

43 SHEEN ROAD

DESIGN & ACCESS STATEMENT

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1. Location
Street View



1. Location

Aerial Plan and Introduction

Bureau de Change Architects have been instructed to prepare a planning application for the rear extension of 43 Sheen Road. This property is a Grade II listed Georgian terraced house located along the central route through the Sheen Road Conservation Area.

The house is inhabited by a family who wish to replace their current rear extension (built in 2010) with one of higher architectural quality and environmental sustainability. At present, the glass extension overheats in the warm seasons and loses heat in the cold seasons, thereby increasing energy usage in the home for climate control.

The proposed extension maintains the existing extension's function as a kitchen and dining room connected via a short flight of stairs to the host building.

In addition to the extension, a new concealed storage area not visible from the public realm is proposed for the front lightwell to eliminate an existing cycle rack from the front garden. Widening of the stairs down to the lightwell is also proposed for safer and more comfortable access, especially for the grandparents and other visitors of this family home. Otherwise, the existing fabric of the house will remain unaltered.

The owners are keen to build a contemporary extension that adds value to the site and the area through high quality design and craftsmanship.



0 40m

1. Location
Location Plan 1:1250



1. Location
Block Plan 1:200



2. Context

Sheen Road Conservation Area

Sheen Road is the historic route from Richmond to London and retains high quality buildings including some 18th century development.

The area has two distinct characters: the development along Sheen Road, in which this proposed development is located, includes 18th and early to mid 19th centuries buildings, while later residential terraces and semi detached houses running up to the railway line to the north were developed after the introduction of the railway in 1846.

The former of these two characters include houses, like no 43, mostly set in gardens with mature trees. A strong frontage is maintained by buildings or boundary walls set against the pavement.

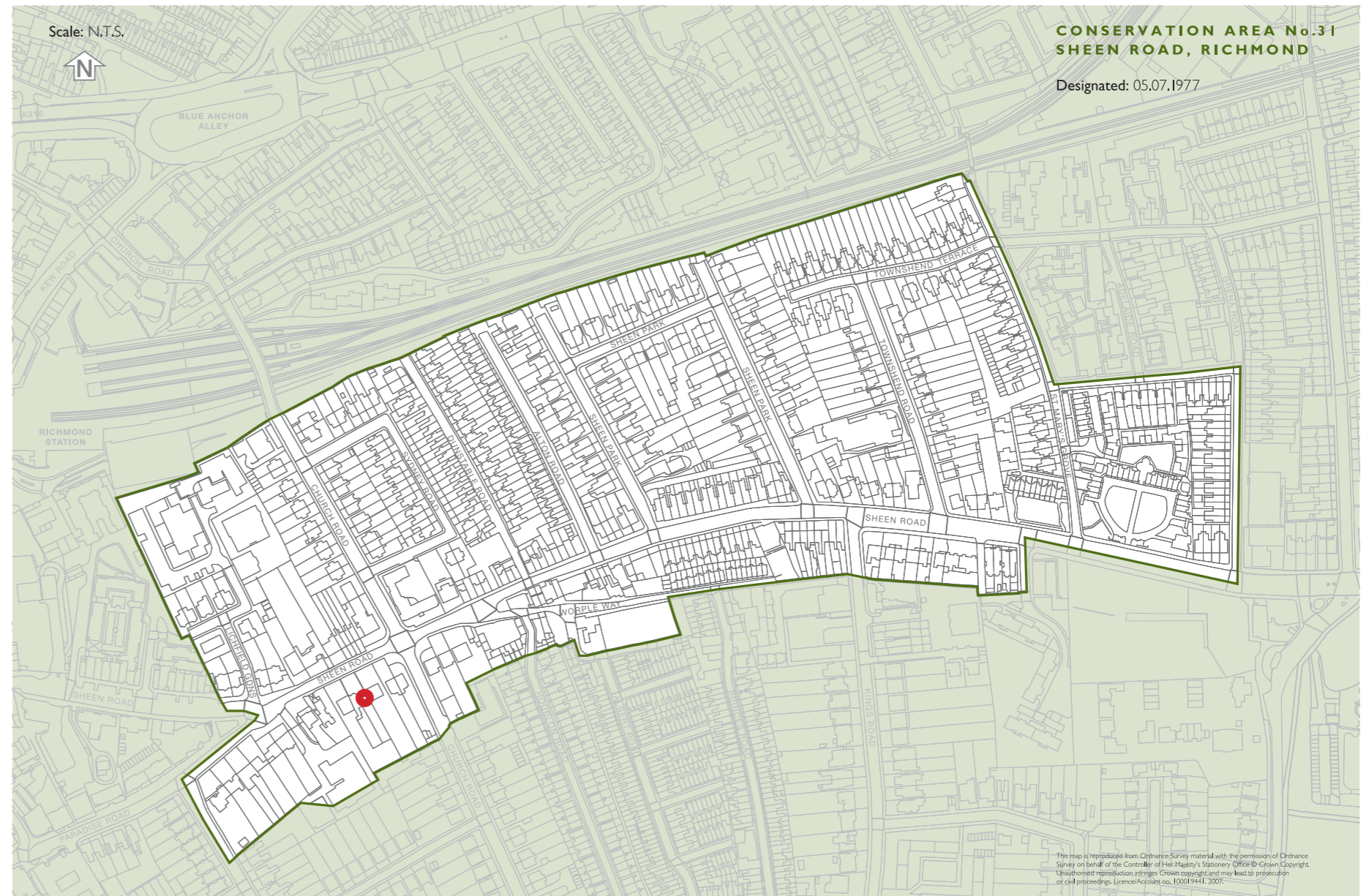
Problems and Pressures

- Loss of traditional architectural features and materials due to unsympathetic alterations
- Loss of front boundary treatments and front gardens for car parking
- Lack of coordination and poor quality of street furniture and flooring

Opportunity for Enhancement

- Preservation, enhancement and reinstatement of architectural quality and unity
- Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens
- Coordination of colour and design and improvement in quality of street furniture and flooring

This proposal seeks to preserve the existing host building and reinstate architectural quality by replacing a rear extension of poor design quality. The existing boundary and front garden is to be preserved for car parking, while an unsightly cycle rack is to be removed in favour of concealed cycle storage not visible from the street view.



Above: Map of Sheen Road Conservation Area
Below: Street view from Church Road and Sheen Road

2. Context

Existing External Conditions

Rear

The existing extension (2010) consists of a double glazed roof and sliding double glazed doors with aluminium framing. Due to the extensive glazing, the extension overheats in the warm seasons and loses heat in the cold seasons, thereby increasing energy usage in the home for climate control. The current access to the garden is via a narrow staircase. A non-descript timber fence protects the drop from the garden to the lower patio level. The lower patio is clad in slate tiles, while the rest of the garden is natural grass.

