussed this document. *Design & Access Statement on page 12 to 13.*



## 2.0

## CONTEXT

## 2.1 LOCATION

The site is located at 260 Coombe Lane in West Wimbledon, London Borough of Merton. It is approximately 588 sqm and is triangular in shape.

The site is bounded to the right by a two storey detached house with rear extensions at 262 Coombe Lane. To its left, is a long driveway which extends from the access point on Coombe Lane, cornering Cambridge Road and allotment gardens, and going to property at the rear, is 258 Coombe Lane, a sprawling bungalow, that has already been demolished, and is currently being developed into a six semi-detached houses with basement, almost the same as the application site. And finally, fronting the access to the site, is Coombe Lane.

The houses along Coombe Lane are generally detached properties of various architectural styles and treatment. Most have pitched roofs, many with large dormer windows, and most properties have been extended at the rear with a variety of single to two storey extensions, conservatories, garden sheds and summer houses.



Figure 1. Aerial View extracted from Nimbus Map showing the highlighted site, the road and its neighbors.

The architectural style for the local area is predominantly early Twentieth Century inter-war suburban. The roofs to the houses are large with steep pitches and occasionally with a combination of front and side gables, hipped and catslide side additions.

Building materials include red and yellow brick, clay tile hanging, render and a mixture of clay tiles and slate roofs. Window styles are mainly traditional casement windows typical for that period of building, originally in white or black painted timber, some have been replaced with aluminum and uPVC. These characteristics were the basis for the development's proposed external appearance and finishes, as demonstrated in *Part 5.0 Scale and Appearance* of this document.

Most properties in the area are two storeys high with large pitched roofs. Many houses have accommodation within converted roof space involving a variety of dormer windows, roof extensions and Velux roof windows which can be seen across the neighborhood.



Figure 2. Aerial View extracted from Nimbus Map showing the relationship of site with its neighbors in terms of scale.

Some properties have very large roof extensions on both the front and rear elevations. Many of these roof top extensions are large and often full width. Most of these rise in line with the elevation at the rear of the houses and give the appearance of a 3 storey building. In these cases, the original roof line has been lost and when viewed from the rear, across the metropolitan open land (allotment gardens), the building edge appears as a 3 storey in built form.

This particular aspect character of the surrounding houses stimulated the proposal's vision to redevelop the site from being a single storey dwelling into a two storey house above ground level with accommodation in roof space and basement level. With this, street scene will be much more appropriate as the roof line can be seen as continuous and doesn't have height deviations.

The site is not within any special character area, nor is it within a Conservation area or under the jurisdiction of Article 4. There are no buildings within the immediate area that are Listed or otherwise protected.



### 2.3 SITE BOUNDARIES

Timber boundary fences separate the house from its neighbors on all its sides. There are also existing small trees and shrubs along the perimeter of the site. The timber fence at the front and some on right and left side of the property will be kept and maintained as part of the boundary treatment. Even though some houses uses low brick fences, using and maintaining timber fencing for the proposed development makes a more effective screening and blends well with the vegetation. This along with new planting for hedges, trees and shrubs will ensure privacy and prevent overlooking both into and out of the site.



Figure 3. Aerial View of Existing Site. Google Earth.



Figure 4. Street View of Existing Site from Coombe Lane showing existing timber boundary treatment at the front. Google Maps.

### 2.4 NEARBY BUILDINGS

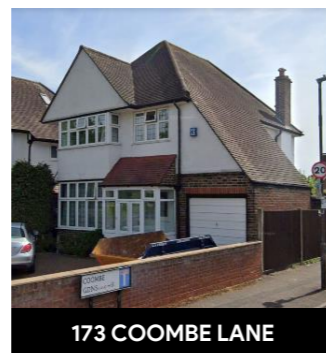
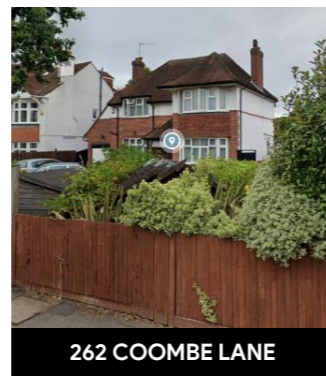


Figure 5. Street View of nearby houses along Coombe Lane, showing common characteristics among properties. Google Maps.

### 2.4 STREET VIEWS (Existing)

Existing street scenes shows that the existing bungalow house on 260 Coombe Lane is too small in terms of height and scale and being on a corner end lot, has an opportunity to maximize the potential of the site to be in keeping with the current street scene and character.

It was also observed that even though houses at the vicinity have common characteristics, like colors and materiality, it is hard to see a common architectural style that is predominant to the area, as seen on the appearance of nearby house around 260 Coombe Lane, demonstrated on Figure 5 Street view of Nearby Houses of this document.

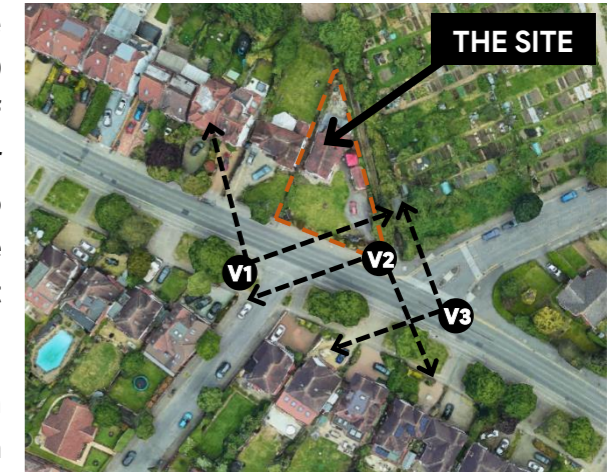


Figure 6. Aerial View of the site showing 3 different vantage points.



Figure 7. Extracted street scenes showing views 3 different vantage points. Google Maps.



### 3.0

## ACCESS

### 3.1 VEHICULAR AND TRANSPORT LINKS

260 Coombe Lane is less than 0.6 miles from Raynes Park Stop H (12-min walk) and has access to good public transport links along Coombe Lane, e.g. a 1-min walk to the closest bus stop, Cambridge Road Stop Bus 57.

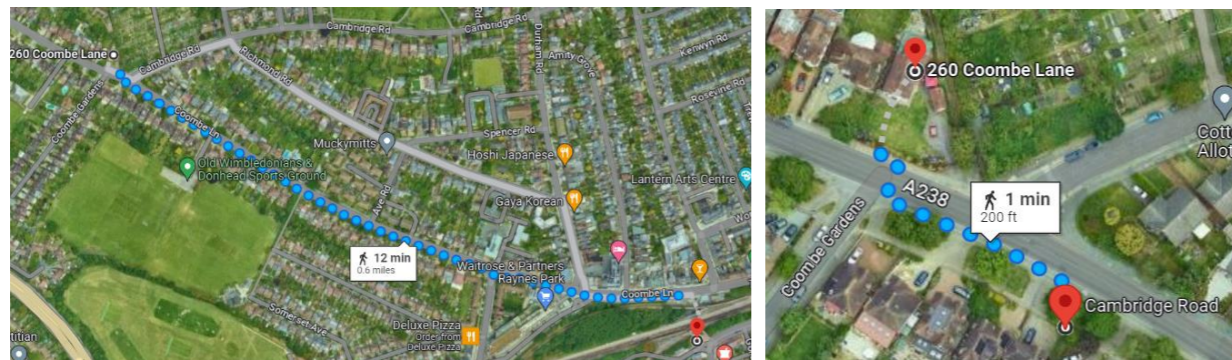


Figure 8. Distance from bus stops and rail station. Google Maps.



Its proximity to good public transport links was an affirmative factor in redeveloping the site into multiple flats. Sustainable travel is an important aspect when thinking holistically about healthy living and development.

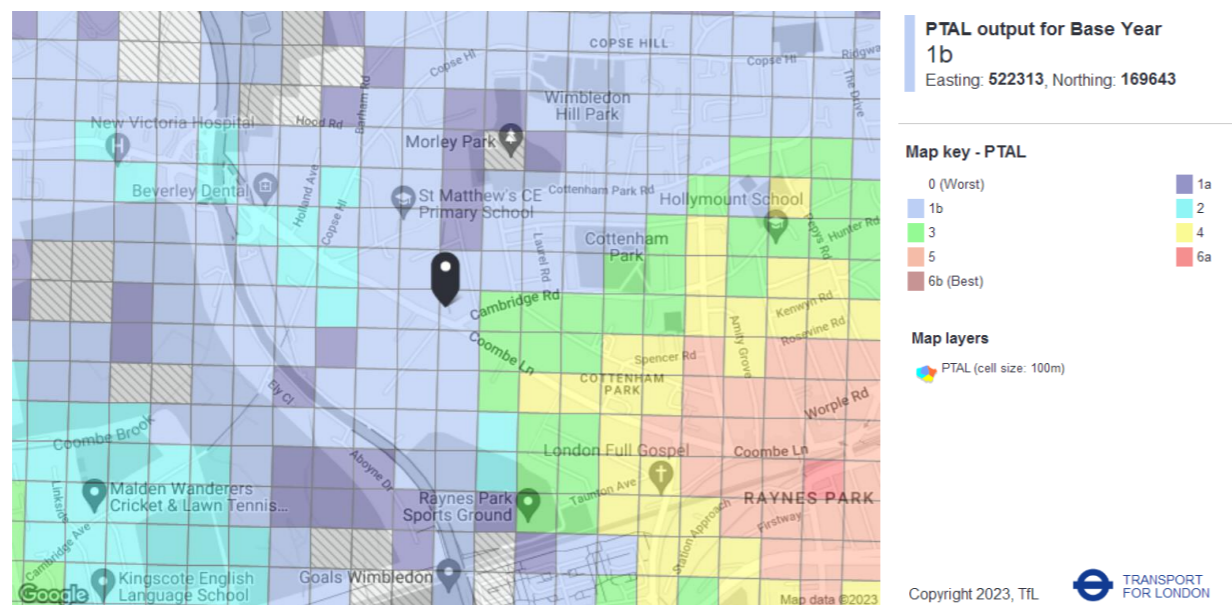


Figure 9. Extracted from Transport of London - Webcat Planning Tool

Despite this, the PTAL "Public Transport Accessibility Level" rating given for the property based on the map above on Figure 9, is 1b, with 6a as the highest score. It is worth noting though that the application site is very well connected transport links and is only around 50 meters away from being rated with a PTAL of 3, towards Cambridge Road, which can be considered as moderate level of accessibility.

