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## Residential Mews Development

(3 New build 3 storey houses including basement accommodation in a single terrace with associated cycle and refuse storage)

Land Rear of 135 to 145 Fishponds Road London SW17 7LL

Prepared for BP1 Developments Ltd

Prepared by J. See



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## 1.0 EXECUTIVE SUMMARY

### Objective

This document has been prepared by 1st Architects on behalf of BP1 Developments Ltd It will explain the reasoning behind the design choices and the ethos of the proposal.

### Site

The application site is used for the storage of unused cars. The site is located to the East side of Fishponds Road and West of properties fronting Hereward Road and Moffat Road. It is accessed via a private vehicular access from Fishponds Road. A number of single storey garages are sited between the site and Fishponds Road, it is generally surrounded by residential properties.

### Relevant Planning History

- 2017/1449 *Erection of 1 x 1-bedroom and 2 x 2-bedroom two-storey houses with associated parking, cycle and refuse stores, and surfacing.*

The application was prepared and submitted by Planning Additions Ltd. The application was refused, it was recognised by the planning officer as being of “poor design” and “incongruous”.

- 2018/0786 *Erection of 1 x 1-bedroom and 1 x 2-bedroom two-storey houses with associated parking, cycle and refuse stores, and surfacing.*

The application was prepared and submitted by Planning Additions Ltd. The application was once again refused, it was recognised again by the planning officer as being of “poor design” and “incongruous”

- Appeal Ref: APP/H5960/W/18/3208079 *Appeal of Application Ref 2018/0786*

The appeal inspector dismissed the appeal, commenting upon the design that “Overall it would have a squashed, bland and mundane appearance more akin to business premises rather than housing”, furthermore the appeal inspector agreed with the refusal assessment that rear facing windows (towards the rear of the properties on Hereward Rd) caused an unacceptable loss of privacy to these properties.

## 2.0 SITE CONTEXT

### Site Analysis

The application site consists of an element over which there is a right of access and an element upon which construction of a building can take place.



## Surrounding Area

Application drawings EX01, to EX06 features site photographs and site context.

The site is located in a residential area, at the rear of the residential properties, it is underutilised and does not contribute positively to the character of the area or the amenity of the surrounding occupiers.



The application site is accessed from Fishponds Road which features terraced housing generally of 2 storeys of indistinct townscape and architectural character. The site presents an opportunity to improve the immediate neighbourhood environment and contribute positively to the character of the area.



### 3.0 DESIGN STATEMENT

#### Design

Successful small scale urban mews developments within London were referenced in the design of the application proposals. The criteria included appropriate scale & design, integration with their context, positive contribution to the public realm, creation of a sense of place, security.



Credits:  
Peacock & Smith  
Pollard Thomas & Edwards  
PR Architects

The very positive features of these successful small mews developments have been incorporated in the application proposals.

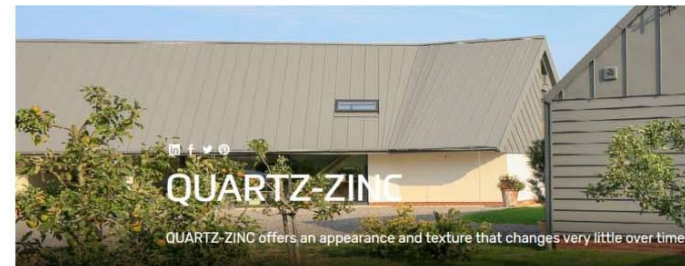


The principle of residential development upon the site has been established as acceptable, this application proposal is for a high quality design that makes the amenity of surrounding occupiers a priority consideration.



The proposed massing features a significant proportion of single storey elements covered with sedum roofs. Single storey elements are located in between the two storey elements that themselves have sedum roofs. The proposed development is to the North West of the rear gardens of properties fronting Hereward Road, the view of skyline & daylight & sunlight quality to these gardens is well maintained. The proposed development features no views rearwards towards these neighbouring properties.

The proposed 2 storey elevations that face the rear gardens of these Hereward Road properties feature 70 degree mansard type walls, to be clad in high quality zinc cladding of light tone, Quartz Zinc by VM Zinc. Masonry elevation elements will Terca Bronsgroen by Wienerberger, an aesthetically pleasing light buff coloured brick. The proposal will maintain and improve the visual amenity of the occupiers of these properties as a result of this careful consideration for the design.