This proposal seeks firstly to mitigate the climate control issue by the use of well-insulated walls and roof with strategically located openings. The proposal also opens up views of the garden from the house by replacing the current stairs and fence with a full-length staircase. The lower patio and stairs are to remain hardscaped, while the garden is to remain all natural grass.

Front

To the front of the house, the family's bicycles are currently stored in a cycle rack visible to the public realm. A narrow and uncomfortable staircase leads down to the front lightwell. Paving adjacent to the stairs is not level with the rest of the front paving, posing a tripping hazard. In the lightwell, utility boxes are visible on the side face of the entrance stairs. Temporary storage takes up a large area of the lightwell.

As one of the problems of this Conservation Area is the poor quality of street furniture, this proposal includes the removal of the rack and creation of a cycle storage area underneath the paving that would not be visible from the public realm. This storage area would eliminate the need for additional temporary storage that clutters the lightwell. The staircase is proposed to be widened for safer and more comfortable access to the lightwell, and the aforementioned paving leveled. Finally, the proposal also seeks permission to cover the exposed utility boxes with a unified joinery unit.

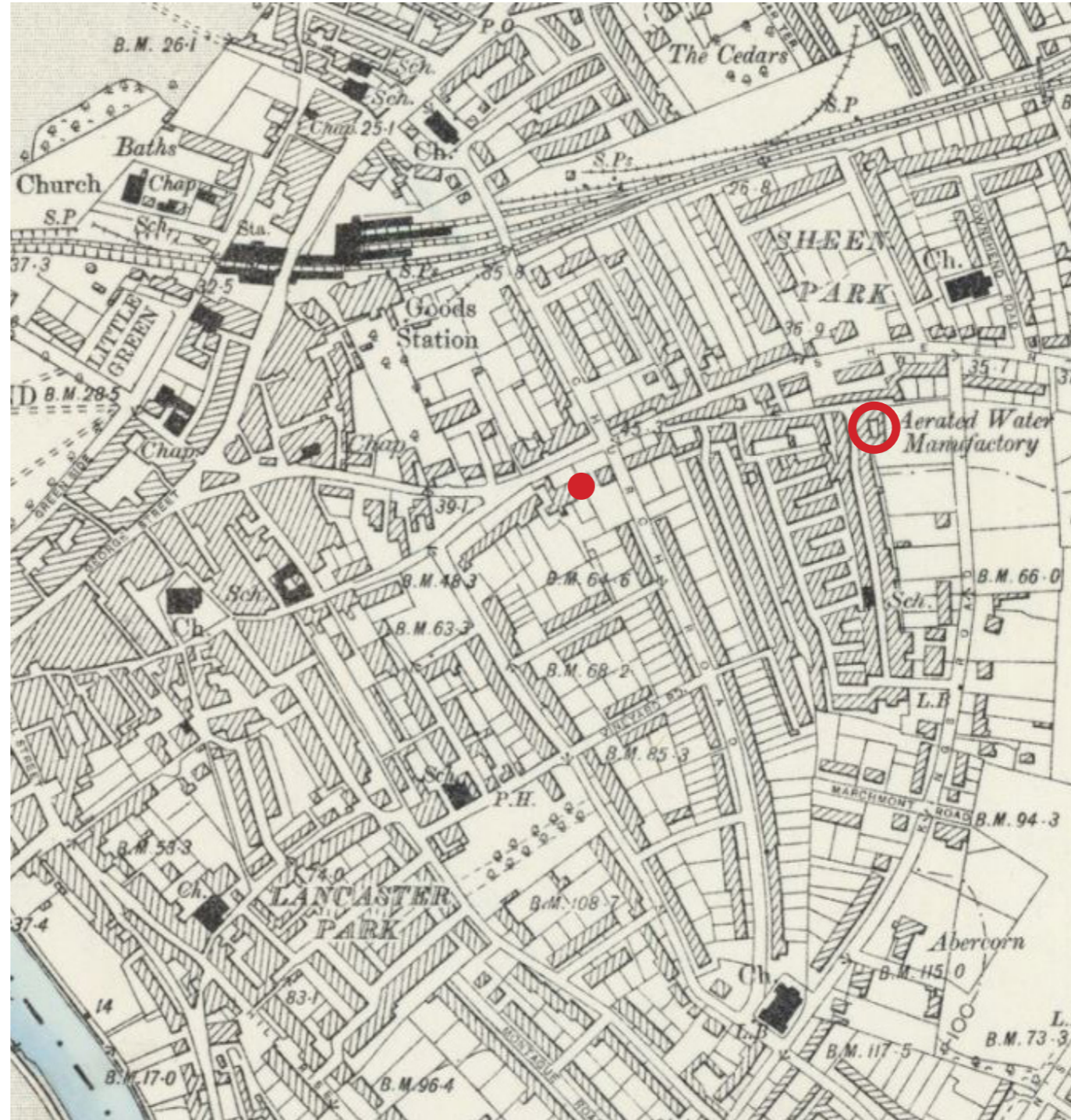


Above: Rear facade
Below: Front lightwell

2. Context

Historical Maps

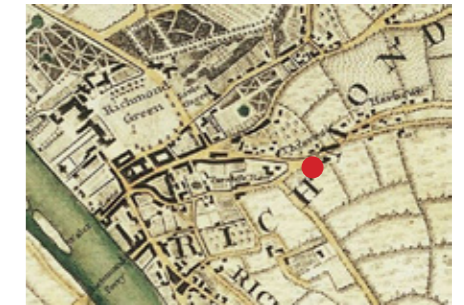
43 Sheen Road was one of the first residential developments in the area. As development expanded, a fascinating 'Aerated Water Manufactory' opened nearby to satisfy the demands of Victorians for the soda water trend.