With this, an off-street parking is allocated in the site for all flats to minimise adding to the volume of on-street parking stress.

### 3.2 INCLUSIVE ACCESS

All proposed flats will be accessed via the main front door, which is clearly visible from the street being it is introduced by a canopy protrusion in the center of the building and is contrasted by using different color than the rest of balconies and canopies. This creates a welcoming entrance that is distinct from other openings on the building fabric.



Figure 10. Front Elevation and Ground Floor Plan emphasizing the main entrance to the building.

Aside from this, the entrance, is also and opened up through separated plant boxes at front of the proposed building and has distinctive finish between the pavement of the porch and the driveway to create a more recognizable access.

There are no common facilities other than the external bin and bike storage at front, right side of the property. Internally, the ground floor will be the level where occupiers enters to access their individual flats. A communal stair at the middle is planned to be the main access for vertical movement and ample hallway width for corridors going to each flats which is also is suitable for ambient disabled user. Appropriately sized rooms and circulation space, floors of an appropriate width and position and open plan were also considered. and the proposal will comply with Approved Document M of the Building Regulations as well as with several Lifetime Homes criterion.



### 3.3 CAR PARKING

The site is within an area of low access to public transport with a PTAL rating of 1b as identified by Transport for London's WebCAT (Web-based Connectivity Assessment Toolkit), and as indicated in the extract above (light blue shows PTAL of 1b, and green shows a PTAL of 3). Nonetheless, the property curtilage can accommodate for enough parking space, vehicular and pedestrian access off Coombe Lane.

By providing new off-street parking, a proposed 6-car parking space, 1 of which can accommodate people with disabilities, the development will not be putting pressure on the current on-street parking stock. This is within the maximum required parking as stipulated in the Table 10.3 Residential maximum parking standards, Policy T6.1 Residential parking for sites in outer London, of the London Plan and the Sustainable Transport SGP of the London borough of Merton. As also advised by Merton's Small Sites Toolkit SPD, developments should provide the minimum necessary parking if a car-free development is not viable. Nevertheless, the with off-street parking provided, the development will avoid on-street problems such as pavement parking and congested streets. It is not only safe but meets the needs of different users including occupants, visitors and people with disabilities.

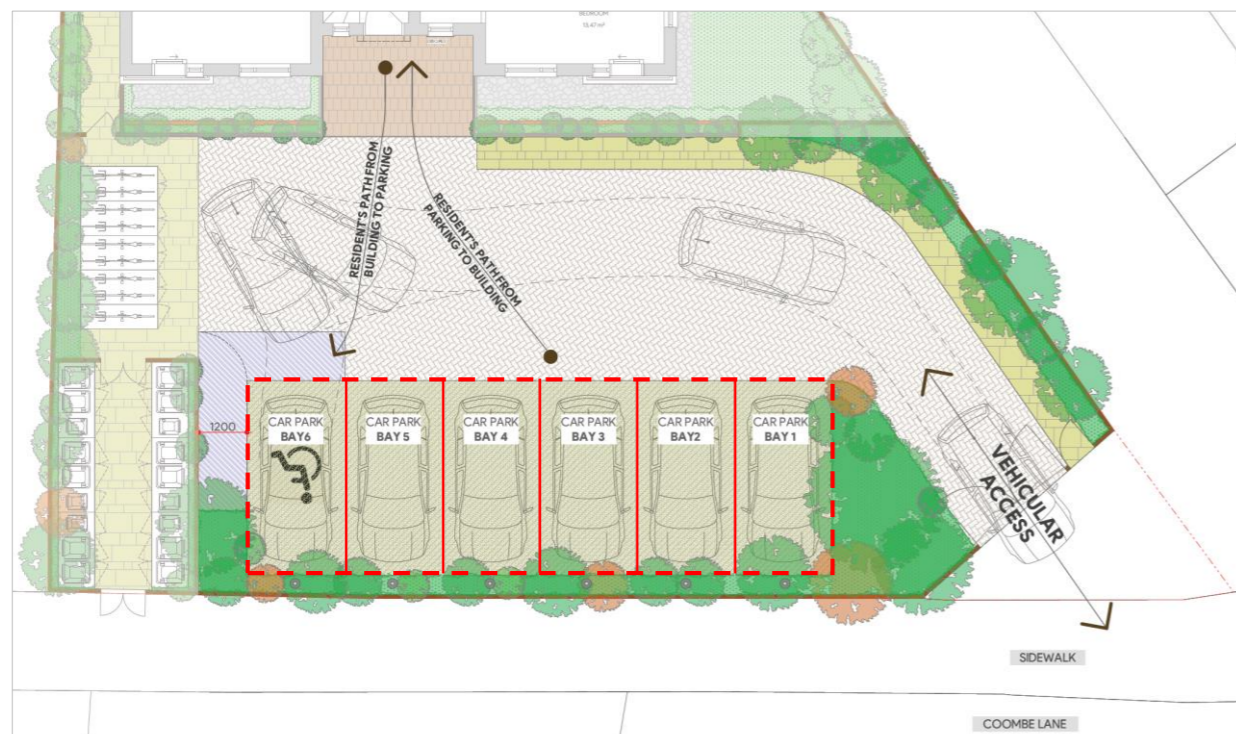


Figure 11. Partial site plan emphasizing the dedicated off-site parking for the residents.

Many of its neighbors do have off-street parking, so this provided precedent for the proposal's car parking approach, reinforcing the prevailing character of the area.

It is also in the proposal to incorporate green infrastructure surround the parking spaces, aside from the existing. It is planned to include shrubs and hedges to soften the impact of car parking, help improve air quality and contribute to overall biodiversity.

### 3.4 CYCLE PARKING

As part of the proposal's sustainability efforts, the proposal it is to provide sufficient and secure storage for all flats to have a number of dedicated cycle parking units – 11 nos. in total. This is within the minimum requirement of the London Plan, Policy T5 for Cycling for use class C3-C4, as in Table 10.2 - Minimum cycle parking standards, stating that dwellings should have 1 space per studio or 1-bedroom 1 person unit, 1.5 spaces for 1-bedroom, 2 person dwelling and 2 spaces per all other dwellings.

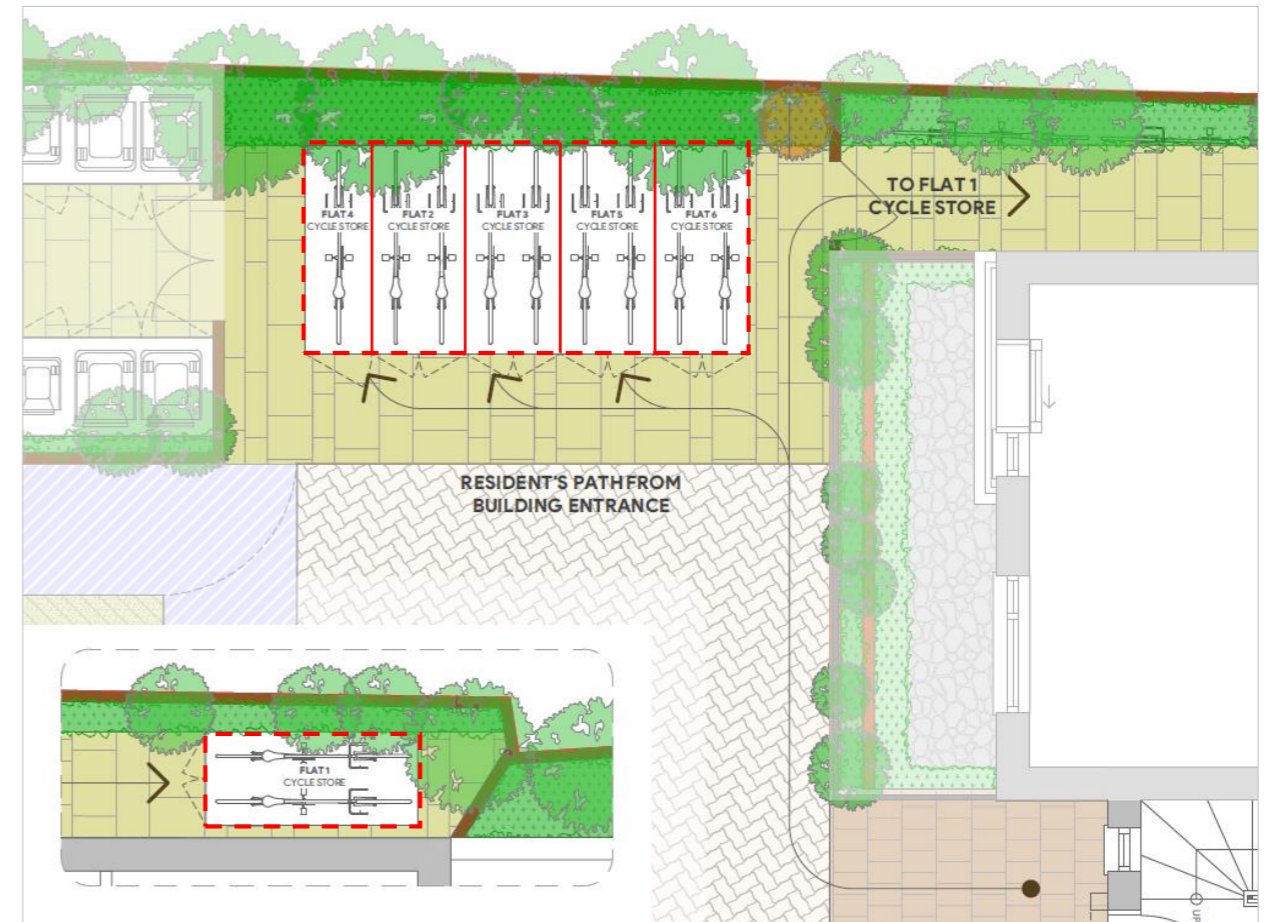


Figure 12. Partial site plan highlighting the dedicated cycle storages for the residents.