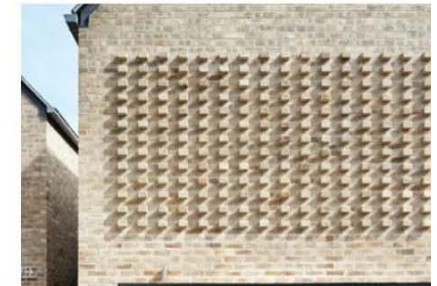
The application design is of a modest scale and density typical of such mews style developments, with part 2 storey and part single storey elevations, this integrates well with the surrounding context. Each proposed house is individually identifiable whilst also forming part of the wider terrace, materials are consistent along the fenestration whilst the design of the fenestration features a pleasing degree of variation too. Landscape planters are proposed in keeping with the urban mews tradition. The resultant high quality design creates a recognisable send of place.



## Materials

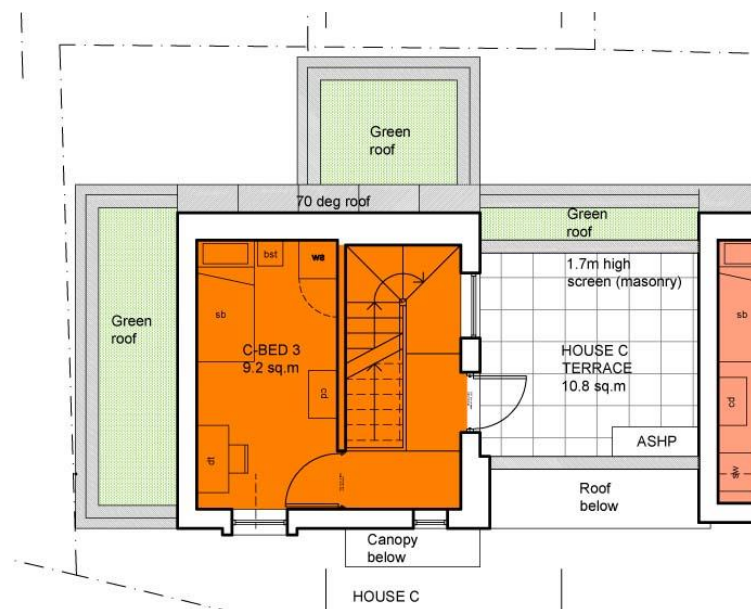
The materials have been selected to integrate with the surrounding context and to be high quality, durable and maintainable. The elevations are predominantly brick, with feature panels. The elevations also make limited use of stained timber, these elements are accessible and maintainable.

| KEY |                                                          |
|-----|----------------------------------------------------------|
| 01  | FACING BRICKWORK - TERCA BRONGROEN BY WIENERBERGER       |
| 02  | ZINC CAPPING - QUARTZ ZINC BY VM ZINC                    |
| 03  | ZINC CLAD FEATURES - QUARTZ ZINC BY VM ZINC              |
| 04  | WALLS - FEATURE BRICKWORK                                |
| 05  | WINDOWS POWDER COATED ALUMINIUM RAL 9017                 |
| 06  | OBSCURE GLAZING                                          |
| 07  | ROOF - QUARTZ ZINC BY VM ZINC                            |
| 08  | RAINWATER GOODS - POWDER COATED ALUMINIUM                |
| 09  | FRONT DOORS / CYCLE & REFUSE ENCLOSURES - STAINED TIMBER |



## Quality of the Accommodation

Each house has been designed to meet the requirements of M4(2) of the building regulations, nationally described space standards and the London Plan. Furniture layouts are shown as required.



Each house is triple aspect, with good outlook from habitable rooms and ceiling heights of 2.5m are provided. Windows have been designed to allow good levels of daylight and sunlight, verified by calculation. External amenity space is provided to each house by private external terraces.

