

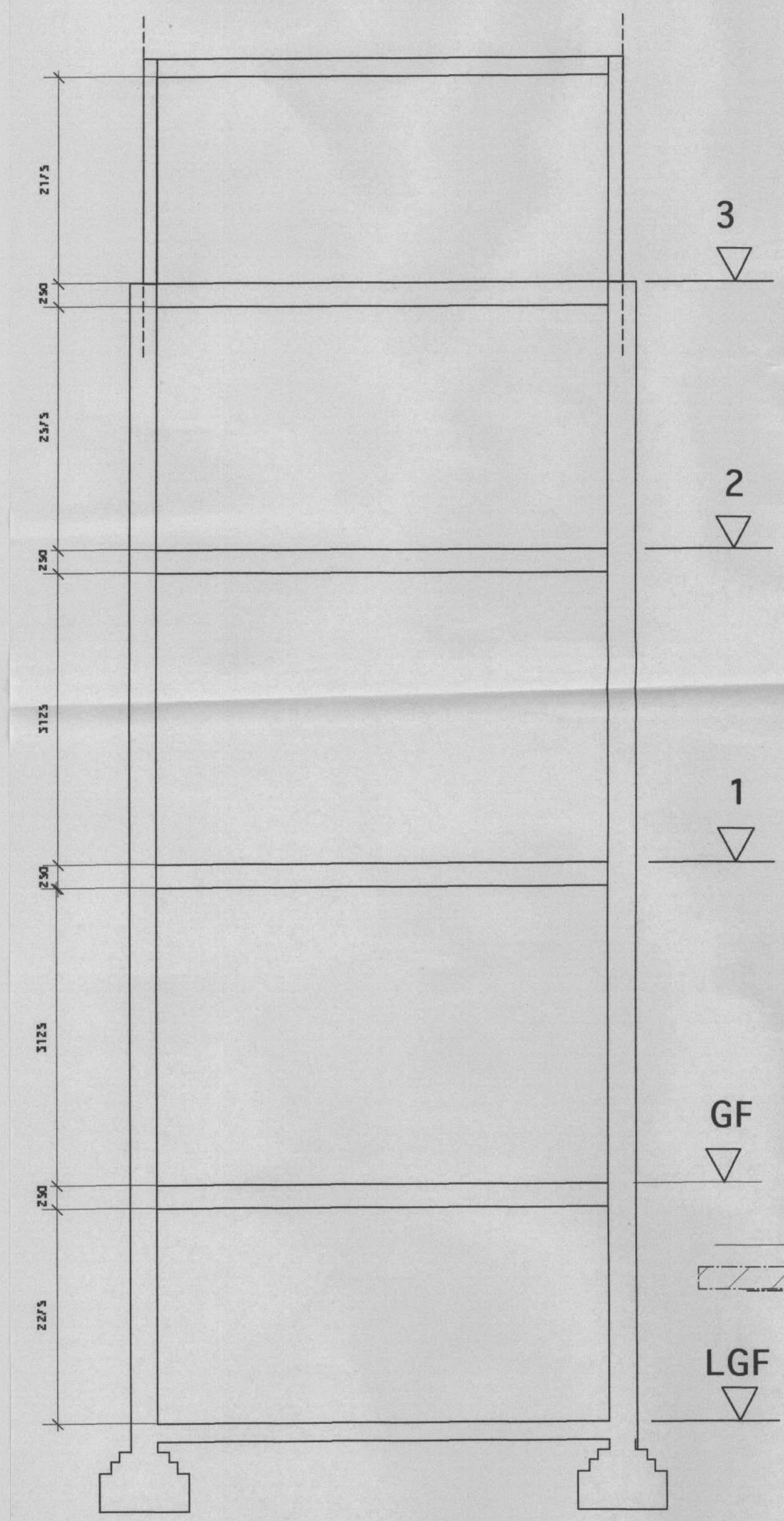