The proposal also adopts the Local Policy CS18 (Active Transport) which seeks to promote active transport by requiring new development to provide cycle parking, and encouraging design that provides attractive, safe, covered cycle storage. Hence, covered cycle storage will be provided within the site. One is positioned in the front garden which is paved and landscaped to ensure maximum usable garden space. This will house 9 cycle units of Flats 2, 3, 4, 5 & 6. It is located conveniently accessible from the dwelling and to the street as in Merton's Small Sites Toolkit SPD. The other is on located at the site of the house accessed via the side gate exclusively by occupants of Flat 1. It will house 2 additional cycle units. All in all, the proposal has provided a total of 2 cycle storage, for a total of parking for 11 cycle units for the whole development.



### 3.4 REFUSE COLLECTION STRATEGY

The proposal will provide a communal area for the refuse and recycling bin storages. In this common area, individual storages for each flat are provided. Each storage can accommodate both bins for refuse and recycling. It is to be located externally near the entrance and can be accessed through a dedicated gate for easy and accessible collection by the local authorities, as is standard within Merton for private house/ private flat units.

This dedicated gate is proposed to blend with the boundary treatment using the same materials and will be complemented by the lush vegetation screening the view from the road.



Figure 13. Partial site plan highlighting the dedicated cycle storages for the residents.

Every flat will have dedicated bins for recycling waste, to promote and implement sustainable living and recycling in the home and in accordance with *Code for Sustainable Homes, Category 5: Waste*. This will be demonstrated in a separate set of drawings showing cycle and bins stores details as part of this full planning application.

The bin stores are located where it is convenient and accessible from the dwelling and the collection point. As set out in the *Guidance Note for Architects, Waste and Recycling Storage Requirements of the London Borough or Merton*, a drag distance of 17m was established, and is very much within the 30m maximum allowed for residents, and only has 5m at the farthest point away from the highway for waste collection as it is strategically located at the front.

Despite this, access to storage areas are kept to a minimum, the whole area is oriented so as to take only around 3.6m out of the 27m frontage, thus minimizing street facing elevations in order to maximize active street frontages. This is in response to the guidance of *Merton's Small Sites Toolkit SPD* whereas bins should be integrated into the landscape design of the front garden if they are to be located in the front and that bins should be easy to access and roll to curbside during collection days.

Aside from this, the storages will be covered and be built with secured timber enclosure, incorporated into the landscape and will be at pedestrian pavement level for ease of access by all residents.

The carpark, cycle and bin storages will be lit with motion sensor, solar-powered lighting fixtures to be lit at night which provides a good level of natural surveillance.

04

LAYOUT AND USE

4.1 SITE

The proposals have been designed to ensure that the house remains visually in keeping with the street scape, that it reads alongside the other family homes on the street though it will be divided into flats.

The site is approximately 588 sqm and is triangular in shape.



Figure 14. Proposed Site Plan

4.2 USE

The proposed 2 storey house with accommodation on the loft and basement is to be developed to be of residential use, planned to house 6 self-contained flats with various configurations of bedrooms and number of occupancies.

The site is in an area of well-established residential properties. The application seeks to accommodate a new detached house that will house multiple flats. The current lawful use of the site is residential, so there will be no change of use.

4.3 PROPOSED LAYOUTS

Under the *Policy CS14 (Design) and London Plan Policy H2 Paragraph 4.2.8 (Small Sites)*, schemes involving redevelopment and subdivision, there must be a provision for a family-sized unit (at least three bedrooms or more). For this scheme, one of the family-sized unit has been designed to be duplex with the entrance at the ground floor and the other one is at the basement level.

The proposed ground floor will have a total of two flats. The above mentioned family-sized unit, 3-bedroom, 4-person flat will be **Flat 1** and the other one, **Flat 2**, is a 2-bedroom, 3-person flat. On the basement, alongside with the Flat 1's lower floor, is another 3-bedroom, 4-person flat and is called **Flat 3**. In the proposed first floor is where **Flat 4** and **Flat 5** are located, one being a 1-bedroom, 1-person flat and the other 2-bedroom, 3-person flat. On the topmost floor is where a 2-bedroom, 3-person will be found and is designated to be **Flat 6**.

*Policy D6 (Housing Quality Standards) of the London Plan 2021* requires housing developments to be of the highest quality and design and to provide adequately-sized rooms with comfortable and functional layouts which are fit for the purpose of the space.

All flats have been designed to comply with the *London Plan 2021 (Table 3.1 – Minimum Internal Space Standards for New Dwellings)* as shown on the table below:

	Floor Level	No. of Bedrooms and Occupants	Minimum Area Requirement	As Designed	
<b>Flat 1 (Duplex)</b>	Basement & Ground Floor (Access)	(3b 4p)	87.00 sqm	<b>91.70 sqm</b>	✓
<b>Flat 2</b>	Ground Floor	(2b 3p)	61.00 sqm	<b>62.57 sqm</b>	✓
<b>Flat 3</b>	Basement	(3b 4p)	74.00 sqm	<b>77.39 sqm</b>	✓
<b>Flat 4</b>	First Floor	(1b 1p)	39.00 sqm	<b>42.70 sqm</b>	✓
<b>Flat 5</b>	First Floor	(2b 3p)	61.00 sqm	<b>61.55 sqm</b>	✓
<b>Flat 6</b>	Second Floor	(2b 3p)	61.00 sqm	<b>81.25 sqm</b>	✓

Figure 15. Area Tabulation for each Flat





Figure 16. Proposed Floor Plans. See separate attached file for clearer presentation of plans.

### BASEMENT FLOOR PLAN

### GROUND FLOOR PLAN

### FIRST FLOOR PLAN

### SECOND FLOOR PLAN

All units are designed to be self-contained flats and each have been provided with their own combined living, dining and kitchen spaces with ample storage rooms/spaces which are in compliance with the *London Plan 2021 (Table 3.1 – Minimum Internal Space Standards for New Dwellings)*. The proposed bedrooms in each unit exceeds the minimum space standards and dimensions across all applicable design guidelines for both single (7.50 sqm. minimum area and 2.15m wide) and double bedrooms (11.50 sqm. minimum area and 2.75m wide). Bathrooms are designed to be more than the minimum area of 4.4 sqm accessible at the entrance level with outward opening door.

All flats will have rooms that have a good level of outlook, adequate ventilation, and there would be no loss or to be kept at minimum of privacy or overlooking to the neighboring properties as the plans are designed with proper orientation, consideration of mass and scale and incorporation of privacy screens, obscured glass for some windows on areas applicable.

Every flat will be provided with an adequate area of amenity space to the rear or front of the property or through wide-enough exterior balconies, a minimum of 1.5 meters, consistent with the size and form of other properties in the area. Gardens will be primarily laid to lawn with shrubs, plant and small trees around the edges.

It is planned in a way that each flat will meet Lifetime Homes standards with level access on each floor, appropriately sized rooms and circulation space, floors of an appropriate width and position, a ground floor WC, and appropriate fixtures and fitting throughout.

The site is in an area of well-established residential properties. No additional noise will result from the proposed new dwelling. The separation from its neighbor to the right, 262 Coombe Lane, is maintained at a considerable distance to achieve this.

Each flat is designed as dual aspect with opening windows on at least two sides to take advantage of inherent benefits, including better daylight, a greater chance of direct sunlight for longer periods, cross ventilation, a choice of views, access to a quiet side of the building, and a greater flexibility in the use of rooms while still maintaining privacy.

The flats are planned to demonstrate that all units are provided with adequate space and services to be able to work from home where there is sufficient space to allow a desk, chair and filing cabinet or bookshelf to be installed as guided by *The Code of Sustainable Homes*. Some units even have its own dedicated study rooms.

Under *Lifetime Homes*, the minimum widths of doorways and hallways are determined by the relationship between the door opening width, the hallway width and the direction of entry, and is considered in planning each unit. In entrance to each flat, there is a space to offload and store outdoor items (such as prams, umbrellas, coats and boots) or in this absence, storage rooms are accessible without the need to pass through habitable rooms.