## GROSS INTERNAL FLOOR AREAS

|              |                  |           |
|--------------|------------------|-----------|
| HOUSE A 2b4p | BASEMENT         | 27.8 sq.m |
|              | GROUND           | 40.7 sq.m |
|              | FIRST            | 18.7 sq.m |
|              | TOTAL            | 87.2 sq.m |
|              | BUILT IN STORAGE | 2.0 sq.m  |
|              | EXTERNAL SPACE   | 15.1 sq.m |

|              |                  |            |
|--------------|------------------|------------|
| HOUSE B 3b5p | BASEMENT         | 48.2 sq.m  |
|              | GROUND           | 45.0 sq.m  |
|              | FIRST            | 25.0 sq.m  |
|              | TOTAL            | 118.2 sq.m |
|              | BUILT IN STORAGE | 3.0 sq.m   |
|              | EXTERNAL SPACE   | 21.5 sq.m  |

|              |                |           |
|--------------|----------------|-----------|
| HOUSE C 3b5p | BASEMENT       | 47.5 sq.m |
|              | GROUND         | 44.9 sq.m |
|              | FIRST          | 17.2 sq.m |
|              | TOTAL          | 109.6sq.m |
|              | EXTERNAL SPACE | 22.3 sq.m |

### **Security**

The outlook from front facing windows will create an inherently secure environment. There is no public access to the rear of the proposed properties.

### **Transport**

The application site is within an area of PTAL rating 4 and is only 450 m from Tooting Broadway Tube Station. The proposed development will not accommodate car parking spaces. If required by the local authority the applicant will enter into a unilateral undertaking to secure a permit free development, however given that the application is a small site, not a major development and for a small number of new dwellings we would submit that this may not be considered necessary as no undue additional parking pressure will result. Each proposed house provides 2 secure cycle parking spaces.

## **4.0 ACCESS**

### **Pedestrians**

The proposed accessway from Fishponds Road will be pedestrian only apart from when refuse vehicles must access the site. The access to each proposed house will be via M4(2) compliant entrances.

### **Servicing**

Access for refuse vehicles is provided in accordance with the requirements of Wandsworth's SPD, "Refuse and Recyclables in Developments". Refuse vehicle manoeuvring diagrams are shown on application drawing PR01. Each proposed house benefits from designated secure bin storage in accordance with the SPD, details are indicated on application drawing PR12.

## 5.0 SUSTAINABILITY / SUDS

The proposals will achieve an overall 57% reduction in CO2 emissions over Part L 2021. The proposed building fabric will achieve high insulation values and a high standard of air tightness. Privacy louvres to the windows of the South East elevation will assist to limit solar gain in summer. An energy efficient air source heating system will be installed to each house, with external ASHP units being Daikin Altherma 3 Low & High Capacity Monobloc (4-16) . These external units feature a low noise rating (see table below) and meet permitted development requirements.