43 Sheen Road and its proximity to the Aerated Water Manufactory in the late 19th century



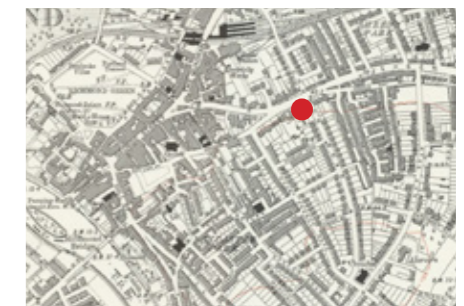
1750



1813



1871

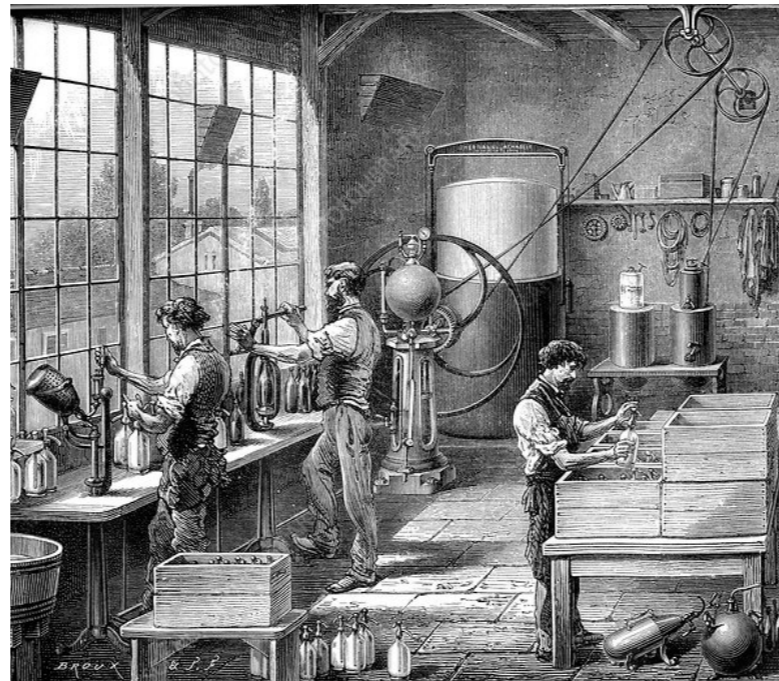


1920

2. Context
Historical References

Soda water's manufacturing process, dispensers, and storage bottles were designed with soft curves and decorative details that speak to the organic nature of the water itself.

The curves of the soda water glass bottles and dispensers tie directly into Victorian glass conservatory design and its contemporary re-interpretations. The curves of these conservatories are typically articulated with vertical ribs and horizontal detailing. Excellent examples can be found in Richmond, particularly at Kew Gardens.