#### 4.4 ORIENTATION

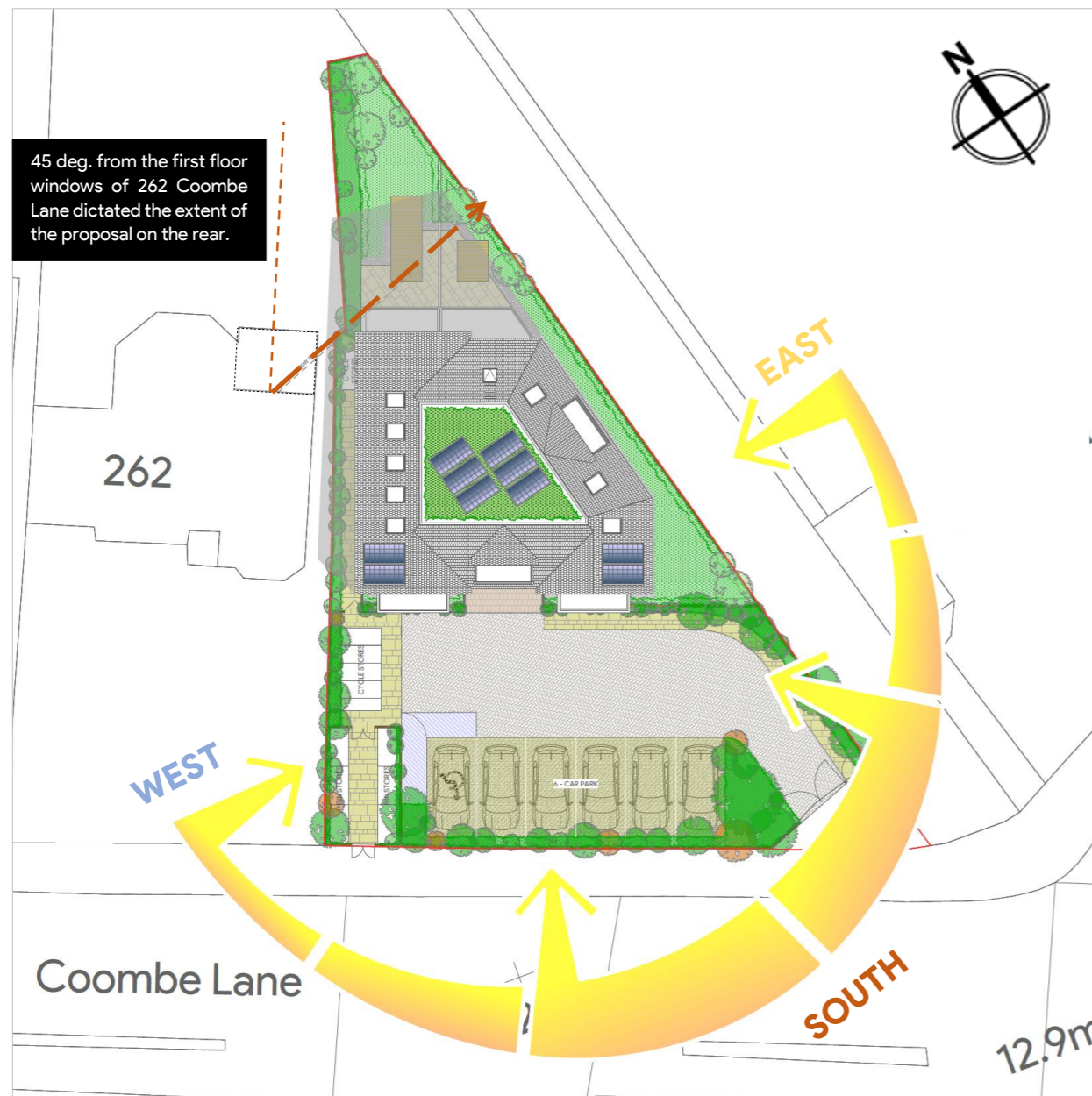


Figure 17. Site's Sun Path

The site's sun path diagram above on Figure 17, shows that the overall scale of the proposal will have no to very minimal effect on 262 Coombe Lane as most of sun shadow will be cast towards our own amenity space at the rear. The sun shadow will mainly fall onto 260 Coombe Lane itself, with a marginal amount falling into the substantial garden of 262, not affecting the view from the ground floor windows. This is also due to the unique shape of the plot being triangular towards the rear.

The parking area being oriented to the southwest would also mean it would receive a lot of heat from the sun, but this is mitigated and will be greatly reduced because of the small trees, shrubs and hedges designed not only for privacy and landscaping but also to buffer heat and create shade for the cars.

The refuse bin storages are also surrounded with shrubs to not only screen its presence from the road but also to create a barrier from the heat therefore lowering down the temperature which would help in containing bad odors from the bins.

At the roof, it is planned to put solar PV panels, to again take advantage of the site orientation to the sun. It is angled in a way where it can harvest much solar power. In this case, the roof would receive so much heat and thus, putting a green roof is desirable. Not only it would add to the roof's insulation properties, but also it can seep in rainwater to reduce the overall amount of storm water to drain in to the drainage line.

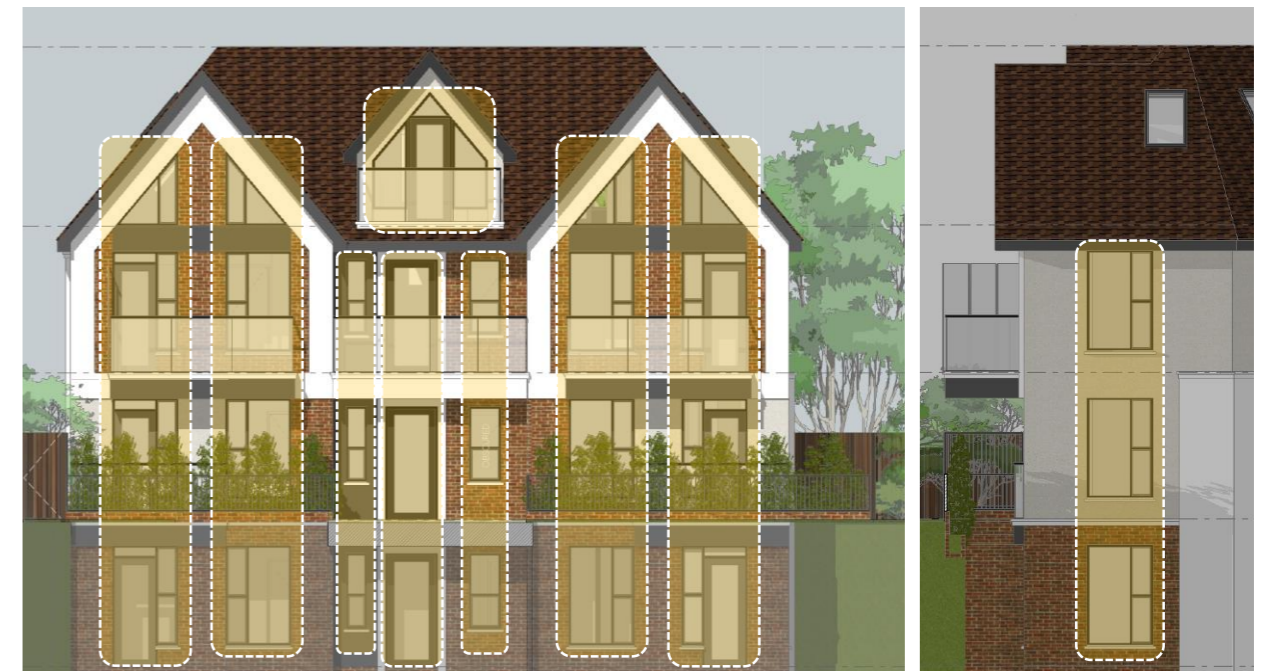


Figure 17.5. Front and Side Elevation. Highlighted windows getting much daylight.

Based on the **Daylight, Sunlight and Overshadowing Assessment** for the proposal, it is concluded that the proposed development does not significantly impact the sunlight received by adjoining amenity areas. This is supported by the values and illustrations provided in this document and is further explained in the separate standalone report submitted in this application.

Taking advantage of the site's orientation, the front elevation is flanked with windows as much as possible. Even the side elevation which receives the morning sun is designed with abundant windows. Tall and large, full height windows were placed where common living areas are located to evade harsh sunlight at some periods but at the same time enjoy daylight mostly during the day.

Additional findings in the **Daylight, Sunlight and Overshadowing Assessment** indicates that the proposed development has no negative impact on 8 of the 9 potentially impacted windows a minor negative adverse impact on the daylight and sunlight levels experienced by the neighbouring property at 262 Coombe Lane.



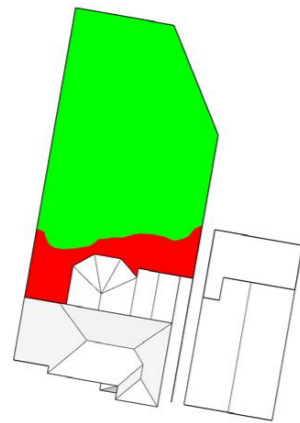


Figure 18.1. Existing Amenity Area Sunlight

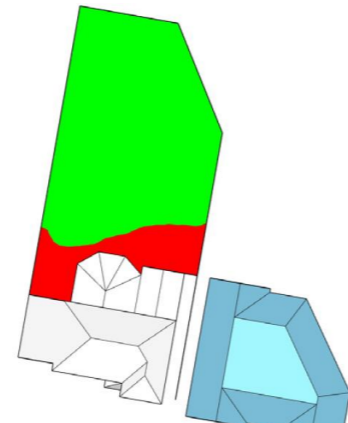


Figure 18.1. Proposed Amenity Area Sunlight

As depicted in Figures 18.1 and 18.2 above, the findings indicate that the proposed development does not significantly impact the sunlight received by adjoining amenity areas.

