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DESIGN, ACCESS AND HERITAGE STATEMENT

- 20, The Hermitage. Richmond TW10 6SH -



Front façade of the property at No.20, taken from The Hermitage. (fig.1)

1.0 Introduction

This statement sets out the design and access principles and concepts for the proposed development at 20 The Hermitage. The report should be read in conjunction with the application forms, plans and elevations.

2.0 Site Characteristics and Heritage Statement

The existing property is a four storey semi-detached property in residential use. The site sits within the Richmond Hill Conservation Area 5 and is within an established residential area of large 3 or 4 storey detached and semi-detached properties and smaller 2 or 3 storey semi-detached or terraced town houses with examples of rear extensions.

Richmond Hill Conservation Area 5 has been part of the Royal Manor of Richmond since Domesday, until the enclosing of Richmond Park by King Charles I around 1635. Mostly agricultural land in the early 18th century, it was in this period that the number of large houses in their own grounds increased significantly, such as Halford House and Vineyard House. The formal Terrace Walk was laid out in the later 18th century followed by further important houses such as Downe House, Ancaster House, Wick House and The Wick on the hill, as this area became an increasingly fashionable place to live.

Richmond Bridge was completed in this period, in 1777. With the arrival of the railways in Richmond in 1846, development of this area increased with newly laid out residential streets (such as The Hermitage, Halford Road, Cambrian Road and Chisholm Road) and shops along the Hill Rise. In 1887, part of the grounds of Buccleugh House on the riverside was opened to the public as Terrace Gardens. In 1902 the Richmond Petersham and Ham Open Spaces Act was passed by Parliament to safeguard the famous view (as recorded by Turner and Reynolds) from Richmond Hill. The modern period has witnessed further infill development of houses and blocks of flats in the area.

The principal entrance of the house sits in the front elevation and has external stone stepped access up from street level to the Upper Ground Floor level which is typical of the street. A paved, off street parking area is situated at the front of the house. To the right of the house entrance, two large bay windows that serve both the Lower Ground floor living space and the Upper Ground floor reception protrude out. This pair of bay windows are rendered stucco. The main façade and side elevation are yellow stock brick. The existing windows are white painted timber sash. The front door is set back from the front elevation plane, painted timber, with a shallow stucco detail overhead, again typical of the street. The roof is slate tiles.

At the rear of the property there is an existing Upper and Lower Ground floor brick outrigger on the party wall side with N.19, similar to all eight houses along this row and was probably originally built to house the WC. This structure is approx. 2m wide and projects 1600mm from the existing rear facade. The proposal is to extrude the Upper Ground floor outrigger, out to the rear approx.. 2500mm in total from the rear facade to line up with the Upper ground floor structure of No.19.

For the Lower Ground floor the proposal extends out approx. 3m across the full width of the house, leading out through sliding doors into a courtyard, 2.7m deep, with the external finish floor level matching the internal level. The proposed dining area is located in this lower extension as well as the proposed gym space with a glazed pivot door opening into the courtyard.

External steps lead from the courtyard up to the garden level which stretched back to the rear boundary wall approx. 4m.

The site access is as existing. The existing brick boundary wall with No.19 is to be retained.

The proposed development to the rear of the property retains the height and scale of the existing WC structure. The proposal pulls the building line out to the rear to match the building line of No.19 upper ground floor and the proposed roof matches the existing slope in both angle and materiality.

The lower ground floor rear extension is subservient to that of No.19.

The front façade of the property remains as existing. None of the rear proposals are visible from the road.

The existing lower ground floor is currently dark and unwelcoming. The proposal allows natural light to flood into this living space and creates views out onto the rear garden which enhances the rear faced within its original setting.

The new works have been designed to a high specification and have been carefully considered to complement and integrate seamlessly into the existing building and therefore create a positive contribution to the existing architecture.