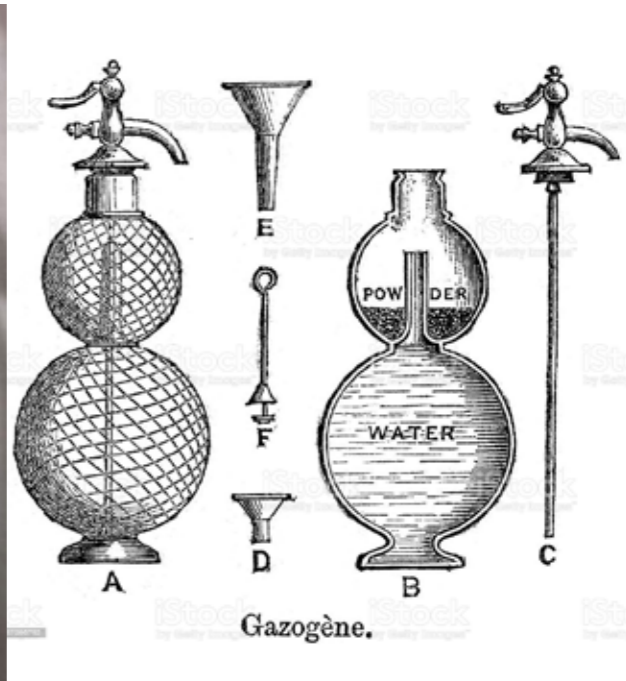
Soda Water Manufacturing



Codd Bottle, 1875



Hamilton Bottle, 1814

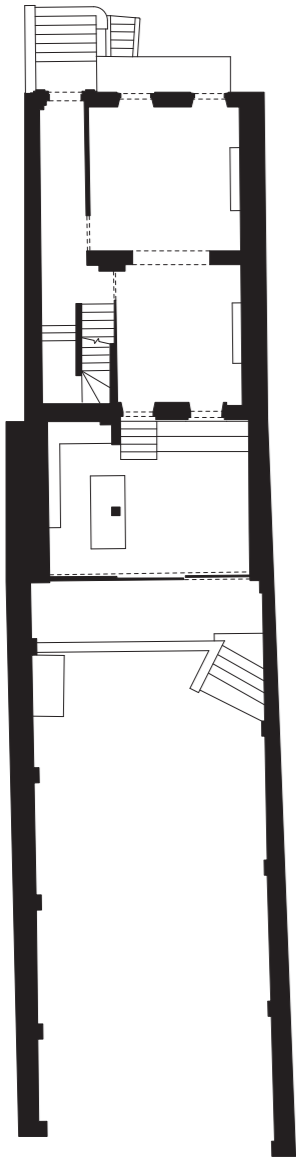


Seltzogene

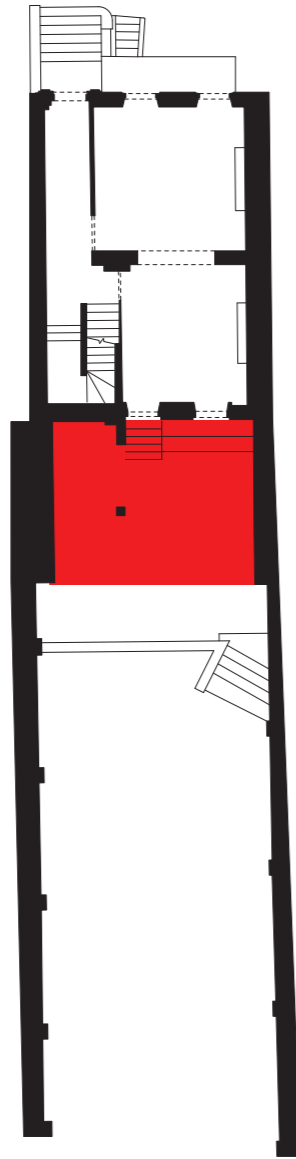


Curving forms and articulation of conservatory design

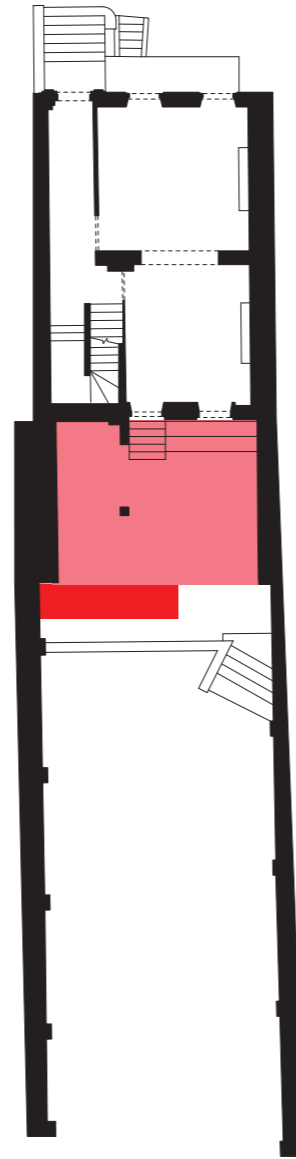
3. Design
Plan Progression Diagrams



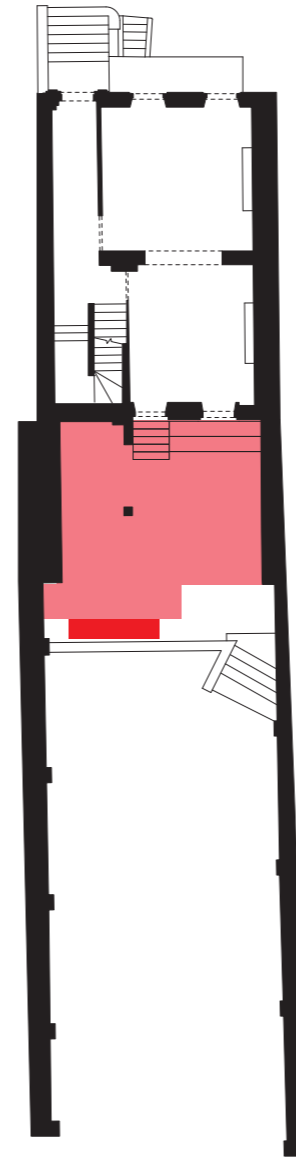
1. Existing plan



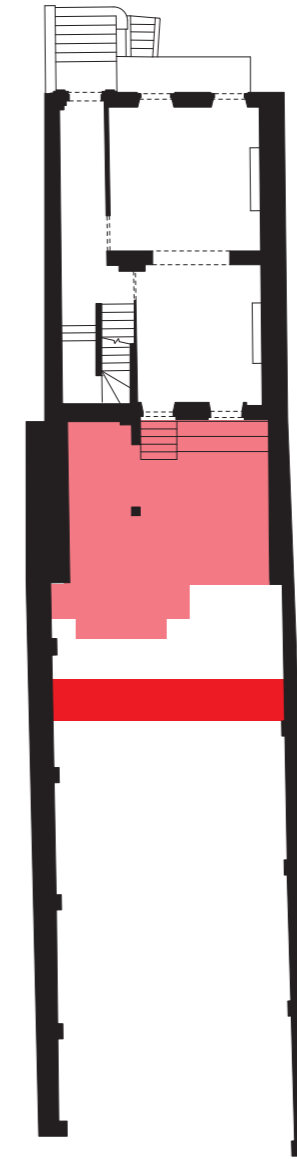
2. Existing extension extent



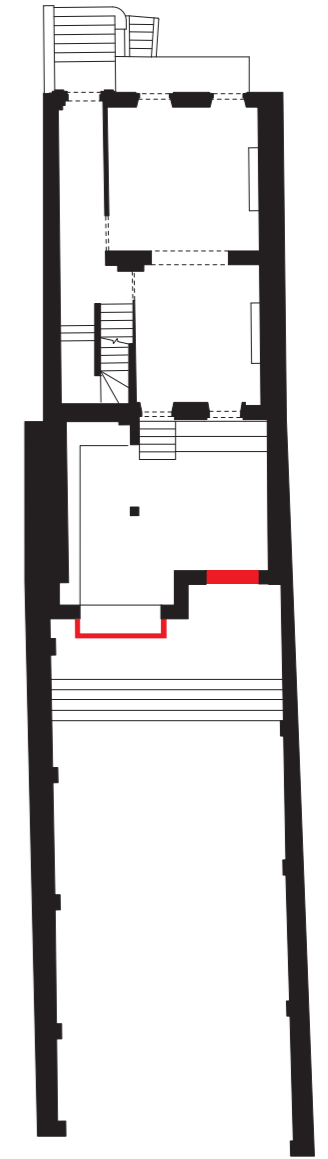
3. Extend kitchen



4. Bay window

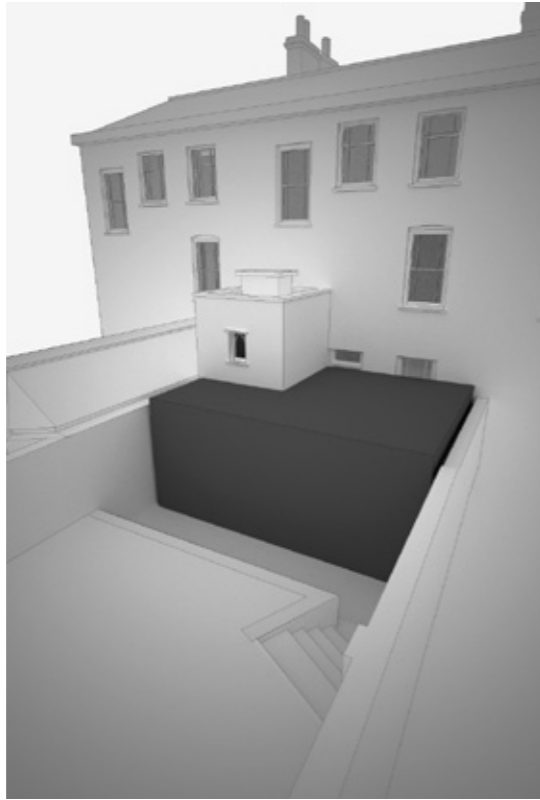


5. Extend length of stairs

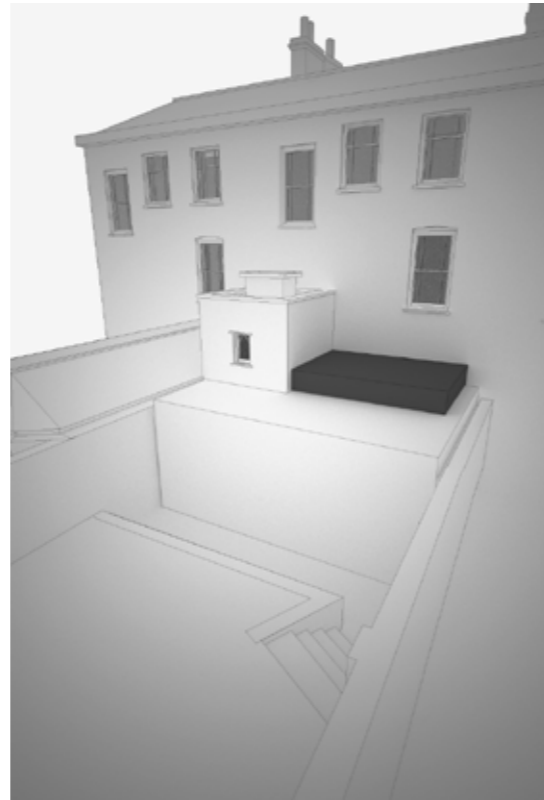


6. Cut openings

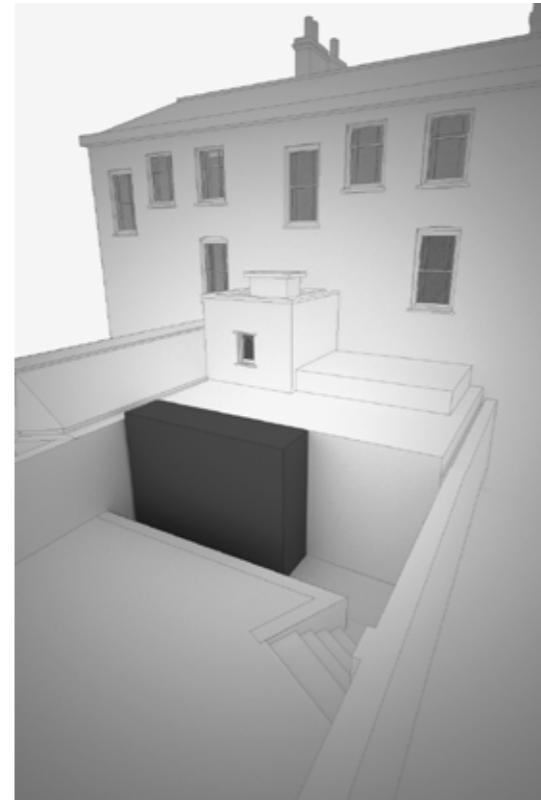
3. Design
Volume Progression Diagrams



