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DESIGN & ACCESS / PLANNING / HERITAGE STATEMENT

Ground level side and rear extensions, raise ridge height, and erect rear dormer and rooflights, alterations to porch and external elevations, and alterations to boundary walls.

Property Address: 38 Cross Street, Hampton Hill, TW12 1RT.

February 2021

1.0 INTRODUCTION

1.1 This Design and Access / Planning / Heritage Statement is submitted on behalf of the applicant in respect of a planning application for various works to the property (these are set out in more detail in para. 3.0 below). This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.



Figure 1 – Front elevation of property.

2.0 APPLICATION PROPERTY AND SURROUNDING AREA

2.1 The existing property is a two storey detached property located on Cross Street and on the corner with East Bank Road. The property has an average size rear garden relative to the area. There is a small front curtilage to the property which is bounded by a brick wall.

2.2 The site is located within a residential area. There is significant variety in dwelling scale, form, and appearance on the road. It is also very apparent that many dwellings on the road have been extended, altered and personalised in varying ways.

2.3 The site is within 400m (5 minutes' walk) of a variety of land uses and is therefore centrally located to day-to-day facilities, services and amenities.

2.4 The site is located within flood zone 1 and thus has a low probability of flooding.

3.0 PROPOSED DEVELOPMENT

3.1 The proposed works are as follows:

- Ground level side and rear extensions: a wrap-around extension is proposed. To the rear the extension would come out approx. 2m from the existing rear wall. To the side the extension would come out approx. 1.75m from the existing side wall. The extensions would have a height of approx. 2.85m. It is proposed to finish the extensions externally with black brick and a green roof. Also to the side it is proposed to construct an external bike and bin store.
- Raise ridge height and erect rear dormer and rooflights: The existing ridge height would be raised by approx. 400mm and a dormer would be constructed to the rear roofslope. Three rooflights are proposed to the front roofslope.
- Alterations to porch and external elevations: an enhanced porch enclosure is proposed which would result in the existing porch being widened and lengthened slightly. The front middle window in the property is to be re-instated.
- Alterations to boundary walls: iron railings are to be placed on top of the existing wall in addition to the pedestrian gate opening being made wider and new 'pillars' constructed following original design principles.

3.2 The applicant purchased the property in 2008 and has lived in it since with her two children (one of which has special needs) and her elderly mother who is blind and disabled (the applicant is her carer). The dwelling is in urgent need of renovation and in its current state is not at all conducive to the applicant's families needs. Problems include:

- Front entrance is so narrow that it can't be accessed with a walking frame. Nor can child prams fit through it.
- There are cracks on walls throughout the property and mould growing in many places.

- Condensation & mildew is a significant problem around doors and windows.
- Birds and squirrels nest in the roof.
- There is water ingress into the house.
- The stairs are extremely narrow and steep. The applicant's elderly mother is unable to use them. The stairs are at an angle of 47 degrees and do not comply with building regulations.
- The boiler, wiring/electrics and piping all require urgent removal and replacing.

Simply refurbishing the property as it is not economical nor desirable and the applicant wishes to combine essential refurbishment works with extensions to make the dwelling fit for modern needs.

4.0 PLANNING HISTORY

4.1 There is no recent / relevant planning history. The last known application is that of Ref. No. 07/4032/HOT which was a grant of permission for a two storey rear extension.

5.0 PLANNING POLICY AND GUIDANCE

Richmond Local Plan (2018)

5.1 According to the Richmond Local Plan, the site is not affected by any planning designations.

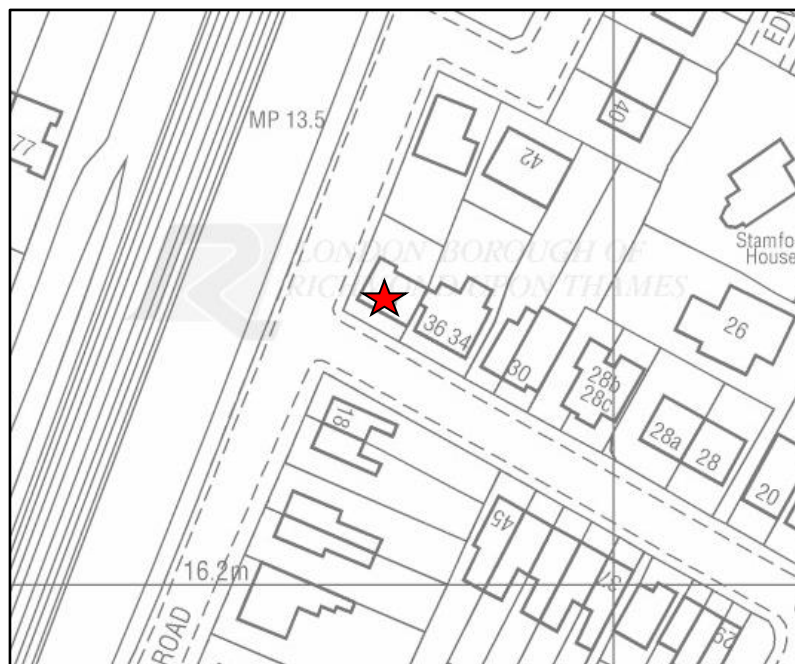


Figure 2 – Extract from Richmond Local Plan Policies Map. Approx. location of site is denoted by red star.