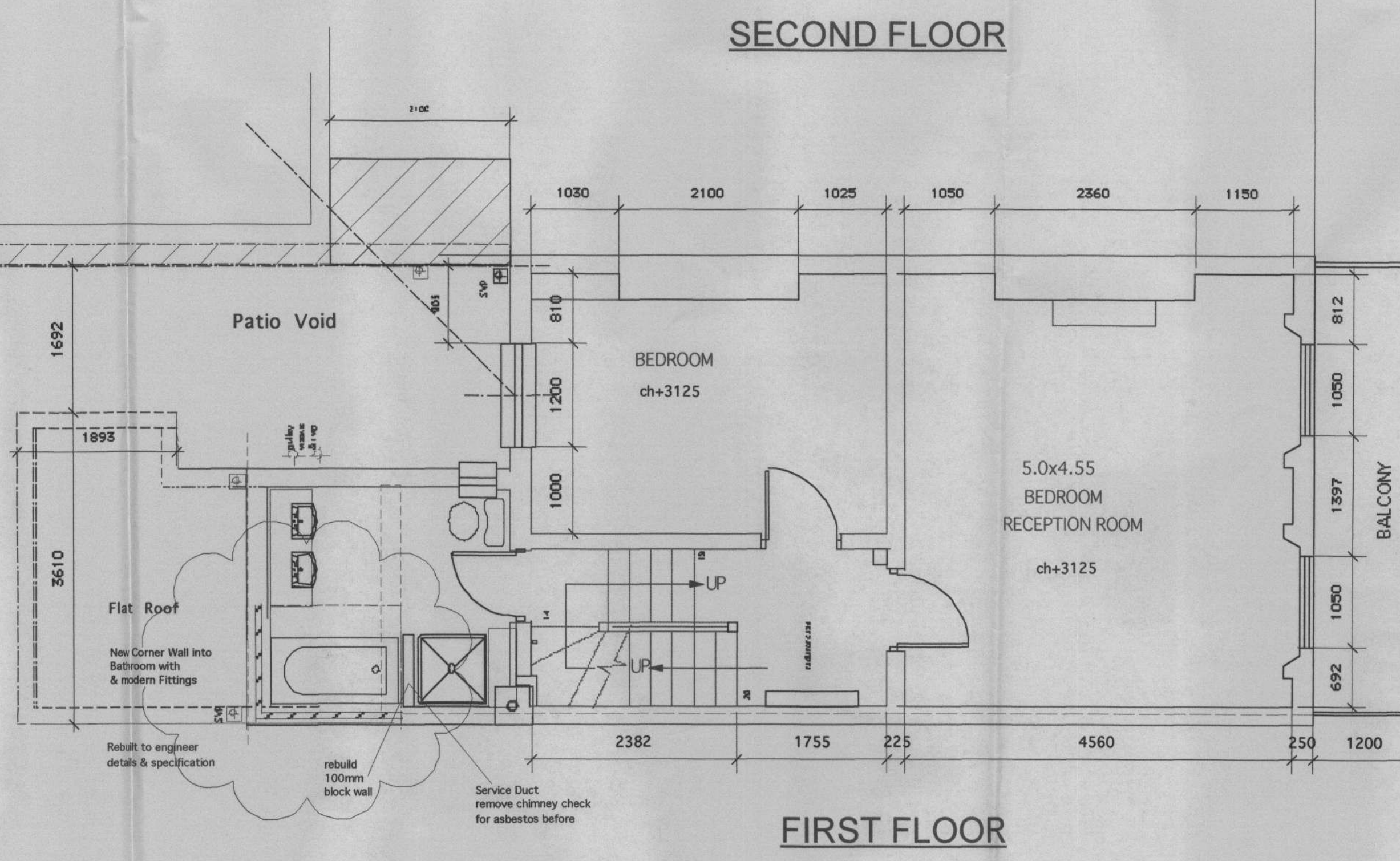
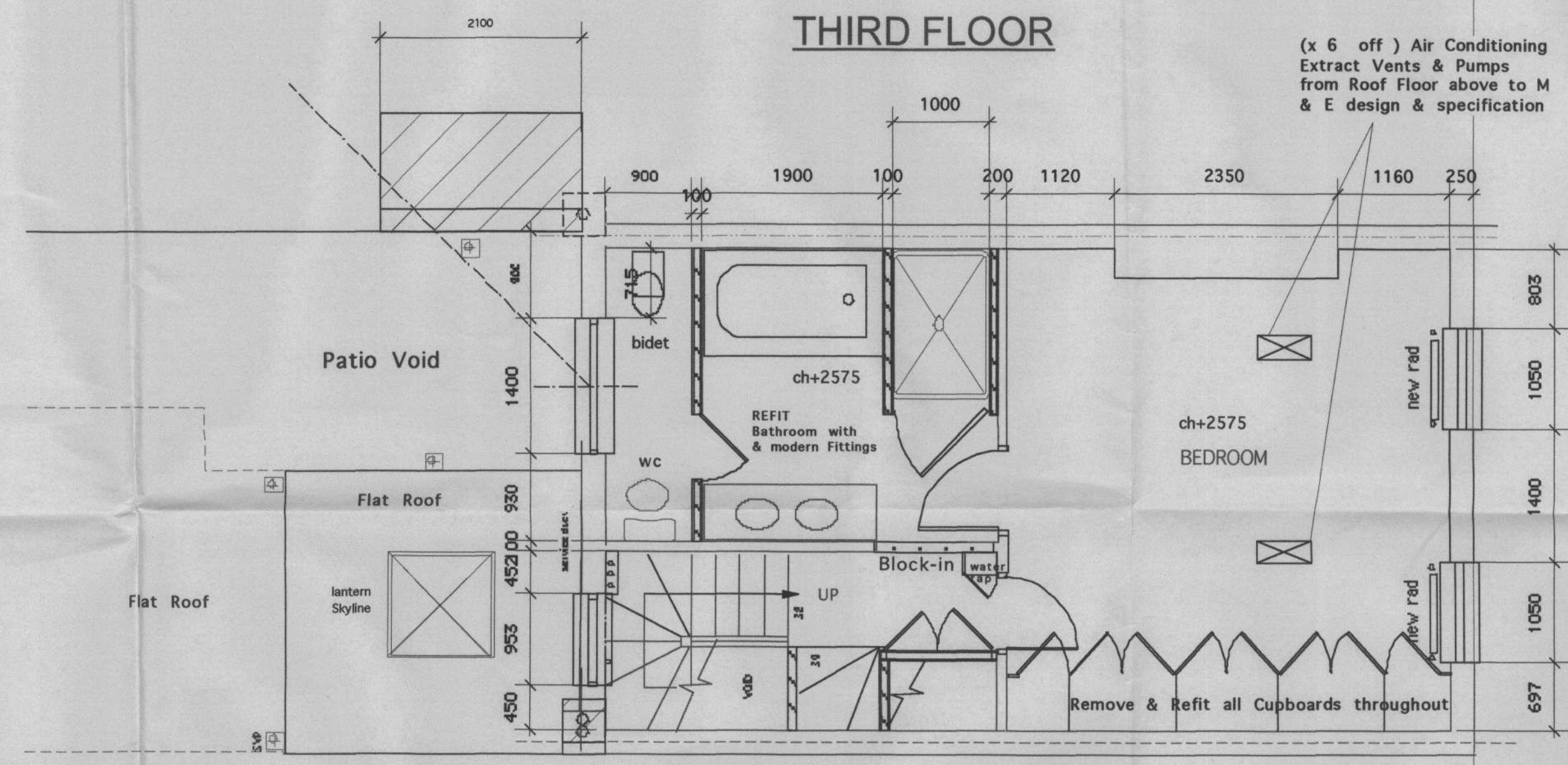