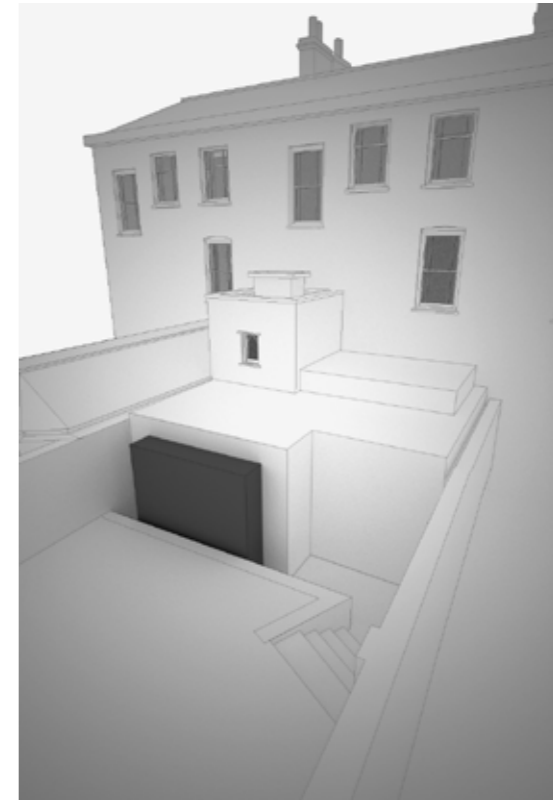
1. Footprint of existing extension



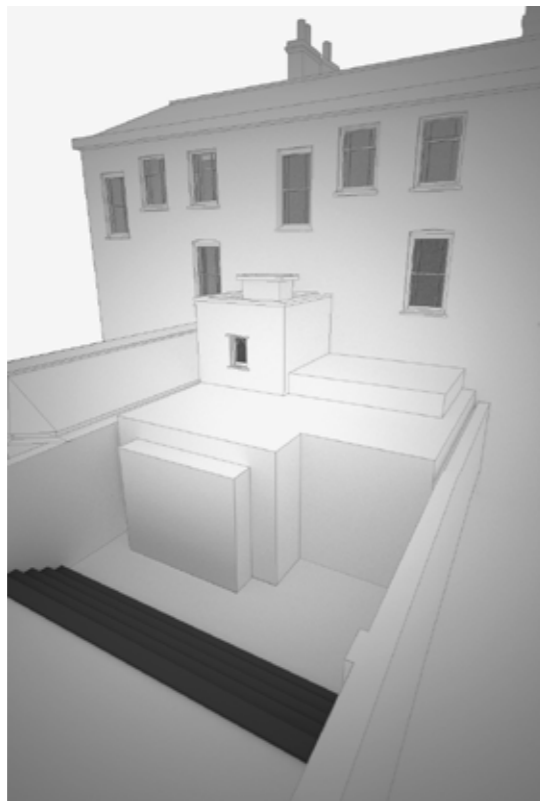
2. Skylight



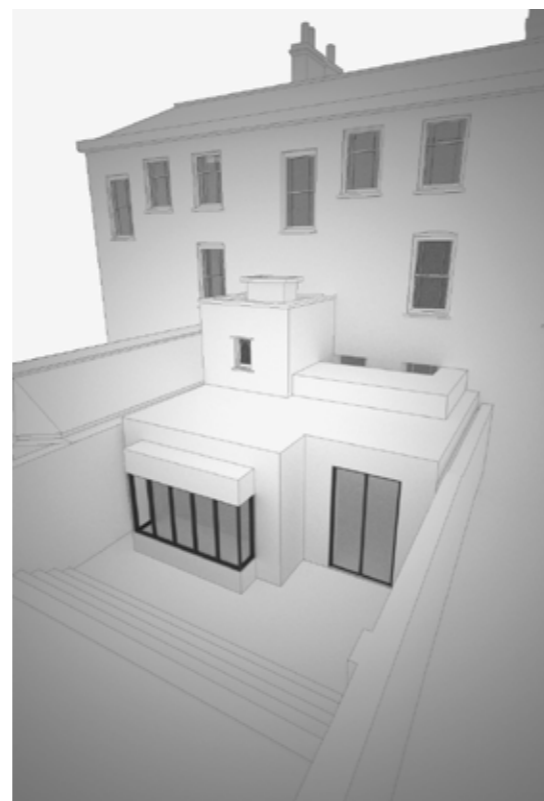
3. Extend kitchen



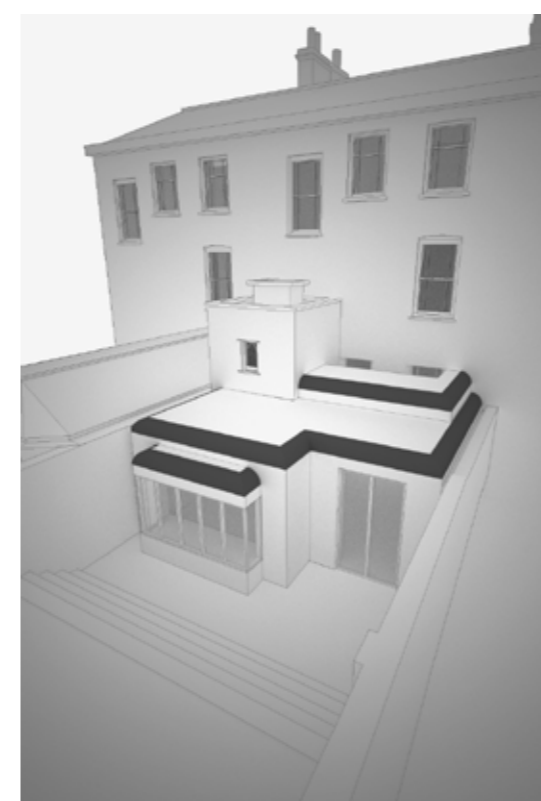
4. Extrude bay window



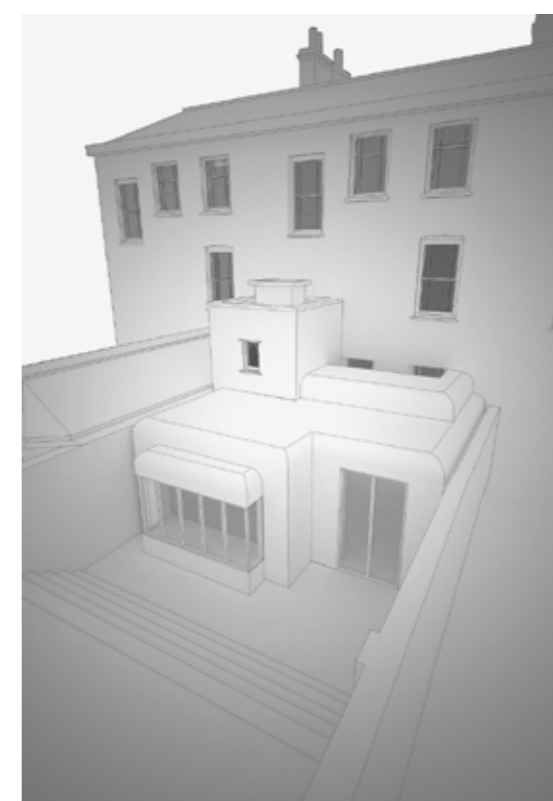
5. Wide stairs to garden



6. Glazing



7. Treatment of roof edges



8. Proposed volume

3. Design Material History

During the Georgian era, in which 43 Sheen Road was built, Delft tiles were popular among royalty and the wealthy. Their appeal was both decorative and functional - they were used to reflect heat around fireplaces, keep damp out of cellars, and keep kitchens clean. With industrialisation in the Victorian era, ceramic tiling became affordable for the masses and rose in popularity, decorating walls, floors, and facades across England.

The proposal seeks to clad the extensions in ceramic, a material that speaks to the much coveted tiles of the house's Georgian era. Contemporary tiling has a variety of finishes and colours available. Furthermore, ceramic can be used to articulate the facade with vertical ribs and horizontal decorative elements, evoking a traditional Victorian glass conservatory.

Ceramic cladding is a high quality, sustainable, and durable material. Developed with specialist crafts people with technical expertise, the proposed cladding offers a bespoke and long lasting design that will add a new chapter of life to this family's beloved Georgian home.

