

5<sup>th</sup> June 2015

Our ref: 1422 3.1-02

Planning Department  
London Borough of Richmond, Civic Centre,  
44 York Street,  
Twickenham,  
London  
TW1 3BZ

Dear Sir/Madam,

**RE: DESIGN AND ACCESS STATEMENT:** 6 Glebe Road, SW13 0EA

## 1/ The Property

1.1. 6 Glebe Road is currently a 3 storey terraced property plus existing basement to the front of the property. The property is used as a single-family residential dwelling. It is located within the London Borough of Richmond.

- The property is not within a conservation area.
- The property is in flood zone 3a.
- The property is not a listed building with English Heritage.
- The property is a Building of townscape merit.

## 2/ The Proposal

The proposed scheme includes:

1. A basement extension to the rear of the property with formation of a light well in the rear garden,
2. A ground floor rear and side infill extension,
3. Amendments to the existing loft 'pod' extension on top of the existing closet wing.

## 3/ Considerations

The submitted scheme has been designed to enhance the quality of the space inside, increasing views out into the garden, whilst improving daylight entry into the main 'heart' of the house. The proposal is respectful and sensitive to this Building of Townscape merit by restricting the alterations to the rear of the property where they will not be visible from the public realm and therefore not

considered to affect the townscape. Furthermore, the proposal has been designed to a high architectural quality, and will replace the non-original, later additions to the property, which will enhance and compliment the characteristics of the existing building.

### 3.1 Basement extension

The property has an existing excavated basement extension under the front half of the property. We are proposing to extend it to the rear of the property under the proposed ground floor footprint. The alteration to the basement will only manifest itself externally at the rear, with a walk-on rooflight and grill.

With a growing family, the alterations are conceived to allow the current owners to more effectively provide additional family, utility, and storage space.

### 3.2. Proposed ground floor rear & side infill extension

The proposed ground floor rear extension has been designed giving consideration to Policy DM DC1, to the existing building and to the predominant local style. We have consulted Planning Information Leaflet No. 6 in relation to Buildings of Townscape Merit, as well as the Supplementary Planning Document on House Extensions and External Alterations. The rear and side extensions are designed with special attention to the sense of enclosure and access to sunlight of the neighbors to each side (4 and 8 Glebe Road). T

The rear extension will be built to the same extent and height as the extension at no. 8 Glebe Road.

On the adjacent side with no.4 Glebe Road, the proposed side infill is set back 500mm from the rear extension and sits within 45° from the centre of neighbors' ground floor glazed patio doors. The small window to the rear elevation of the neighbours' side infill (no.4) only serves a non-habitable space (utility/WC) and we have maintained the height of the boundary wall of the existing side infill extension we propose to demolish and replace. Our proposed extension does not impact on the neighbours' sense of enclosure or daylight entry into their main habitable space.

The gardens to these properties are generous, our proposed extension still maintains more than 50% of the original garden, to ensure sufficient amenity space is provided to a dwelling of this size.

### 3.3. Proposed roof pod extension to the rear

The proposed alterations to the loft 'pod' have taken inspiration from the side and rear façade of the loft extension in no.20. It slopes 70 degrees, minimizing any impact, if any, to the neighbouring properties, and will be constructed using the same materials of the existing building, namely natural slate. The proposal will improve upon the existing square extension at that level.

In addition, the extension is subsidiary to the main roof, sitting below the height of the main roof ridge and is set back from the existing rear elevation of the closet wing in order to maintain the overall character and features of the existing property.

To ensure adequate daylight entry into the pod, we propose a traditional dormer with a Juliette balcony to the rear, and a pitched, window to the side elevation providing daylight. This window will be in translucent glazing to maintain privacy between neighbors.

#### **4/ Access**

The access to the house will remain as existing.

#### **5/ Conclusion**

In conclusion, the proposals are considered to comply with Council policies. There is no harm caused to the amenities of the adjoining occupiers by either loss of light or loss of privacy or increased sense of enclosure. The proposal at 6 Glebe Road is one that significantly improves the internal quality of the dwelling. Our proposed scheme is not visible from the street, is restricted to the rear, which compliments and enhances the rear elevation. The proposal does not modify the front façade of this building visible from the street, which has great architectural value.