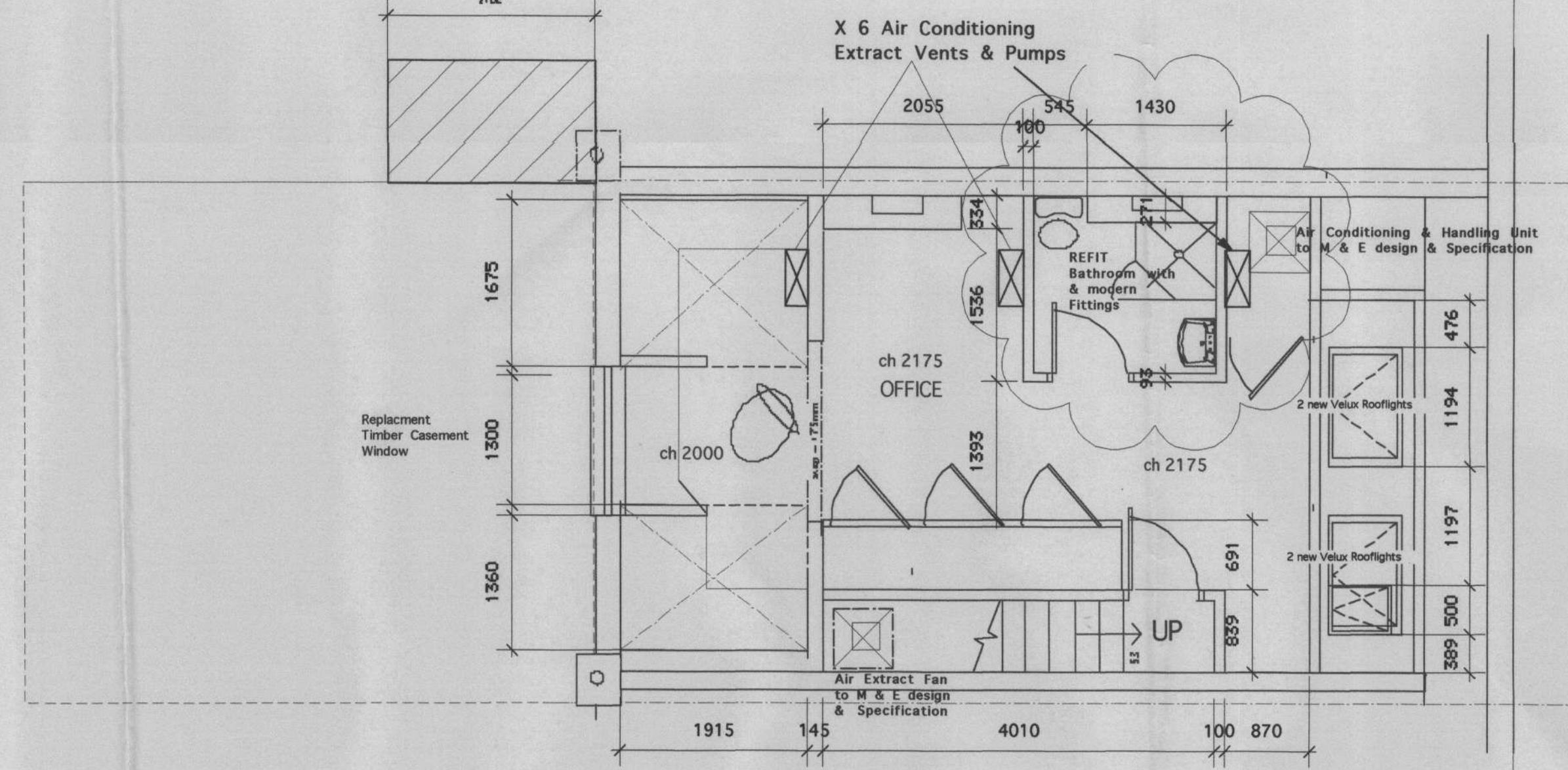
06/1553/LBC