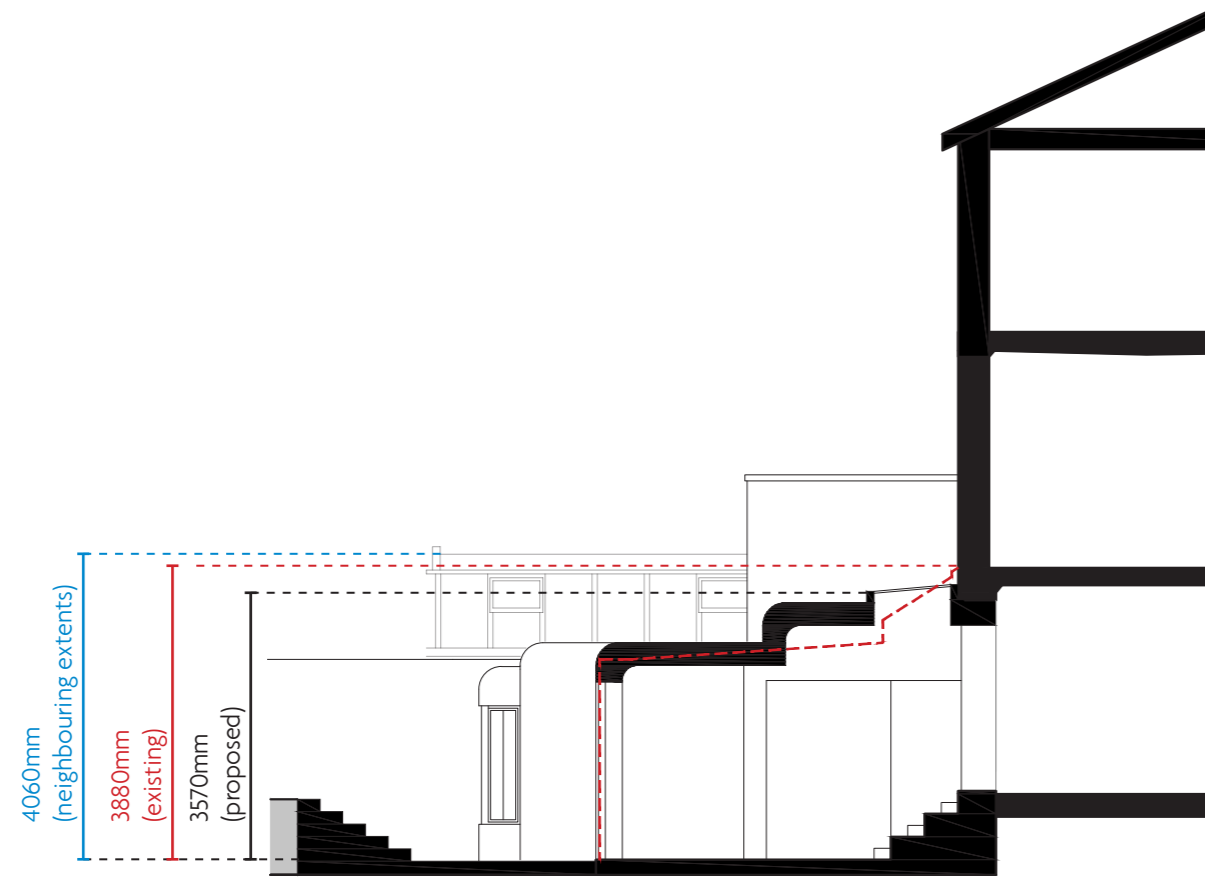


Georgian era Delft tiles

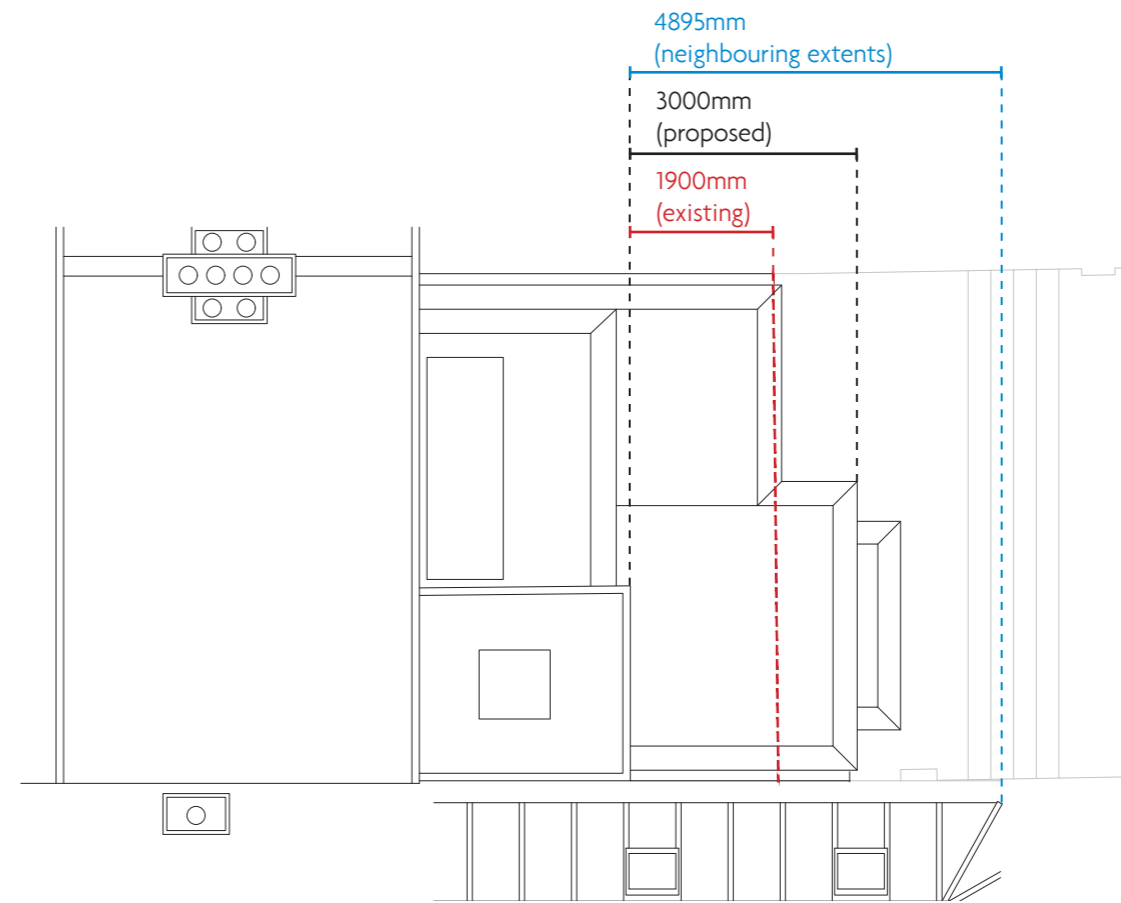


Ceramic textures, colours and articulation

3. Design
Extension Extents Plan and Section



1. Section @ 1:100



2. Plan @ 1:100

3. Design

Front Lightwell Stair Precedents

There are currently many types of stairs that lead from front gardens down to lightwells in the context of neighbouring houses, as can be seen in the images adjacent. As there is no single characteristic visible in the surroundings, the alteration to these stairs would not harm the characteristics of the Conservation Area, nor of this building.



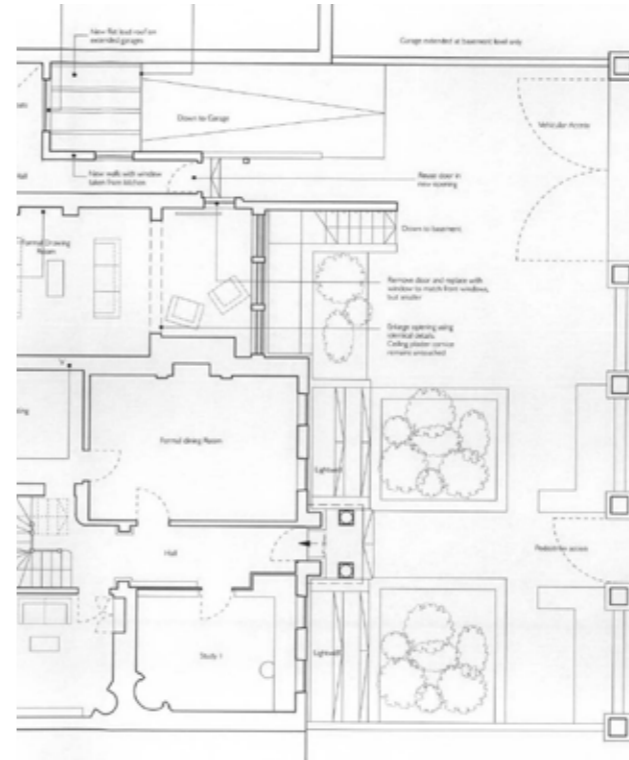
40 Sheen Road



44 Sheen Road



41 Sheen Road



36 Sheen Road

4. Access

Front

The proposal seeks to widen the stairs that lead from the front garden to the basement lightwell to allow for safer and more comfortable access. The proposed stair width would align with the existing door frame opposite. The front pavement over the new cycle storage is to be levelled with the existing pavement. These alterations greatly benefit the accessibility of the house.

