

Design and Access Statement

65 Elm Grove Road, Barnes SW13 0BX, 15th MAY 2021

Context and Design Proposal

The planning application relates to a three storey mid terrace dwelling. The property is situated on Elm Grove Road and it lies within The Barnes Common Conservation Area. The properties on Elm Grove Road have similar characteristics, all have distinctive bay window and gable features to the front elevation. While the rear elevations differ from each other since they have been altered by several extensions.

Development

-Ground floor

The proposed scheme includes the front door and windows (existing UPVc windows) to be upgraded in line with the character of the street (timber frame sash windows with double/triple glazing). Front garden paving and fence to be upgraded. The intention is to improve the overall housing quality to suit the new living standards but maintaining the character of the house, using materials to match the existing.

-First floor

Internal distribution to be upgraded. 2x chimney stack to be removed. Front windows to be upgraded (same as ground floor). Rear window (A) to be upgraded and resized (new double timber sash window with double glazing, refer to pages 01 and 03 of householder planning application document). Side uPVC windows (B+C) to be upgraded and resized (new frosted glass sash window with double glazing, refer to pages 01 and 04 of householder planning application document).

-Loft floor

Loft conversion extending over rear outrigger to mirror n°63 Elm Grove Road, creating a symmetry between both properties and following the appearance of the existing in the area, characterized by numerous extensions of the same proportions. The pod extension will be set back from the eave 200mm and lower than the loft conversion over the main building. Installation of 2x new skylights to the front roof, 1x new flat skylight on top on loft extension and 1x new flat skylight on top of pod extension. New rear window with fixed bottom panel on loft extension.

-Roof

Ridge line to be raised by +250mm to match n°67 (planning application ref. 08/2710/HOT). New skylight to first-floor back addition roof. 2x chimney stack to be maintained externally.

-Windows and doors

The proposed extensions and elevation alterations have been designed to

respect and complement the character and appearance of the overall property and to avoid any detrimental impact on the residential amenities of neighbouring properties.

In formulating our proposals, we have been mindful of similar extensions to the neighbouring properties and in the near environmental context.

Use

The proposed use of the property will remain as a single-family dwelling. The surrounding properties are all in residential use and such is therefore appropriate in this location.

Amount

The proportion of development proposed are very similar to that which is displayed by the neighbouring properties on either side and at the rear of the application property. As established in document 065ELMRE02 (page 11 of the drawing pack) Elm Grove Road presents a clear pattern with pod extensions identical to the one proposed or larger in some cases, being part of the character of the area today.

Layout

The proposed layout makes the most of the opportunities which exist at the site. It will allow for the loft and pod to be used as additional bedrooms and create a spacious kitchen/dining area on the ground floor. The proposal presents a layout very similar to n°63 Elm Grove Road, without side windows in the proposed pod, avoiding the overlooking between both properties.

Landscaping

The proposal is not of a scale or type to require specific structural or detailed landscaping.

Appearance and Scale

There will be no negative impact on the street or the rear garden landscape and the proposed is entirely in keeping with previous development in the area. Likewise, there will be no loss of privacy or amenity at neighbouring properties. The proposal creates a symmetry between No. 65 and 63 of Elm Grove Road for which the owners of No. 63 have expressed their approval, considering that the separation between the proposed extensions and the boundary or its property is sufficient. As such, the proposed pod is not considered to have an overbearing impact, result in loss of light or create a sense of enclosure to the two neighbouring dwellings (as it is also established in the resolutions of different planning officers in recent approvals of identical developments in Elm Grove Road - 81 Elm Grove Road 19/2551/HOT, 87 Elm Grove Road 19/0372/HOT, 74 Elm Grove Road 18/1806/HOT)

All new materials to be used in the construction of the external walls will match the existing building.

All the new windows and doors across all levels will be double glazed and timber-framed.

Our intention is to ensure that any alterations to the rear facade with regards to windows and doors remains visually submissive to the original property.

Access

Access to the property will remain unchanged by the proposals.

Building regulations

All work is to comply with the current building regulations and is to be approved on site with an Approved Inspector.