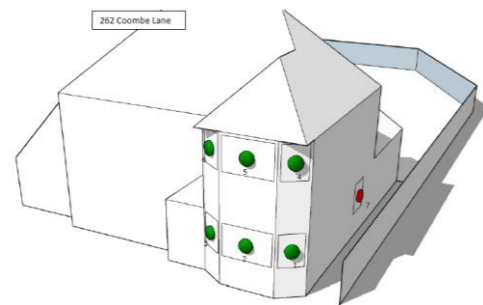


Figure 18.1. 262 Coombe Lane VSC Window Arrangement A

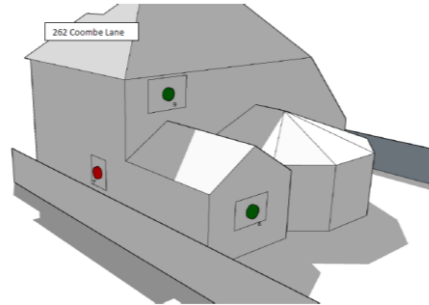


Figure 18.1. 262 Coombe Lane VSC Window Arrangement B

The daylight and sunlight analysis indicates that the proposal will only have an adverse impact on a single window at the neighbouring property at 262 Coombe Lane.

#### 4.5 INTERNAL DAYLIGHT & SUNLIGHT

The diagrammatic assessment of the internal daylight and sunlight analysis are based on the the UK National Annex to BS EN 17037 gives the following target illuminance recommendations of 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens. These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours.

For internal sunlight, the BRE Guidelines state that a dwelling will appear reasonably sunlit provided that at least one main window wall faces within 90° of due south and a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March.



Figure 19. Spatial Daylight Autonomy Diagram

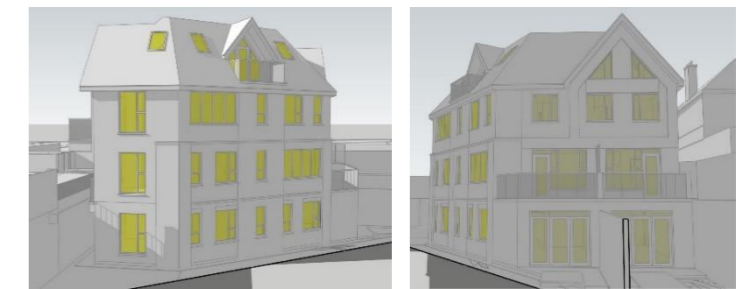
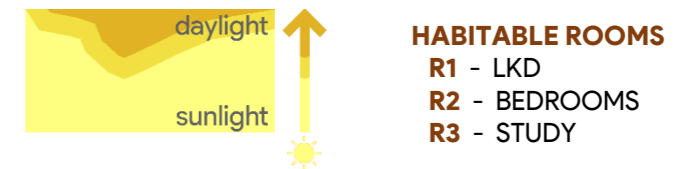


Figure 20. 3D Model showing window Daylight & Sunlight Illuminance to Internal Areas



All Flats from the ground floor and up will be well lit with all of them exceeding the target daylight and sunlight levels as shown in Figure 19.

Flats in the basement will still receive what is, in our view, a sufficient amount of daylight as these flats are designed to have plenty and large glazing as depicted in the illustrations. Combined LKDs have the main living portions of the room close to the windows in the areas receiving the most sun and daylight. Basement level will still receive a considerable amount of daylight even if bedrooms have a lower requirement for daylight given that they are predominantly occupied at night, late in the evenings, and in the early mornings. North facing windows and will not meet ideal sunlight levels and compensated by daylight coming from the designed large windows.

Overall, in our view, the proposed scheme will receive reasonable levels of daylight and sunlight that are in keeping with expectations of the BRE Guidelines.



## 5.0

## SCALE AND APPEARANCE

## 5.1 SCALE

The proposed scheme will be similar to those on Coombe Lane in terms of scale, height and massing, especially the property on the right, 262 Coombe Lane. The house will be of 2 storeys above ground level with full basements and housing in the roof space. By replacing the existing detached bungalow, the property will fit more into the prevailing scale of houses in the area, as demonstrated in Figure 21 below.



Figure 21. Aerial View of portion of Coombe Lane showing relationship of houses in terms of scale and massing. Google Earth.

The proposed design footprint follows the same scale, and bulk to fit more appropriately within the local context. The proposed dwelling shape is simple which follows the profile of the site. The overall height of the building would be roughly the same height as its adjacent property at 262 Coombe Lane. This is to not over dominate the adjoining properties, and to ensure continuity on both front and rear elevations.

The overall height of the proposed house also blends in with the houses on Coombe Lane. The accommodation at the roof space is designed to have windows through the projections of gabled dormers at the front and rear instead of full dormer for the overall massing to give a more subservient appearance when seen from the street level.

On the right side, the proposed development would be around 2.70-meter away from the property at 262 Coombe Lane. On to the left, it abuts the driveway going to the property

to the rear, 258 Coombe Lane. This evidently establishes a detached house with adequate separation from the adjoining properties.

And the main front elevation of the house would be set back around 13 meters from the back edge of the pavement, so as to respect the building line of the adjoining properties. The proposed footprint demonstrates appropriate balance and scale in comparison to that of the adjoining buildings.

The design of the dwelling compliments the scale of the adjacent property. The scheme will result in a minimal loss of light and will not have an overbearing effect on the property to the right or its amenity area.

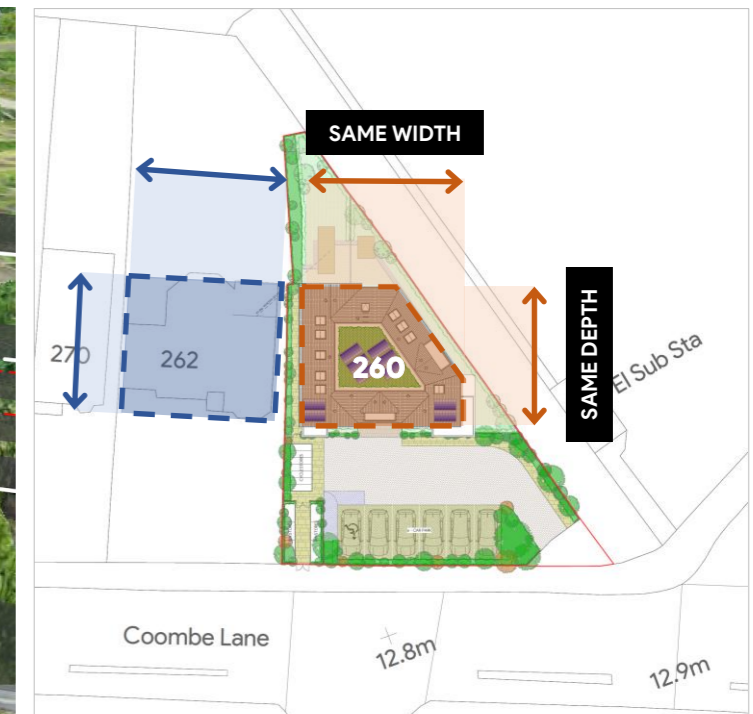


Figure 22. 2D Top View of 262 and Proposed 260 Coombe Lane building footprint.

Likewise, the 2 storey house does not include side windows on its habitable rooms but only on the toilets or bathrooms with small, obscured glass windows, thus this will result in no loss of privacy for the adjacent property. The proposed window positions are such that the proposal will not result in any overlooking of principal windows of adjoining properties.

Therefore, the orientation and relationship of the buildings and their windows would mean that there would be no adverse impact in terms of loss of daylight, sunlight, outlook or privacy, visual intrusion or overlooking.

Overall, the overall scale and massing of the proposed dwelling would not result in materially harmful impact on the outlook from those properties to the rear or side.





Figure 23. Proposed Street Scene. As viewed from Coombe Lane.



Figure 24. Existing Street Scene. As viewed from Coombe Lane.

The neighbouring properties on its side varies in architectural readings and massing, but are of a similar height and alignment. 2.5 to 3 storey height of houses along Coombe Lane is common, so redevelopment of the site from bungalow to 2.5 storey is ideal, which is evident in the proposed street scene. The regeneration of the site offers an opportunity to complete the streetscene and could be a continuation of row of adjacent detached dwellings.

Similar in scale, height and massing to 262 Coombe Lane, the design is deemed effective in creating a connection of the proposed dwelling to its neighbours. Overall, the house is of a relatively modern but modest and simple design and, with its hipped roof, it will be less of a dominant structure on the road and more in keeping with adjacent properties. The hipped roofs as opposed to the current gables will also open up the gaps between adjacent houses. The eaves and ridge line of the proposed house are both similar to those