Rear

Access to the garden will be through a double set of double glazed doors. The stairs from the patio up to the garden are to be widened to eliminate the current timber fence and open up views from the extension to the garden.



Above: Steps to front lightwell
Below: View to garden steps and fence

5. Energy and Sustainability

The primary aim of this proposal is to improve the existing building by replacing an inefficient existing extension with a more sustainable structure. The energy consumption of the house will be reduced with the removal of the existing glazed rear extension, which as previously stated has led to overheating in the warmer seasons and heat loss in the colder seasons. The strategic double glazed openings in the proposal will maintain daylighting and views to the garden. The change to a solid, well-insulated extension will be greatly beneficial to the sustainability of this house.

In terms of materiality, the proposed ceramic cladding is a highly sustainable material that has been used in buildings for centuries. The natural properties of ceramic clay are sourced from the earth and, when their use is over, can be returned to the earth - an environmentally friendly cycle known as 'cradle to cradle'. In addition, ceramic products are made to last a lifetime or longer.

The installation of energy-efficient lighting and appliances in the extension will also aid to decrease energy consumption.

Finally, cycle storage for the entire family will be maintained, promoting a sustainable mode of transport. The proposed lightwell location of concealed cycle storage is not visible from the street and will allow for the removal of an existing cycle rack in the front garden.

6. Planning

1.0 The Proposed Development

1.1 The proposed development is of a similar height and scale to the existing rear extension.

1.2 The proposed extension maintains a subservient position to the host building due to its scale and differentiated materiality.

1.3 The proposed extension is shorter in height and length to the neighbouring extension (no 41). The amenity of neighbours remains unchanged. Views from neighbouring habitable windows are protected.

2.0 Planning Policy Compliance

2.1 This section sets out the key planning policy that guides development.

2.2 The National Planning Policy Framework 2019 (NPPF) sets the context for local planning policy and decisions. NPPF policies of note in regards to this proposed development are as follows:

- NPPF Paragraph 130 states that ‘design should not be used by the decision-maker as a valid reason to object to a development’. It encourages ‘outstanding or innovative designs’ which ‘help raise the standard of design more generally in an area’ and should allow for ‘a suitable degree of variety where this would be justified’. For reasons justified in this DAS, the proposal’s architectural response is right for this location and the proposed development complies with national and local policy.
- Paragraph 131 goes on to state that ‘in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area.’ This DAS has demonstrated how the design is sustainable and of a high quality design.
- Section 12 encourages the creation of high quality buildings and points out that good design is a ‘key aspect of sustainable development.’ This proposal adds visually attractiveness, good architecture with well-thought out layouts, raising the standard of design in the area.
- Section 12 also states that policies and decisions should ensure that developments are ‘sympathetic to local character and history’ whilst ‘not preventing or discouraging appropriate innovation or change.’ This proposal is inspired by historical materials, forms, and local manufacturing heritage, thus grounding a contemporary design in the specific history of this property and its surroundings.

2.3 The Local Plan (2018) sets out policies and guidance for the development of the borough over the next 15 years. Policies of note are as follows:

- Policy LP 1 states that the council will require ‘all development to be of high architectural and urban design quality. The high quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise’. This proposal shows a thorough understanding of the site and its history and is taking the opportunity to enhance the quality and character of the building.
- Policy LP3 encourages the council to ‘conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough’. The proposal will make a positive contribution to its host building.
- Policy LP 8 states that ‘all development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties’. As demonstrated in this DAS, the proposal does not have adverse effects on the neighbouring properties and will greatly improve the living conditions of current and future occupants.

2.4 Richmond and Richmond Hill Village Planning Guidance SPD (2016) establishes a vision and planning policy aims for maintaining and enhancing the character of Richmond. Relevant guidance is as follows:

- The SPD encourages councils ensure ‘local character, historic buildings, architectural features and archeology are retained and enhanced.’ As only minor changes are proposed to the stairs to the front lightwell of the host building, the historical character of this Grade II listed house are retained. The proposed development enhances its character further.
- The SPD states that new development should be ‘appropriate in terms of height, scale and massing and use of architectural features and traditional materials and includes sufficient car parking.’ The proposed development maintains a similar scale to the existing extension and is clad in a more traditional material appropriate to the host building. Car parking remains unaltered.

2.5 House Extensions and External Alterations SPD (2015) outlines guidance relevant to this proposed development:

- Paragraph 3.1.2 states ‘the effect of a single storey extension is usually acceptable if the projection is no further than: 3m for a terraced property.’ This proposal complies with this guidance, projecting 3m from the existing outrigger.
- Paragraph 3.2.1 states ‘a new extension should not result in any substantial loss of privacy to adjoining dwellings and gardens to prevent overlooking.’ The development will not have adverse effects on the privacy of the neighbouring properties.
- Paragraph 3.3.1 states ‘residential development should create good living conditions and should not cause any significant loss of daylight or sunlight to habitable rooms or gardens in neighbouring properties’. The proposal will provide good daylighting and will have no adverse impact on the neighbouring properties.
- Paragraph 3.4.1 states ‘3+ bedroom properties should maintain 70m² of garden space.’ The proposal maintains approximately 164sqm of garden space.
- Paragraph 3.5.1 states ‘when designing an extension, home owners should be mindful of potential light pollution that may be caused through excessive use of roof lights and / or glazed roofs.’ The proposal will improve upon the potential light pollution by replacing the glazed roof and facade of the rear extension with a more solid massing.

2.6 Residential Development Standards SPD (2010) offers guidance to promote high quality sustainable design.

- Paragraph 4.3.6 encourages ‘safe and secure cycle storage’ to be designed as ‘integral to the property where possible, in line with the Council’s cycle standards.’ The proposed design seeks to create a concealed cycle storage large enough for the entire family’s cycles and not visible from the public realm.

3.0 Conclusion

3.1 Although a contemporary design, the proposal makes appropriate reference to the history of the surrounding context, while also recognising and responding to the unique qualities of the site. The composition and detail would create a unique, high quality design that compliments and enhances the host building and its surroundings.

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