

NEIGHBOUR CONSULTATION DESIGN AND ACCESS STATEMENT

2A, 2B and 12-14 Church Lane, London SW17 9PP

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Upper Floors

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1. INTRODUCTION

- 1.1. The proposal is for 'The redevelopment of the site to provide a terrace of 5 x 1 bed cottages'. The proposed scheme has been prepared within the context of The London Plan, Wandsworth Council's Core Strategy, Development Plan and supporting supplementary guidance. The proposal accords with the NPPF, and has been subject to pre-app advice from the council.
- 1.2. This statement explains the proposal for the development of the site. It explains the site background and context for redevelopment. It discusses the design process, planning policy assessment, the protection of residential amenities, landscaping, as well as parking and access arrangements.

2. SITE DESCRIPTION

- 2.1. The site is situated on the north side of Church Lane SW17, near the corner of Mitcham Road (west). It currently comprises land used for storage and premises (2A&B), and a one storey vehicle workshop and premises (12-14).
- 2.2. The site lies within an Archaeological Priority Area, and just outside the Town Centre boundary on Wandsworth's current Proposals Map. It is also opposite St Michael's Church, which is a listed building and surrounded by Protected Open Space.

3. RELEVANT PLANNING HISTORY

2A/2B CHURCH LANE SW17

- 3.1. **2011/0113** - Demolition and removal of existing café, and construction of a new two-storey building comprising a shop or financial and professional services unit (A1/A2) on the ground floor with ancillary floorspace at first floor level - Allowed on appeal on 9th May 2012.
- 3.2. **2013/013** - Demolition and removal of existing café, and construction of a new two-storey building comprising a shop or financial and professional services unit (A1/A2) on part of the ground floor with a two-bedroom residential unit at ground and first floor, with ground floor amenity space - Approved on 18th July 2013.

- 3.3. **2013/4274** - Demolition of existing single-storey building, and construction of a new two-storey building comprising a shop or financial and professional services unit (Classes A1/A2) on part of the ground floor with 1 X two-bedroom and 1 X one bedroom residential units on ground and first floor, with ground floor amenity space - Approved on 31st January 2014 and extant.

10-14 CHURCH LANE SW17

- 3.4. **2009/0967** - Alterations including conversion of two units into one with increase roof height of all three units, alterations to existing openings to create one large door and one single door for vehicular access both with roller doors and single storey rear extension - Allowed on Appeal on 21st June 2010.

4. PROPOSAL

- 4.1. Pre-application advice is sought for the demolition of existing buildings on the application site and erection of 5 x 1 bedroom dwellings.

PRINCIPLE

- 4.2. The principle of redevelopment of these sites is confirmed by the previously approved or extant schemes. The principle of loss of commercial floor space is confirmed in the report to the extant permission which confirms the site is outside of the Tooting Town Centre designation and as such '....there is no policy obligation to provide commercial floor space at this location'. This report and the reasons for approval have been given careful consideration in preparing this scheme.

- Make best use of the site
- Improve street scene
- Make use of traditional design style and materials
- The applicants is able to use reclaimed London stock brick for this scheme
- Build upon the principles of recent approvals to ensure privacy and protection of existing residential neighbours
- The proposed residential use replaces what amount to a "bad neighbour" development with much needed housing.

DESIGN

- 4.3. The scheme has been carefully designed to ensure compliance with national described space standards.
- 4.4. Whilst it is recognised that in achieving this, some elements are contrived, it is considered that the frontage and elements seen from the public realm will make a positive contribution to the street scene, the wider local area and setting of the listed church building opposite. The layout and design of the rear façades ensure privacy is maintained and that there will be no increase in overlooking.

LAYOUT

- 4.5. The 5 dwellings have been design to fully comply with national space standards, open stairwells from open plan living kitchen dining areas at ground floor will lead up to large double bedrooms and a bathrooms. Bin stores will be located and accessible from the front of the buildings.

FORM AND MASSING

- 4.6. The form and massing of the proposal takes it cue from the existing building at 2 Church Lane, and from the approved and extant plans of the most recent planning permission. This scheme has been designed to have less impact on neighbours to the rear than the extant scheme. The more obviously residential nature of the scheme will contribute positively to the area and significantly improve upon the existing position as well extant permission design.

ARCHITECTURE AND MATERIALS

- 4.7. The applicant has access to reclaimed London stock bricks and is very keen to utilise these in these cottages, slate style roof tiles, wooden framed windows and doors and white finished architrave details, will provide a traditional look to the proposed dwellings.

IMPACT ON LOCAL AMENITY

- 4.8. Impact on adjoining neighbours from the scheme is kept to a minimum. The principle of a larger 2 storey building located nearer to the neighbouring dwelling to the rear of the site has already been established in the approved scheme at both 12/14 and 2a/b Church Lane. This scheme is set back from the rear

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boundary to provide small amenity space for each dwelling. The layout has been arranged so that only non habitable windows face north. These windows will be obscure and non-openable below 1800mm.

4.9. New timber fencing will secure and protect amenity for existing neighbour and future occupiers of the scheme.

4.10. The scheme will have a positive visual impact on the outlook from neighbouring dwellings to the rear (Vant Road). The replacement of a “bad neighbour” use with residential homes will improve upon the amenities enjoyed by neighbouring properties.

5. SUSTAINABILITY/ENVIRONMENTAL CONSIDERATIONS

5.1. The dwellings will be energy efficient and in utilising locally sourced reclaimed London stock bricks, will be low impact in terms of construction costs on the environment. The scheme meets policy **IS 1 Sustainable Development**, being a car free scheme located within a high public transport accessibility area (PTAL Score of 6a) and maximises the use of previously developed site.

6. LANDSCAPING

6.1. Small rear patio gardens will be located to the rear the private spaces will be simply planned with hardy planting, as outdoor seating areas. The final arrangements will evolve as the full planning proposal is put forward if the pre-application guidance indicates the proposal is acceptable in principle.

7. REFUSE / RECYCLING

7.1. Street frontage accessible bin stores are available for both household and recyclable wastes with separate storage of each. 2 x 240 ltr bins per dwelling can easily be accommodated within the spaces provided.

8. TRANSPORT

- 8.1. The site is in an area with high level of public transport. There are 7 different bus routes from stops within 300m of the site. Tooting Broadway station is less than 700m from the site and Tooting main line station is 850m from the Church Lane.
- 8.2. In view of the high level of public transport, the proposal will be a “car free” scheme. This can be secured by way of appropriate conditions or through a formal Unilateral Undertaking/S106 agreement if the principle of the proposal are acceptable in town planning terms.
- 8.3. The proposal offers the opportunity to restore the public footpath and remove the cross overs, thereby improving upon highway safety for pedestrians.

9. ACCESS

- 9.1. Level access is provide to the ground floor and to a ground level WC. Shower room is available to all dwellings. The homes are capable of accommodating chair lifts to stairs the largely open plan design makes configuration to meet the requirements of individual wheel chair users can be achieved with little or no additional works.

10. CONCLUSION

- 10.1. The proposal at this early stage makes the best use of previously developed land for providing much needed housing.
- 10.2. The proposal is in accordance with the aims and objectives of the NPPF, The London Plan, The Local Plan, Supplementary Planning Documents and Guidance.
- 10.3. Pre-application guidance is therefore sought to agree upon the massing, height and general design approach. Any response will guide the final design of the development.