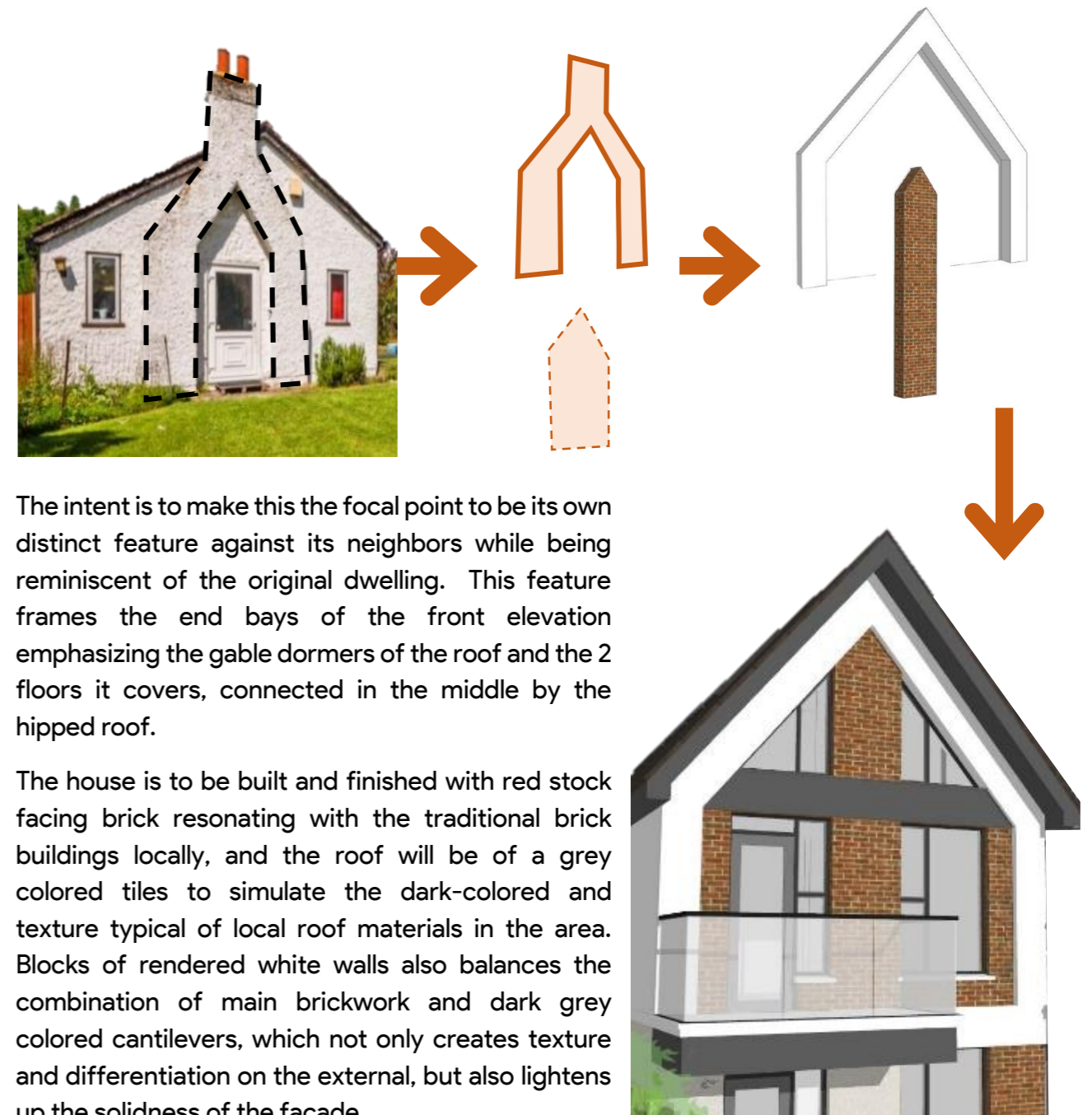
## 5.2 APPEARANCE

The design of the house is overall traditional in design but with contemporary features and is distinctive in design with current expectations for new housing and felt to be appropriate to a particularly attractive setting. The architectural style is conventional but do not imitate the housing style in the local area and neither should it be. The external facade of the development is characterized by rooflines that are simple and unobtrusive, and features two front-facing gable on a hip roof. Windows are symmetrically spaced and aligned vertically and horizontally around the house resulting to a well-proportioned elevation.



Figure 25. Proposed Elevation and its features.

It was observed that there is no prevailing architectural style or formal consistency that typifies Coombe Lane as a whole, on a larger scale. Although the proposed scheme is of a different design to the original bungalow dwelling, such variance was seen to be consistent with the diverse character of the surrounding area. However, the original house has this feature at the its front elevation that the proposal intended to develop and apply to the new dwelling. This is to still keep a piece of the original building. As for a long time, 260 Coombe Lane is characterized by this feature. The protrusions on the external wall by the chimneys created a unique design and thus worth well replicating. This is demonstrated by the evolution of forms below.



The intent is to make this the focal point to be its own distinct feature against its neighbors while being reminiscent of the original dwelling. This feature frames the end bays of the front elevation emphasizing the gable dormers of the roof and the 2 floors it covers, connected in the middle by the hipped roof.

The house is to be built and finished with red stock facing brick resonating with the traditional brick buildings locally, and the roof will be of a grey colored tiles to simulate the dark-colored and texture typical of local roof materials in the area. Blocks of rendered white walls also balances the combination of main brickwork and dark grey colored cantilevers, which not only creates texture and differentiation on the external, but also lightens up the solidness of the facade.

Figure 26. Evolution of form from the original dwelling





Figure 27. Front façade composition study on some properties along Coombe Lane

While defining the scale, massing, materials to be used, and architectural features to be introduced, it is also vital to consider on how these pieces will come together. Thus, we created a study for some of the properties along Coombe Lane, with similar width of frontage to the application site in order for us to identify how to properly compose and design front elevation to blend in well within the neighborhood and the prevailing street scene. This is demonstrated in the Figure 27 above. It is observed that the sampled properties front façade is consistently composed of 3 main bays. Focal bays are often topped off with gable roof and are either positioned in the middle or on both sides. This has served as precedent for the proposal to conform with. Hence, the proposal would not be visually intrusive or overbearing when viewed from the surrounding residential properties and the street and that the proposal meet the principles set out within *Policy DMD2 (Design considerations in all developments) of the Site and Policies Plan*. The elevations, especially the front, represent a well-balanced composition of form and proportion appropriate for the building's use and location.

The use of two-tone finish for the walls is another character we adopted which is common in the area. Many houses are designed to be finished with brick on the lower walls and light colored render on the upper. Plaster moldings in white are simply embellished to create clear but subtle division between two finishes and is also generally used in the area.

Another feature that gives the proposal its distinct look and appearance are the setbacks and protrusions that are deliberately designed on the elevations to break-up flat walls.

These are highlighted through the use of cantilevered terraces which posed a great articulation to the simple, minimal and straight forward form of the elevations. It creates depth of shades and shadows that elevates and enhances the overall profile of the building. These terraces are to be railed with glass to create transparency so as not to cover-up the wall finishes and to introduce lightness to the solidness of the cantilevers.

Fenestrations are designed to take on vertical emphasis to echo the proportions of frontage being wide and to break up horizontality of every floor which are evidently seen in the front elevation. The windows, despite being modern in materials and specifications, are maintained to be symmetrical following vertical lines from the lowest to the topmost floor. Windows are to be recessed into all reveals, as traditionally done and is further articulated by a contrasting color window sill trim.

It can also be seen in the clean and sharp lines of the elevation that it is somehow softened and blurred out by the lush landscaping at the front.

The design also includes a green roof on the flat roofed area. It assimilates the new building visually into its setting and is equally responsive to environmental performance.



### 5.3 MATERIAL

An assessment of the surrounding area has revealed that variety of architectural external finishes and materials were used. However, it is observed that for walls, it is almost always red colored bricks partnered up white rendered wall. For the roof, it was also observed that most of the houses in the neighbourhood used dark colored tiles from red to brown to gray. For the windows, white colored uPVC frames was majorly used except for some with black painted timber frames. This can be seen on the aerial views below of the nearby houses from the property.



Figure 28. Aerial view of nearby properties pointing out similar material characteristics.

Despite the proposal’s goals to introduce new and innovative design to the neighborhood, the materials and color palette used stayed true to the character of the area and doesn’t undermine its neighbours and instead establish a commonality.

The materials have been selected to create a rich but minimal palette, where each element is essential in the creation of a balanced facade. The facade concept is driven by two qualities: “solidness” and “textures” with materials carefully selected to create a composition with the contrasting texture of red brick with the smoothness of white render broken by white and gray bands/mouldings discreetly representing floor levels.



Figure 29. Elevation Materiality

The NPPF, London Plan policies D3 and D4, Core Strategy policy CS 14 and SPP Policy DM D2 require well designed proposals to make a positive contribution to the public realm. The appearance and use of high quality material set out above in Section 5.2 of this document and illustrated at Figure 22, would be appropriate for the site and in respect to their surroundings.



6.0

LANDSCAPE

6.1 EXISTING



Figure 30. Aerial View of 260 Coombe Lane showing existing landscape. Google Earth



Figure 31. Street view of 260 Coombe Lane showing the shrubs at the front. Google Maps.

The proposal intends to keep, maintain and develop some of the existing landscape and vegetation as they are lush and has grown to be of organic shapes which will surely complement the shape proposed structure.

6.2 PROPOSAL

Parking spaces are balanced with preserving the landscaping. A landscape-led approach is encouraged where planting can be used to soften parking areas and improve biodiversity. Paved surfaces are permeable to aid drainage. Bins and cycle storage are also integrated into the landscape design of the front garden with direct and dedicated access for collection of the refuse. Rear gardens are design to not only serve as a patio but as additional green space. Pedestrian access is guided by purposely designed foot paths.

The soft landscaping is laid out as to mask and contrast with the building's sharp corners. Planned landscape is in compliment to the existing vegetation of the site. Proposed plants is of same family species of the existing plants so as to sustain the existing biodiversity in case some of the plants do the not survive the imminent build works.

The hard landscape materials will consist of block pavers, paving bricks and permeable resin gravel areas. All of these materials will be laid on hard cores and detailed in a way that most hard landscape surfaces will be permeable allowing surface water to run directly into the ground. This will alleviate the need for excessive surface water drainage to be taken off site and into the local drainage system as part of the proposal's efforts to sustainability. The proposal also considers planting additional trees and shrubs to improve air quality and the appearance the overall landscape as adequate planting contribute to the wellbeing of residents.

