

30 CLIFFORD ROAD. PETERSHAM  
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Site Address ;

**3 HEADWAY CLOSE. Ham. Richmond. Surrey. TW10 7YW**

Conservation Area ; N/A

Proposal ; Proposed Single Storey Side & Rear Extension



## 1.0 Introduction

1.1 This Design Statement has been generated to establish the general design principles of the proposed works and alterations in support of the above. It also seeks to demonstrate how these works are compliant and/or conform with the relevant UDP Policies and local planning constraints.

1.2 This document is to be read in conjunction with the application forms, drawings and associated supplementary items.

## 2.0 Site Description

2.1 The subject property is located to the east side of Headway Close and forms the corner site to the southern end of a terrace of 6 dwellings. These houses were constructed circa 1970 and reflect the architectural styles of that time.

The property comprises of 2 levels ranged over Ground floor and First floors. The original ground floor arrangement provided a kitchen with adjacent reception room accessed directly from the street and offering little internal privacy. The first floor comprises a double bedroom and bathroom with minimum storage facilities.

Off road parking is provided by a hardstanding to the rear of the property at street level.

### 3.0 Planning History

3.1 The following are the known planning applications associated with this property save to the approval of the original submission for the estate;

#### Planning Enforcement Cases

Ref: 19/0050/EN/UBW

Date: 24/01/2019

Type: Renovation works

#### Development Control Cases

Ref: 19/0838/HOT

Date: 12/03/2019

Description: Two storey front extension at ground and first floor levels

Decision : Approved

Date: 10/05/2019

### 4.0 Design Considerations

4.1 The proposed design works primarily seek to provide greatly improved living facilities to Mrs & Mr Holt, the former having suffered from a recent fall leaving her unable to negotiate the stairs to the first floor bedroom and bathroom. The accident has left our client in an incapacitated condition, so much so that she unable to safely gain access to the upper level of the property, impacting her quality of life.

Our proposal would be to address this highly unfortunate situation by providing both a modest bedroom and shower room located within a new side and rear extension located at ground floor level. The new bedroom would benefit from direct views to the rear garden whilst maintaining a connection to the daily life of the internal household.

4.2 The architectural form of the new enclosure has been sensitively designed and sited as to not be incongruous, overly dominate or visually intrusive to the existing streetscape. The overall scale, height and massing being subservient to the main dwelling. Special consideration has been given to the siting of the new side extension in relation to the nature of the plot being itself located on a corner junction. Vehicular site lines have been incorporated into these proposals by reducing the length of the extension to create a stepping effect away from the main building line at the front of the property. These alterations would also enhance the eclectic design nature of these properties being varied and non-uniform in their design aesthetic. A review of the local and adjacent street scenes offer little support for a definitive and/or uniform presentation to these dwellings. Our clients are keen to maintain the high degree of quality within these works and are sympathetic to the concerns of the adjacent dwellings and their owner/occupiers. Included within the designs is an area to be developed for street visible planting to soften the corner of the property - a condition we understand existed before the previous incumbent removed same.

#### Design Precident - Fisherman Close

4.3 When designing the proposed enclosure to the new side/rear extension we reviewed a property in the adjacent road of Fisherman Close. Here we located a dwelling being similar in nature to 3 Headway Close - corner site/small dwelling - which has benefitted from a side/rear extension and being similar in the proposed use of materials and detailing to our proposals as submitted.

Property to Fisherman Close. Ham.



In summation, these proposals have been conducted with great sensitivity and respect to the establish architectural principles as present. They provide a fluid design with carefully selected materials on a scale in keeping with its immediate environment.

#### 5.0 Access

5.1 The principle of the access - both ingress and egress - remain as per the original approved design save to the proposed inclusion of a ramped entrance to the front door. A level threshold will be provided to ensure safe transition from the house to the rear garden.