3.0 Existing Photographs



Rear façade of the property at No.20 The Hermitage, taken from the rear garden. (fig.2 & 3)



Condition between No.20 and No.19 The Hermitage taken from the rear garden. (fig.3 & 4)



*Rear elevation of No.20 showing the relationship between house and the existing garage. (fig.5)
Image showing the confused stepped access into and out of the garden presently. (fig.6)*



*Image showing the front view of the garages of No.20 [left] and No.21 [right]. (fig.7).
View taken from side access across the rear elevation of No.20. (fig.8)*

Planning History

No.20. The Hermitage History

N/A

No.19. The Hermitage History:

Application 18/2054/HOT	Refused permission 13/08/2018.	Alterations to front garden to install new paved areas and planting, demolition of front boundary wall and construction of new pillars and construction of dropping of the curb (vehicle crossover).
Application 17/2734/PS192	Withdrawn by applicant 24/08/2017	Creation of a cellar within the footprint of the existing house.
Application 16/3460/FUL	Granted permission 12/12/2066	Conversion of existing building from four flats to single family dwelling. Replace existing conservatory to lower ground floor with new single storey rear extension, rear extension at upper ground floor level. All materials to match existing.
Application 13/4456/HOT	Granted permission 17/01/2014	Replace existing non original lower ground floor conservatory with new lower ground floor extension and alterations to fenestration

Application 13/3088/HOT	Granted permission 11/10/2013.	Replacement of existing glazing with double glazed timber windows. Removal of non original window at first floor in flank wall and at second floor in rear wall.
Application 13/0969/FUL	Granted permission 03/05/2013.	Conversion of existing building from four flats to single family dwelling.
Application 12/T0841/TCA	Granted permission 09/01/2013.	T1 - Reduce height by 50%. Once work has been completed fell to ground level
Application 12/T0378/TCA	Granted permission 08/08/2012.	T1- Chamaecyparis- Remove roots
Application 84/94/11	Granted permission 15/05/1984	Property as five flats.
Application 78/0119	Refused permission 04/05/1978	Demolition of part of front boundary wall and provision of car hardstanding..

No.21. The Hermitage History:

N/A

Proposals

The proposals include:

- Small rear extensions to both the Lower Ground floor and the Upper Ground floor; the garden is to be re-landscaped and the garage is to be converted into a garden room and store.

4.0 Design & Appearance

The principle objective of the proposal is to extend the Lower ground and the Upper Ground floor out to the rear of the property to create a flowing and harmonious living space on the lower ground floor. Other houses along The Hermitage have done the same.

The proposal for the property sees a Lower Ground Floor rear extension with a glass roof opening out into a courtyard at the rear. There are external steps from the courtyard up into the rear garden.

A brick wall is proposed from the rear of the side elevation, along the new works to the rear garden store, to frame the works with an opaque glass screen for privacy and prevent overlooking.

The Upper Ground Floor rear extension creates a proposed study with a glass rear façade and side elevation.

The extensions are proposed in brickwork to match the existing house.

The existing pitch on the Upper Ground floor proposed study has been retained to be in-keeping with the neighboring properties.

None of the proposed works extend out further than No.19

The existing garage is to be re-built in brick in its original footprint. The proposal is to use the space for a store room and a garden room with a roof light.

The roof is to be rebuilt to mimic the roof-scape of No, 21.

The design, detail and materials will be of high quality to respect the integrity of the main house and enhance the setting of the conservation area.

5.0 Impact on Neighbours

The size and scale of the rear extension works is appropriate to the context, and is considerate of the neighbouring conditions to either side in terms of height, and projection into the garden. As a result, there is no overbearing for either neighbour, and the proposals do not pose any increase in loss of privacy. The Lower ground floor extension extends just shy of the lower ground extension No.19. The Upper Ground floor extension pushes the proposed study wall out in line with the Upper Ground floor of No.19.

6.0 Amenity

Private amenity space is provided and will be maintained by the existing garden spaces. In terms of the wider amenity the site is well served by the close proximity of Richmond Park and the excellent shopping and entertainment facilities offered by Richmond town centre.

7.0 Access

The proposals do not affect the existing pedestrian or vehicular access to and from the property along The Hermitage, and the provision of off street parking will remain the same.