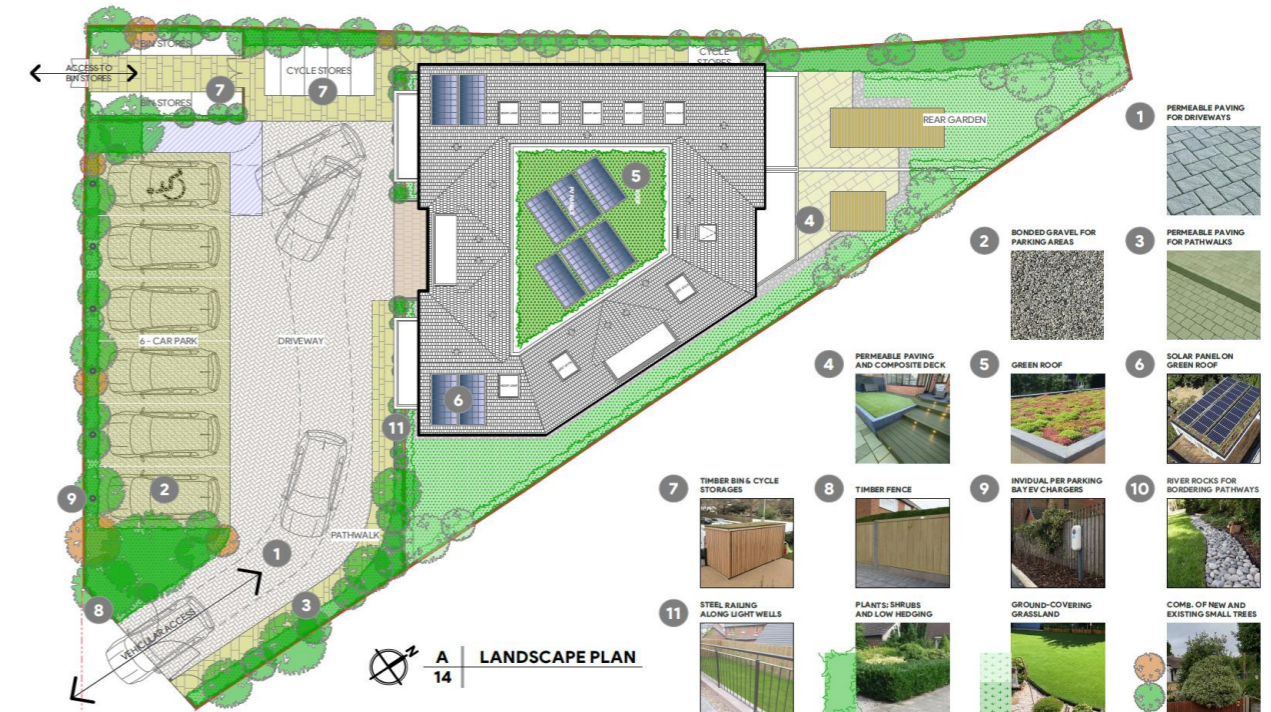


Figure 32. Proposed Landscape Plan. See separate document for clearer presentation.

The design and inclusion of landscaping around the building will have a considerable effect on how the building functions and its environmental impact. The introduction of suitable trees and bushes within the densely planted areas in the front, side and rear of the building will also offer some element of habitat retention and creation. This area will provide a home and food source to birds, insects and mammals which as well as being visually pleasing to both building users and passers-by, it will be vitally important in maintaining and enhancing wildlife within the local area.

Homes in many areas of the Borough of Merton are characterized by defensible spaces towards the street such as front gardens, hedges, boundary walls and fences as mentioned on its small sites toolkit. And as such, reflecting this feature on the proposal, will the create a sense of security and privacy for the residents.



### 6.3 AMENITY

Under the *Merton SPP Policy DMD2*, the Council seeks 50 sq.m of external space for new houses and for flatted dwellings, a minimum of 5 sq.m usable private outdoor space were provided for all two-person dwellings and additional 1 sq.m is provided for each additional occupant for all other dwellings. The *London Plan* standards are significantly lower and do not differentiate between houses and flats.

The proposal was able to provide adequate amount of private amenity space set out in *Policy DMD2* by providing a combination of private garden space and or exterior balconies for each flat as shown in table below, Figure 33. The proportions of the balconies would comfortably accommodate for furniture and allow for a variety of uses as guided by the Small Sites Toolkit of Merton.

	GIA	Amenity Space		
	Area	Garden Space	Exterior Balcony / Terrace	Total
Flat 1 (3b 4p)	91.70 sq.m	44.28 sq.m	6.26 sq.m	50.54 sq.m
Flat 2 (2b 3p)	62.57 sq.m	-	7.19 sq.m	7.19 sq.m
Flat 3 (3b 4p)	77.39 sq.m	62.03	-	62.03 sq.m
Flat 4 (1b 1p)	42.70 sq.m	-	5.25 sq.m	5.25 sq.m
Flat 5 (2b 3p)	61.55 sq.m	-	10.89 sq.m	10.89 sq.m
Flat 6 (2b 3p)	81.25 sq.m	-	8.40 sq.m	8.40 sq.m

Figure 33. Amenity space area tabulation of each Flat.

Well-designed balconies and terraces are seen as a vital part of an urban setting, and were one of the main priorities when planning every floor layout. This strategy was used instead of a shared garden that would dominate the area, and not offer the functionality that private outdoor spaces have.



Figure 34. Amenity spaces of the property.

Outdoor terraces are designed to be an extension of the inside. May be it an extension of the living room or the dining area. It is designed to be of specific uses, such as providing a space to dine, to play or to sit. The proportions of the space would easily accommodate for furniture as it is to a minimum width of 1.5m as in *Policy DMD2* for flatted developments. In providing amenity spaces, the building volumes were formed to allow for terraces and balconies to be integrated into the design which will bringing natural light throughout the day, and allowing for cross-ventilation.

An **Arboricultural Impact Assessment & Tree Survey** were commissioned to ensure the growth and preservation of shrubs and trees is considered in the development planning process. In the issued report it is stated that there is very little vegetation on site worth retaining so the new landscaping plan will help to visually enhance the site. The detailed report is submitted as part of this full planning application.

In terms of amenities, given its suburban nature, the site is in easy reach of many major parks, like the Wimbledon Common. The closest amenities are Wimbledon College Playing Fields and Raynes Park Recreation Ground, at about 2 minutes walking distance. Cottenham Park and Wimbledon Hill Park can be found only a bit further away, at approximately 5 minutes walking distance. Further up north, at around 10 minutes walking distance are Beverley Meads Recreation Ground and the vast Wimbledon Common and, beyond, Richmond Park. These parks are highlighted in green in the illustration below and are labeled with black titles. Other green spaces, recreational parks and sports facilities are also highlighted in green in with gray titled labels.



Figure 35. Nearby public parks & some private green spaces in a 1000 m radius.



## 7.0

# SUSTAINABILITY

### 7.1 BUILDING SUSTAINABLY

The proposal would enable a development within a wider urban area that is consistent with and appropriate to the surrounding area. It is therefore in a sustainable location and can be undertaken without any adverse harm to the character of the area, and with little impact on local ecology or biodiversity.

Guided by the notes in Economical Sustainable objective of the *Merton Council Small Sites Toolkit 01, Design Guidance*, the proposal aims to promote biodiversity, sustainably managed drainage, purpose fit materials, energy efficiency and air quality improvement (*London plan, S1-1*).

#### Biodiversity Enhancement

The greening of urban environments is very important for enhancing biodiversity, improving air quality and general wellbeing. It is considered early in the proposal to incorporate green features at an early stage.

The project aims to avoid a loss of green space by exerting much efforts to retain existing trees and vegetation on site while incorporating new, suitable and sustainable landscape design by incorporating green roofs and or roof gardens as the development progresses. Based on the arboricultural report, all plant species recorded on the site are common and widespread, and it is considered that no rare or threatened plant species are present on the site. A sensitive landscape design could provide enhancements to the habitats on and adjacent to the site which in turn will benefit multiple species and biodiversity in general.

The proposed landscape is characterized by hard standing with areas of introduced shrub and small trees. These provide by nesting to foraging birds. In addition to this, swift bricks will also be installed on the rear or northeast elevation to provide shade for them. The fence details also support the potential for hedgehogs to cross through the site and take shelter by implementing raised fences or hedgehog gravel board on each side of the property's boundary. The potential and opportunities for bat roosting and traversing through the site were also considered and will be catered by installing built-in or integrated bat roosting features like bat boxes, planned to be located in the southwest elevation. Since the development will be designed with plants and flowering landscape, bees are accounted for, hence the plans to also install built-in bees' bricks strategically located on the southeast elevation.

The site's habitats offer limited potential for foraging and sheltering opportunities as well as traversing grounds for local reptiles. The site itself consists mainly of buildings, hard standing and is further bound by roads so there would be none to be very limited probability of traversing local reptiles. Lastly, aside from absorbing and delaying the discharge of rainwater to the sewage system, the proposed green roof with sedums, herbs, grasses or host plants can also promote habitat for birds, butterflies and insects, especially in the city environment which is mainly concrete and asphalt.

The nature of the proposed development, with mitigation, and precautionary measures in place, as discussed above and enumerated in *Figure 30*, will ensure that the proposals will reduce any adverse impacts upon surrounding habitats, protected species, and wildlife in general. The following further methods will be adopted:

- Adherence of standard pollution prevention measures from GOV.UK
- Fuel kits to be kept on site and fueling of all vehicles done off-site
- Consider the type of light to be used and whether a different type or design may reduce potential impacts on bats and other wildlife. Narrow spectrum lighting with minimal UV emission should be used.

The site itself would provide suitability for the more common 'garden' species such as house sparrow. The versatility of most bird species means they can utilise almost any habitats encountered, and it is considered that the habitats on site could provide suitable habitat for nesting birds.

Because the proposal is a new build development, it is easier to incorporate avoidance, mitigation and enhancement features to avoid loss of existing habitats on site and accommodate local wildlife.

These proposal is planned to be carried out, and any habitats lost during the works are offset onsite by compensating for loss of habitats, the impacts of the works will be limited to negligible. The proposed avoidance, mitigation, and enhancement measures recommended within this report would meet the aims of the biodiversity policies in the in accordance to *Section 15 of the NPPF (DfCLG, 2021), London Plan and Local Policy*.




