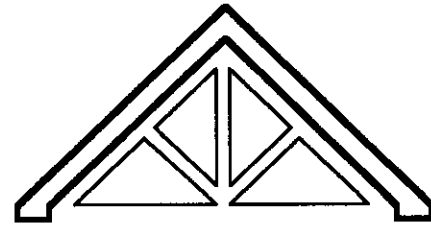
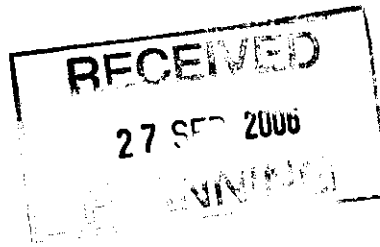


06 / 3303 / LBC

Mr Robert Angus
Development Control Manager
LBRUT Civic Centre
44 York Street
Twickenham
Middlesex
TW1 3BZ



English Haus Limited
Chartered Architects

25 September, 2006.

Dear Robert

Re: Supplementary Information and Design and Access Statement for 34 Richmond Hill, Richmond, Surrey, TW10 6QX.

General Proposals: To replace rear conservatory and infill first-floor rear extension; move kitchen to lower-ground floor and reconfigure earlier extension at that level; extend bathroom on half-landing; create master suite on second floor; construct new rear double garage; refurbish roof and dormer casement window; replace existing rooflights; replace internal services; install air-conditioning units and internal vents; widen existing front basement stair; generally conserve and upgrade to contemporary standards for family occupation. Design Assessment

A) Historic and special architectural importance

This Grade II-listed Victorian property (terraced house, circa 1840, in Italianate style) is located in a conservation area and is in single occupancy. The property has been the subject of numerous alterations over the years, none of which has respected the design and architectural merits of the building and many of which have been undertaken to a low standard of design and construction. As a consequence, the house has lost much of its original charm and is not really fit for 21st century occupation. My client wishes to undertake alterations designed to reverse and correct these shortcomings and to upgrade the internal services, thereby enhancing the working functionality of the building without any detriment to its original structure or fabric and, where possible, restoring them. Wherever feasible we have incorporated the principle of "ease of reversibility" into the design to allow future occupants the flexibility to make further changes that are consistent with the original design of the building.

B) Physical features of the building

These were outlined in the Grade II listed building schedule dated 1 December 1992, which is attached to the application. The house is a typical example of early-Victorian architecture and has retained some of its original features, though some have been lost. The building is in urgent need of upgrading, especially with regard to internal services, which are currently inadequate for modern family living and somewhat "Heath Robinson" in operation.

The front garden has wrought-iron railings and stone steps leading to both the lower-ground floor and front door entrances. The lower-ground floor is currently undefined in function, comprising a large room which is connected by a short passage to a small room, a bathroom and a separate WC to the rear. The hallway and rooms on the ground floor of the original building have high ceilings and cornices, though the latter are not believed to be original. There are tall sash windows to the front and rear of the main body of the building. The later extension to the rear of the building has lower ceilings and opens up to a poorly-constructed conservatory. The conservatory roof leaks and, being single-glazed, does not meet modern environmental standards. It also has a suspended floor where there is much evidence of infestation by vermin. The conservatory has French doors opening to a patio garden with

further rear access to off-street parking. There is a small L-shaped shower-room and WC on the half-landing. To the front of the first floor is the drawing room with two tall original sash windows and shutters opening onto an ornamental balcony with a wrought-iron balustrade. To the rear of the first floor there is a study/bedroom. The master bedroom is located at the front of the second floor with another bathroom at the rear. The third (loft) floor has been converted to a bedroom with ensuite shower and WC.

C) The setting of the buildings - The property's façade retains its original features as part of a terrace forming numbers 28-40 Richmond Hill. It is within a few hundred yards of Richmond town centre, the River Thames and Richmond Park.

D) Pre-Consultation agreed design approach We undertook extensive discussions and on-site meetings with Richard Brookes of LBRUT Conservation. As a consequence of these discussions as well as the owner's intentions, we will to the greatest extent possible incorporate the principle of reversibility into all the works and ensure that the original fabric and structure of the building is conserved. This approach is reflected in Section E, Design Implementation, below.

E) Design implementation

1. Front steps and railings: the existing detail and materials of the steps are to be retained, though some of the individual steps may require replacement as they have become very worn. We propose a modest widening of the existing outside steps to the lower-ground floor with a consequent shortening of the handrail.
2. Stairs: the existing central stairs between lower-ground, ground and all upper levels will be retained and refurbished. The unusable steps referred to in 4 below will be replaced by a new, broader staircase which will allow an alternative and safer exit route from the lower-ground floor.
3. Lower-ground floor: the existing large room will become a kitchen and family room; the existing WC and small passage will become a shower room and WC; the existing small spare room will become a plant and utility room; the existing bathroom will be demolished to allow the widening of the steps referred to in 7 above.
4. Ground floor: we will partly demolish the walls of the existing rear extension and replace the existing unsightly and poorly constructed conservatory with a Victorian-style partly-glazed structure to meet current building regulations and "K & E glass" thermal requirements. The new conservatory will also enclose the sunken patio area between the lower-ground floor of the main building and the now unusable steps from this patio to the rear garden. These steps and sunken patio were rendered unusable by the construction of the existing conservatory. The roof of the new conservatory will meet the rear wall of the original building above the rear ground-floor window. As far as is permitted by building and environmental regulations, the conservatory will have timber windows and doors which, while reflecting the fact that they are in a conservatory, are consistent with the windows on the ground floor of the original building. The timber members supporting the glass panels in the conservatory will be externally finished with grey metal cappings as a final protective finish. The walls are to be London yellow stock brickwork and lime mortar to match the existing façade. All materials will be pre-approved and samples will be sent directly to Mr. Brookes for approval.