**R-32 BLUEvolution**

EDLA

### Daikin Altherma 3 High Capacity Monobloc



| Outdoor Unit                      |                                      |            | Single Phase        |                     |                     |                     | Three Phase         |                     |                     |                     |
|-----------------------------------|--------------------------------------|------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|                                   |                                      |            | EDLA09D3V3          | EDLA11D3V3          | EDLA14D3V3          | EDLA16D3V3          | EDLA09D3W1          | EDLA11D3W1          | EDLA14D3W1          | EDLA16D3W1          |
| Description                       |                                      |            | Class 9             | Class 11            | Class 14            | Class 16            | Class 9             | Class 11            | Class 14            | Class 16            |
| Function                          |                                      |            | Heating Only        | Heating Only        | Heating Only        | Heating Only        | Heating Only        | Heating Only        | Heating Only        | Heating Only        |
| Dimensions <sup>[1]</sup>         | Height x Width x Depth               | mm         | 870 x 1380<br>x 460 | 870 x 1380<br>x 460 | 870 x 1380<br>x 460 | 870 x 1380<br>x 460 | 870 x 1380<br>x 460 | 870 x 1380<br>x 460 | 870 x 1380<br>x 460 | 870 x 1380<br>x 460 |
| Weight                            |                                      | kg         | 149                 | 149                 | 149                 | 149                 | 149                 | 149                 | 149                 | 149                 |
| Nominal capacity                  | Heating (a/b)                        | kW         | 9.37/9.00           | 10.6/9.82           | 12.0/12.5           | 16.0/16.0           | 9.37/9.00           | 10.6/9.82           | 12.0/12.5           | 16.0/16.0           |
|                                   | Cooling                              | kW         | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| Nominal input                     | Heating (a/b)                        | kW         | 1.91/2.43           | 2.18/2.68           | 2.46/3.42           | 3.53/4.56           | 1.91/2.43           | 2.18/2.68           | 2.46/3.42           | 3.53/4.56           |
| COP                               | Heating (a/b)                        |            | 4.91/3.71           | 4.83/3.66           | 4.87/3.64           | 4.53/3.51           | 4.91/3.72           | 4.83/3.66           | 4.87/3.64           | 5.43/3.51           |
| Seasonal space heating efficiency | Space heating (Average climate) 35°C | Class      | A+++                | A+++                | A+++                | A+++                | A+++                | A+++                | A+++                | A+++                |
|                                   |                                      | Efficiency | 186                 | 182                 | 182                 | 182                 | 186                 | 182                 | 182                 | 182                 |
|                                   |                                      | SCOP       | 4.72                | 4.64                | 4.62                | 4.62                | 4.72                | 4.64                | 4.62                | 4.62                |
|                                   | Space heating (Average climate) 55°C | Class      | A++                 | A++                 | A++                 | A++                 | A++                 | A++                 | A++                 | A++                 |
|                                   |                                      | Efficiency | 133                 | 130                 | 132                 | 130                 | 133                 | 130                 | 132                 | 130                 |
|                                   |                                      | SCOP       | 3.39                | 3.32                | 3.37                | 3.33                | 3.39                | 3.32                | 3.37                | 3.33                |
| EER                               | Cooling                              |            | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| Operation range                   | Heating                              | °C         | -25 ~ 35            | -25 ~ 35            | -25 ~ 35            | -25 ~ 35            | -25 ~ 35            | -25 ~ 35            | -25 ~ 35            | -25 ~ 35            |
|                                   | Cooling                              | °C         | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
|                                   | Hot water                            | °C         | -25 ~ 35            | -25 ~ 35            | -25 ~ 35            | -25 ~ 35            | -25 ~ 35            | -25 ~ 35            | -25 ~ 35            | -25 ~ 35            |
| Sound power level                 | Heating                              | dBA        | 62                  | 62                  | 62                  | 62                  | 62                  | 62                  | 62                  | 62                  |

The development will control water usage to achieve a maximum of 110 litres per person per day.

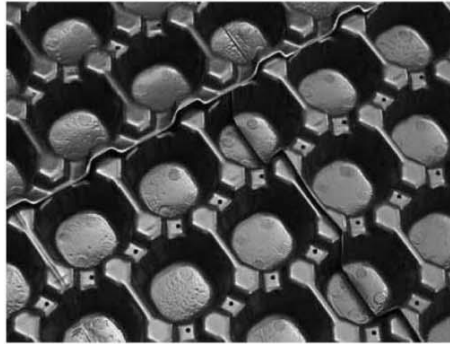
The proposals feature extensive areas of green sedum roof offering biodiversity, rainwater attenuation and aesthetic benefit.

The application proposals address matters of sustainable drainage ensuring that surface water run-off is managed as close to it's source as possible.

All proposed external surfacing at ground floor level is to be permeable as detailed on the application drawings, allowing rainwater infiltration to the ground. Rainwater attenuation is also provided via green infrastructure features for gradual release, the significant area of green sedum roof will hold storm rainwater and gradually release it.



Typical sedum mix



Bauder DSE40 drainage board/water storage



## 6.0 BIODIVERSITY

A biodiversity assessment has been undertaken, the following documents are included with the application

- Preliminary Ecological Appraisal
- Habitat Map
- Biodiversity Net Gain Assessment
- Ecological Enhancement Plan
- Statutory Biodiversity Metric Calculation XLSX format

The application proposal features permeable external surfacing, biodiverse sedum roofs and planting boxes. The biodiversity assessment additionally specifies hedgehog highways, a bird box and bat box. The additional purchase of credits for off site biodiversity units (to be secured by S106 agreement) results in the site achieving a net gain in biodiversity habitat units of 0.01 units, equating to a **10.90% gain** in habitat biodiversity.

## 7.0 SUMMARY

The application design is of a high quality and will enhance the character of the area. The design shows that careful consideration has been given to protecting the amenity of neighbouring occupiers. The development will provide much needed housing to the borough that is sustainable, making good use of an underutilised site.