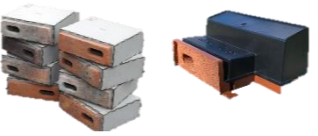


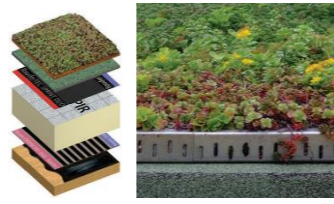
Mitigation and Enhancement Feature	Indicative Location	Proposal
✓ Installation of integrated or built-in bat roosting features	<i>Front Elevation - Southwest</i> - In sunny, warm conditions - At least 4m. high - Close to the eaves	✓ <b>Integrated Bat Boxes</b> 
✓ Artificial swift bricks or boxes to provide nesting for birds	<i>Rear Elevation - Northeast</i> - Out of sunlight - Shaded area w/ eaves - Not above windows - At least 5m. high	✓ <b>Swift Nest Bricks</b> 
✓ Implementation of raised fences or hedgehog gravel boards to create hedgehog highways.	<i>Perimeter Fence</i> - At least one at each side of the property.	✓ <b>Hedgehog Gravelboard</b> 
✓ Installation of integrated or built-in bat bee houses / blocks / bricks.	<i>South Facing Elevation</i> - Warm sunny spot - placed at least 1 meter from ground level - Avoid vegetation blocking	✓ <b>Built-in Bee Bricks</b> 
✓ Construction of Green Roofs	<i>Flat Portion of the Roof</i> - Portions of the roof that is sloping from 0° to 10°. - can also be grown on top of the bin and cycle storages. - must structural loading, waterproofing and irrigation requirements	✓ <b>Green Roof</b> 

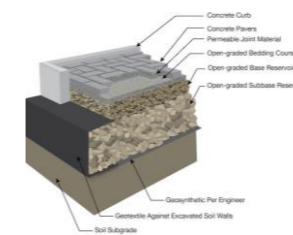
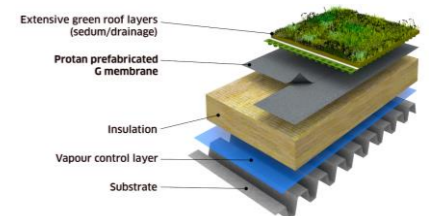
Figure 36. Proposed development's, mitigation, and precautionary measures for enhancing biodiversity

### Sustainable Drainage

By maximizing greening and increasing permeable surfaces, the proposal would be able to manage flood risk and reduce water surface runoff. Hard landscape, particularly, impermeable surfaces is kept to a minimum to allow for the maximum area of permeable surfaces, greening and planting as in *London Plan Policy 5.13 Sustainable drainage and Merton's DM F2 Sustainable Urban Drainage Systems 'SuDS'*. Proposal for SuDS is discussed in detail in a separate document in this full planning application. In summary, it has been established by in-situ testing that the shallow underlying soils on site are generally impermeable and not suitable for the use of soakaways or other forms of direct infiltration to ground.

As such, disposal of surface water will need to be into the adjacent watercourse, subject to appropriate permissions, or to surface water sewer. The surface water sewers are likely to be limited in capacity, so the SuDS systems is designed accordingly, and to accommodate up to and including the 1:100-year event + 40% for Climate Change.

The Proposed Green roof will provide a vegetated layer cable of absorbing and storing surface water falling over the building footprint. It will intercept and reduce run-off through evapotranspiration and by use of a flow control system at the outlet the drainage layer can attenuate the discharge rate. The green roof will also add a biodiversity and amenity benefit to the development.



Permeable paving is proposed over the driveway and parking areas to the front of the property and in the rear garden areas, alongside decking and grass lawn. The porous surfacing will allow water to soak into the underlying granular layer for storage and attenuation using a flow control system at the outlet.

A **Flood Risk Assessment (FRA)** - Level 1 Screening Study has been undertaken in accordance with *National Planning Policy Framework*, the *Technical Guidance* to then NPPF following the principles outlined in the *Flood Risk and Coastal Change guidance*, *Site Specific Flood Risk Assessment* is and with the *Merton Sites and Policies Plan DM F1 Support for flood risk management* is also provided and is in a separate report in this application. In summary, the site is located within Flood Zone 1, with low risk of fluvial flooding. The risk of groundwater flooding generally occurs when there is also a risk of flooding from the Thames, so the risk of groundwater flooding on site is low. There are no records of historical flooding on site. The SFRA does record a surface water flooding incident c. 35m southeast of the site in 2011. The Flood Risk Assessment undertaken by Soils Limited based on the available data has demonstrated that there is a very low risk from Fluvial flooding over time. The risk from Pluvial and Groundwater flooding is low to medium over time, with the main area of concern in the northeast of the site. The proposed development is designed to mitigate the limited risks identified with residual effects on adjacent areas considered to be negligible.

Detailing the proposed development's implementation of Sustainable Drainage Systems (SuDS) techniques such as green roofs and the use of permeable paving, and thus will be managed and maintained sustainably. Implementing such measures will not only help in reducing run-off but will also provide multiple benefits to London amenity, biodiversity and better water quality.



### Purpose-fit materials

To guarantee sufficient level of energy efficiency, the use of energy saving materials and features is maximized. Good quality windows and high performance insulation are to be used to help can reduce energy consumption. Materials that are engineered for thermal, structural and fire performance were also considered.

Carefully chosen robust materials with a long life span will help in reducing the need for frequent maintenance and this would also decrease life-time maintenance costs and carbon emissions. Cutting Carbon emissions thorough local sourcing of materials will also help in reducing the carbon footprint of the project.

### Water and Energy Efficiency

The energy efficiency of the project is significantly affected by its orientation on site. Large areas of glazing north-facing will bring in even light but south-facing glazing might result in overheating, so suitable shapes and sizes of windows employed and shading is provided through cantilevered balconies floor by floor. Energy-saving lighting fixtures were also designed to further reduce electrical consumption. The proposal will adopt the use of ASHP (Air Source Heat Pump) in efforts to lower carbon footprint and lower the heating and maintenance costs in heating water and spaces. The development has achieved internal water consumption rates of no greater than 110 liters per person per day for every flat and is targeting to lessen up to 105 liters in the as-built. This is demonstrated in the 'As Designed' SAP Compliance Report **Energy Statement** and **Water Efficiency Calculation Report**, both a separate document, submitted in this full planning application.

To support electric consumption during the summer, a solar PV array is planned to be installed on the roof to harvest free and clean energy.

### Sustainable Construction

The demolition of the existing house will remove many unsuitable materials which are no longer used or accepted within the building industry. These materials will be removed where necessary, by specialist contractors and disposed of at a suitable depots or waste materials plants. Care will be taken in the transportation of these waste materials and all waste and debris form the demolition of the existing buildings at all times.

### Carbon Reduction

The proposal also promotes the use of electric vehicle in support to the implementation of the draft of *London Plan Policy T6.1* and UK's *Net Zero Strategy*, to include a number and type of charge points proposed for a development. With this, every parking space in the off-street parking will have an access to an EV charging point.

## 7.2 ACCESSIBLE & INCLUSIVE

### Accessible and Adaptable Dwelling

The proposal also aims to be adaptable for different kinds of users. Being able to comply to the minimum requirement of *The Building Regulations Approved Document M, Access to and Use of Buildings*, M4 (1) Category 1: Visitable Dwelling up to M4 (2) Category 2: Accessible and Adaptable Dwellings will be the one of proposal's priority.

The proposal was able to provide a standard car parking bay with an additional clear access zone of 1200mm on side and another 1200mm at the rear. The parking is just across and part of the overall design of the site and is convenient for disabled people being on flat and level ground.

The development has been designed to be inclusive and to meet the diverse needs of a wide range of users including those with impairments. The scheme has its front door access at street level and is step-free. The approach is sufficiently wide for wheelchair access and has sufficiently wide pavements.

### Lifetime Homes

The proposal meets several *Lifetime Homes Criterion* as demonstrated in the plans and layout of the building. Although the number of units is less than 10 (generally offered at 10% of the total), the ground floor is designed to be accessible. The intent is to address the severe shortage of accessible housing in Greater London and to help to create more balanced and inclusive communities in line with the *London Plan* - even when units, dictated by site constraints, offer a less desirable layout, the proposal were able to plan each unit to adaptable and inclusive create a sustainable future-proof to all.



## 8.0

## CONCLUSION

In conclusion, the proposed development seeks permission for the demolition of the existing single family dwelling on site and the subsequent erection of a detached, 2 storey dwelling with accommodation on the loft and basement, to house 6 self-contained flats with a dwelling mix of two 3-bedroom, 4-person flat, three 2-bedroom, 3-person unit and finally, a unit of 1 bedroom, 1-person occupancy.

The proposal took on the trend to improve the building fabric in the neighborhood of West Wimbledon, and of the Borough of Merton as a whole, that has already seen ambitious and innovative designs.

The scheme has been sympathetically designed within the constraints of the existing site context to allow for the best use of the land and to offer ample addition of residential units.

The proposal will form a positive addition to Coombe Lane and its neighborhood. Furthermore, the proposal will effectively repurpose and add value not only to its site but also to the surrounding area. The new building will be an encouraging traditional but current addition to the street scene by virtue of its response to the existing context, high quality design, use of high quality materials, and through incorporating appropriate landscape design.

Compared to the rest of the road and surrounding areas the site is underdeveloped, and has the potential to contribute to the much needed housing in the borough, which is addressed in this document while being in line with the local and national guideline and frameworks.

Above all these, the proposal promotes of high levels of sustainability which is to be achieved through various strategies and is a huge part in raising the standard of design as they fit in the overall form and layout of its surroundings.

Overall, the proposal addresses the contextual scale, positioning and character, while having sustainability in mind, will provide a progressive contribution to the area.

This Design and Access Statement must be read in conjunction with the separate set of Proposed Drawings and Supporting Documents.