5.2 The property is a ‘Building of Townscape Merit’. It has been an over-riding objective in the proposed scheme from the start to retain the fundamental character and appearance of the property. Furthermore the proposed works seek to enhance the existing building through a range of works including restoring existing windows, re-instating a window that had been bricked up, and through a general and overall refurbishment. The proposed extensions would be subservient to the original structure. The public frontage of the property would remain largely as it is (albeit significantly enhanced). The rear elevation of the property has already been altered in the past (pursuant to permission Ref. No. 07/4032/HOT). Para 5.4 below discuss design issues in more detail

5.3 From a review of the Local Plan it is not considered that there are any policies which would resist a development of the nature proposed. Policies LP1 (Local Character and Design Quality), LP4 (Non-Designated Heritage Assets), and LP8 (Amenity and Living Conditions) are noted however it is not considered the proposed works would be at variance with these policies. Issues relating to these policies are discussed in more detail below.

House Extensions and External Alterations SPD (2015)

5.4 The proposed works have had regard to this SPD. The SPD guidance, and how the proposal has had regard to this, is summarised below.

Side and rear extensions:

“The overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. They should harmonise with the original appearance”.

Alternatively, the extension is made to appear as an obvious addition which is subordinate to the main structure, so that the original form can still be appreciated”.

The side extension is to a side where are no adjoining dwellings. The side and rear extension are confined to single storey and have flat roofs with a modest height. They are subordinate in terms of scale and floor area. The extensions intentionally adopt a different design style so as to be distinguishable from the ‘parent’ structure. A green roof is also proposed for sustainable benefits in addition to its visual qualities.

Windows:

“Maintain consistent detail and style”.

Existing windows will be restored, and a window that had been bricked up will be reinstated. The glazing in the extensions intentionally adopt a different design style so as to be

distinguishable from the 'parent' structure. All new windows will be of high specification and with low U values.

Porches:

"If a new porch is desired, it should enhance rather than detract from the original house, with the aim being to make the addition 'belong' to the house".

The proposed porch will give greater articulation and visual interest to the dwelling, and well as allowing the entrance to be widened for practical reasons. It is in keeping with the style and proportions of the original dwelling. The side panels to the door will enhance security for occupants and provide enhanced passive surveillance of the street.

Front garden stores:

"These should not be insensitively located in the middle of a front garden. Consider siting these adjacent to a property boundary, whereby they can be seen in context with existing boundary walls, fences and hedges".

"These should be subservient in scale, and not exceed the height of existing boundary treatment".

The front garden store is integrated into the extended dwelling and well behind the front elevation. It would also be screened by a proposed side wall.

Dormer windows and other roof extensions:

"Dormers must not project above the ridgeline".

"Dormer windows should be smaller than that of windows of the floor below".

"It is preferable that roof lights are flush with the existing roof (conservation type) and that they are carefully placed to line up with the windows on the floor below".

"Raising the ridge of the building is normally unacceptable".

The ridge height is being raised by the minimum amount needed and it will still sit below the ridge height of the adjoining dwelling including the dwelling adjacent to the east and the dwelling opposite. The raised ridge height will not materially affect the proportions or appearance of the property, and given the site's location the increase in ridge height would have negligible impact on the streetscene. There are a variety of ridge heights along Cross Road.

The rear dormer extension will not be higher than the roof ridge and windows / openings are aligned with those below. Roof lights will be flush with the roof.

6.0 RESIDENTIAL AMENITY

6.1 It is not considered there would be any adverse impacts to neighbouring properties. The rear extension is modest in depth and height and would only extend out approx. 1.2m from the rear elevation of the neighbouring dwelling to the east. Given the orientation of the site and nature of the proposed works it is not considered there would be any adverse overshadowing or overbearing impacts. The proposed dormer would not give rise to any additional overlooking than what is already the case from first floor windows.

7.0 CONCLUSION

7.1 The proposed development is considered to be in compliance with the Richmond Local Plan and associated design guidance.

7.2 The proposed works are sensitive and high quality design additions to the existing property. The works will re-affirm the merit of the existing building by restoring its decaying historical features, whilst allowing it to be sustainably adapted/extended for modern housing needs. Given the siting and orientation of the property, it is not considered there would be any adverse impacts to the streetscene visual amenities. or the residential amenity of the neighbouring properties.

APPENDIX A - SITE CONTEXT AND DESIGN RATIONALE

(under separate cover)