RECEIVED
16 MAY 2006
PLANNING

NOTES:

34 Richmond Hill grade 2 listed property for Richmond Borough Councils Urban Design and Conservation.
We request Listed building consent and planning permissions for our proposed rear elevation and garage to this Grade 2 Listed Building within this conservation area. The following works are:

- 1. Front Steps:** The existing detail and materials of steps and the reuse of the existing railings and handrail are to remain in place. We propose a modest widening of the existing steps to front stone steps & the iron railing to be partially removed. & refix of these railings to be made good, down to the lightwell below to the front Basement area.
- 2. A Single storey Flat Roof Garage:** To the rear to the Lancaster mews. The garage is not to be built forward of the general building line established by neighbouring garage structures. Aesthetically this would appear better as a Flat roof construction as we have concerns that existing legal covenants of such may restrict development here. The neighbouring more recent garage built to no. 36 Richmond Hills has a larger size and impact thus a more modest flat roofed building, is proposed for the rear to no. 34 to have less impact on surrounding residents and space.
- 3. Underfloor heating**
 - 3.1 0 Basement Investigation** is to be undertaken to reveal the material of the existing floor of the basement, after a viewing of such by the Conservation Officer it may be possible to employ Underfloor heating on this level if a modern concrete floor exists under the current final floor finish. However for example, if an original or existing historic flooring of interest exists, then this should be retained and underfloor heating will be avoided. In this case we would propose a more discreet heating system with glass radiators to clients approval, utilising the same current pipe runs to minimise any perceived damage to the existing structure.
 - 3.2 0 Upper Floors & Services Integration generally.**
The proposed installation of underfloor heating to the ground and first floors of the house. English Heritage advise Councils to exercise caution with regard to the installation of underfloor heating. Due to the effect on the structure of a listed building caused by temperature changes and the associated loss of substantial original fabric (such as the removal of important floor timbers/structure) and incorporation of substantial new fabric can cause serious harm to the historic, architectural and structural integrity of an old building. We therefore propose a more discreet heating system with glass radiators to clients approval, utilising the same current pipe runs to minimise any perceived damage to the existing structure.
- 4. Fireplaces/chimney breasts**
The existing fireplaces & chimney breasts are to be refurbished, swept clean & made good generally throughout from basement to chimney.
- 5. The partitions, doors and windows**
Proposed changes to the Upper floors include general upgrading of partitions, doors and windows, in a more Victorian traditional vernacular fashion, to clients final approval of finishes.
- 6. Rear Glazed Conservatory Roof**
We propose the introduction of a Victorian Conservatory type with a glazed roof to enclose the existing patio area is proposed discreetly introduced at a level below the rear first floor window and contained by the four proposed new side walls of house and extensions.
- 7. Internal stairs between ground and basement level**
 - a) The existing central stairs between ground, basement & all Upper levels will remain & be refurbished to its original state. This will provide an alternative means of escape between basement and rest of the house. We now propose to have means of escape at Basement Level to be both from front & rear into their original Victorian positions.
 - b) A more modern replacement staircase, is proposed into the original historic position of the existing rear current exterior void stair, (currently blocked by the existing non original Conservatory) at a position between current levels at the rear of the Building. This replacement basement stair being now enclose by the proposed dual level Conservatory as an Atrium space, around the previous external Courtyard.
- 8. The Ground floor**