Subject to detailed design and materials and to ensuring that any impact on existing features such as skirtings and cornices are sensitively handled, a glazed partition to form a wind lobby in the front hall will be installed. The existing unsightly modern tile floor will be replaced with a timber floor more consistent with the original.

5. Rear half-landing: the shower room and WC on the half-landing will be extended to form a square rather than the existing L-shaped design, thereby allowing it to become a full bathroom. While we understand that this will not be resisted on conservation or design grounds, it may have a modest impact on the light reaching 32 Richmond Hill, though any impact will be less than the retrospectively-approved first-floor extension at 36 Richmond Hill has on the light reaching 34 Richmond Hill. This issue will be reviewed by planning officers.

6. First floor: we propose no changes to this floor, which is the main floor of the building.

7. Second floor: upgrade of existing bathroom at the rear and connection to the master bedroom. We propose to upgrade the bathroom without altering its design except that we will construct a new doorway from the master bedroom to the bathroom, thereby creating a master suite occupying the entire second floor. The new door and architrave will be of the same style and design as the existing bedroom and bathroom doors on that floor. The existing door from the landing to the bathroom will be retained and permanently locked.

8. Third floor: we will replace the existing rear dormer timber window with a traditional timber casement consistent with the original. The two front Velux windows are to be replaced with rooflights more suitable for a conservation area. The shower-room and WC will be upgraded.

9. Fireplaces and chimney breasts: the existing fireplaces and chimney breasts are to be refurbished, swept clean and generally made good throughout from basement to chimney.

10. Walls, partitions, doors and windows: with the exception of the top floor and the half-landing shower-room and WC, where earlier alterations incorporated windows which are inconsistent with the style and heritage of the building, we do not propose any changes but will conserve and repair existing windows and doors. The windows on the top floor and half-landing will be replaced by new windows agreed with the Conservation Officer. Some internal partitions which have been added during earlier alterations and which are not structurally adequate will be upgraded, but no original walls or partitions will be altered in any way.

11. Treatment of elevations and roof: we will retain the patina of age evident on the external elevations of the house. We are proposing only to clean the elevations with a wire brush and to repoint the front and back with lime mortar and new weather-proof jointing for brick protection. We will refurbish the roof and replace the existing tiles with tiles more consistent with a conservation area.

12. Heating: the existing system is antiquated and does not function properly, with some parts of the house requiring supplemental warm-air heating in the winter and other parts being too warm. Furthermore, many of the radiators and radiator coverings are bulky and unsightly. My client would like to replace the existing system with underfloor heating to address these issues, but in response to comments from Mr. Brookes he has withdrawn this suggestion and will replace the existing system with a new high-pressure pipe system (using where possible the same chasings and runs as at present to minimise any perceived damage to the existing structure) and smaller, less visually intrusive glass radiators. An investigation will be undertaken to reveal the material of the existing floor of the lower-ground floor. If this exposes a modern concrete floor, in consultation with the Conservation Officer my

client may wish to install underfloor heating on this level. However, if an original or historic flooring of interest exists, this will be retained and underfloor heating will be avoided.

13. Air conditioning and ventilation: the outlets for the air conditioning to the second and third floors will be discreetly concealed behind the existing parapet walls and the conditioning unit itself and any associated pipes and vents will be discreetly located within the floor structure of the third floor without substantial loss of original floor joists or boards. The vents to the ceiling of the master bedroom will be carefully designed and discreetly positioned. There will be an extract fan in the roof of the stairwell of the third floor to vent rising warm air in the summer.

Air conditioning suppliers have proposed that, as back-up to the proposed extract ventilation in the roof and to provide cooling to the conservatory, we should install an additional air conditioning and heat pump system (low carbon, low noise unit). The units for this additional system would be built into the rear wall of the proposed garage, which faces inwards towards the rear garden. The proposed units are the quietest available, with a normal max. of 51 and a special night quiet function (max. -9dBA). The wall of the proposed garage will be landscaped with timber trelliswork and planting, thereby concealing the condenser units. The pipes from the units to the house would be 35mm in diameter (including lagging) and would run as shown in the ground or be chased into rebuilt rear wall areas and enter the building unseen. The risers would be in the existing redundant chimney breasts, leaving the existing listed fabric undisturbed.

14. Services generally: the current plumbing, electrical and gas services, all of which are of a low standard and some of which run on the surface of the walls, will be replaced.

15. Single storey flat-roofed garage at the rear in Lancaster Mews: the garage will be built along the general building line established by neighbouring garages. The garage for 36 Richmond Hill has a sloped roof, but we propose a more modest flat-roofed building to minimise the impact on surrounding residents and space.

Your sincerely

A handwritten signature in black ink, appearing to read 'Desmond O'Hara', with a long horizontal flourish extending to the right.

Desmond O'Hara, RIBA
for and on behalf of EnglisHaus Architects

cc. Mr Simon Duffy
Miss Astra Spyro, Planning Officer
Mr. Richard Brookes Conservation Officer