Partially demolition to existing rear walls, for removal to replace the existing modern rear conservatory with a partial Victorian type glazed structure to meet current Building Regulations, to "K & E glass" thermal requirements. The supporting Timber members to glass panels are to be externally finished with Grey metal capings as final protective finish. The Walls are to be London yellow stock Brickwork & Lime mortars, to match the existing facade. All materials are to have samples to be pre-approved by Architect & Conservation Officers. Such samples are to be sent directly to LBRUT, Richard Brookes Conservation Officer before acceptance to contract construction phase.
All new casement Timber windows & doors are to be traditional & vernacular in Style to match this existing windows.
We proposed modest alterations to the existing rear extension and metal windows to be removed. Existing internal walls on this floor in the main body of the house should be retained. The possibility of introducing a highly glazed transparent partition to form a wind lobby may be considered, again subject to the detailed design, materials and ensuring that any impact on existing features such as skirtings and/or cornice are well handled. The loss of the existing sliding sash window to the rear overlooking the patio would not be considered acceptable, given the historic interest and importance of this architectural feature to the house.
- 9. The First & Second floors.**
The refitting of the existing modern bathrooms & shower rooms and the modest extension of the existing rear first floor extension to form a square plan, rather than that L-shape existing, will not be resisted on conservation or design grounds.
The extension may have an impact on the light of the neighbouring residents no. 32. This is to be assessed by planning officers. With regard to the modern rear extensions to the neighbouring no. 36, Amelia Smith Planning Officer & Richard Brookes Conservation Officer have investigated the planning history of this development & report that no action can be taken with regard to loss of light implications for no. 34, since no. 36 no-conformance has been given a planning approval retrospectively.
- 10. The Third floors.**
In the attic level replace the existing timber windows in the rear dormer window, with traditional timber casements as the original. The two front Velux windows are to be replaced with the conservation area type rooflights.
- 11. Elevational Cleaning Treatment.**
It is considered that the removal of the patina of age of this house would be inappropriate. This house would then stand out from the terrace of which it is an integral part, to the detriment of the buildings and surrounding area. We are proposing to wire brush clean only & repoint the whole Building front & Back with Lime Mortar and new weather struck jointing for brick protection.
- 12. Air Conditioning & New Services generally.**
The installation of air conditioning to the attic and second floor is with the outlets discreetly hidden behind parapet walls and the unit and any associated pipes discreetly located at attic level is deemed acceptable.
All pipework & vents are to be located within the floor structure of the attic without loss of substantial original existing floor joists or boards and vents to the ceiling of the master bedroom will be carefully designed and discreetly positioned.
The Team were particularly concerned with regard to the impact proposed new services would have on the listed building. The relocation or installation of existing or new services would have to be very carefully considered with regard to impact on original fabric and the long term health of this traditionally constructed building.



SECTION A-A

Rev B. 8/5/06 Planning & Listed Building Applications
Rev A. 20/3/06 Planning & Listed Building comments

ENGLISHAUS
CHARTERED ARCHITECTS

ENGLISHAUS LTD 30 LAWRENCE ROAD
HAMPTON MIDDLESEX TW12 2RJ
TEL +44(0)20 8255 0595 FAX +44(0)20 8287 3441

Do not scale. Do not use as a template. All levels, setting out, dimensions and specifications must be checked and verified on site. All discrepancies to be reported at once to the architects. This drawing must be read in conjunction with all relevant specification clauses. Copyright of this drawing is reserved by the designers and is issued on the condition that it is not copied or disclosed to any third party either wholly or in part without written consent of the designers.

JOB TITLE
Mr Simon Duffy Esq
34 Richmond Hill
Richmond
Surrey

DRAWING DESCRIPTION
Preliminary Proposals
34 Richmond Hill
Richmond
Surrey

DRAWN DO.	CHECKED
DATE 7.2.2006	SCALE 1:50

DRAWING NO. 2613/ 10	REV.
--------------------------------	-------------

© ENGLISHAUS LIMITED