

Design and Access Statement

NEW ROOF, ELEVATIONS AND REFURBISHMENT OF THE EXISTING ANNEX



Additional information supplied as part of Householders (Conservation Area) Planning Application
Householders: Andrew and Jackie Haigh, 227 Sheen Lane, East Sheen SW14 8LE

DESIGN CONSULTANCY SERVICES ©
20 April 2020



Extracted from Google Earth for location purposes only

LOCATION AND CONTEXT: ANNEX

The site is located on the park-side of Sheen Lane and benefits from a double street aspect both on Sheen Lane and Richmond Park Road

The outbuilding and garage (Annex) to the rear of the property is accessed from Richmond Park Road. There is both vehicular and pedestrian access existing.

This Design and Access Statement looks at the Annex only and the essential renovations and improvements to the existing building. There is no increase in area of the Annex existing and the height of the existing pitched roof ridge is not exceeded.

The pitched and flat roof areas are proposed to be removed and replaced with a single pitched roof similar to that already constructed by other properties with garages and outbuildings fronting onto Richmond Park Road

These plans and information are for illustrative purposes and dimensions are approximate. The presentation is intended for Planning Application purposes only.



Location and context in Sheen Lane



Extracted from London Borough of Richmond upon Thames Map

CONSERVATION AREA No 64 ANNEX AT 227 SHEEN LANE

The site is located in the Conservation Area No 64 (East Area).

The Conservation designation does not in itself restrict development of properties but it demands that all demolition and new building requires Permission.

Precedent however has been set by No 223, 225 and others on Sheen Lane that there can be quite substantial pitched roof forms for the rear annex and this modification as part of this application is consistent in scale and material.

The Planning Department has been approached under the pre-application procedure and presented with ideas before this Householder Application is made. (Ref: VX 10 June 2016) and a previous Application made in August 2016 was granted Permission (that has now lapsed)

History: The Application 94/0532/FUL 28 July 1994 granted permission for a Garage and "Granny Annex"



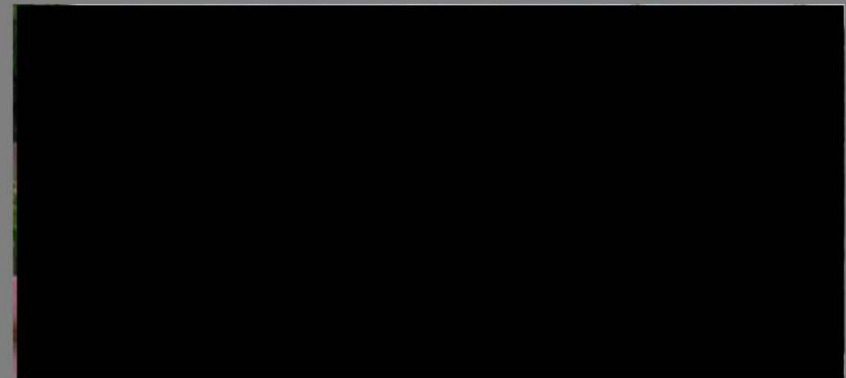
Location and context in Sheen Lane



The Annex: New Roof and renovations

These views up and down Richmond Park Road indicate the extent of past development on Richmond Park Road. This has now improved the general street appearance of the garages.

The roof scape is also improved by the replacement of flat roof construction with pitched roof forms in sympathetic materials

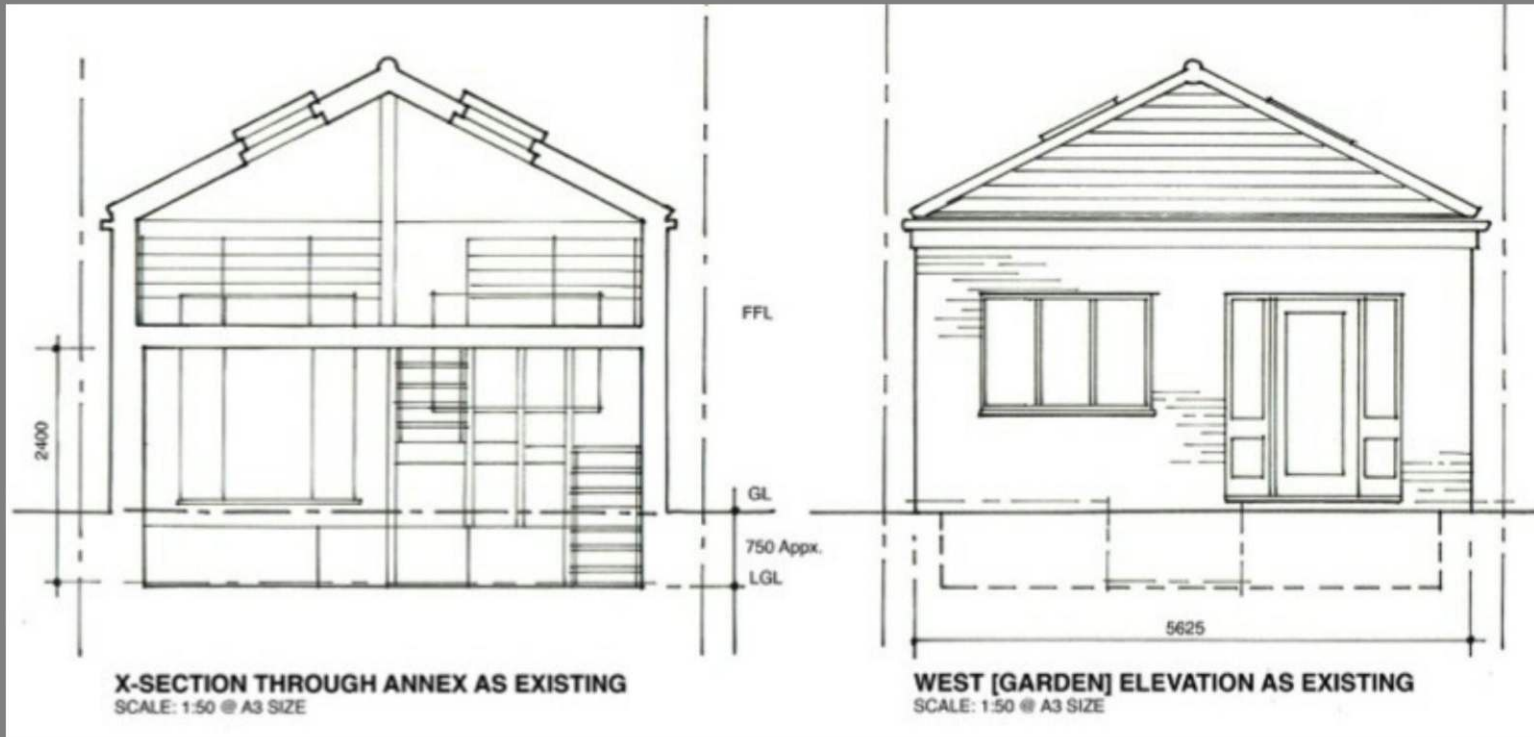


Elevated view of both annex buildings at 227 and 229

Existing roof forms and garages

Annex Elevations as Existing

The existing garden elevation and section showing the internal levels, all to be enveloped in a new uniform pitched roof.



Planning Drawings are 1.50 at A3 Size

Annex Elevations: As existing



Annex Garage Elevation as Existing

The existing blue garage door and flat roof with side access is to be replaced with a pitched roof and brick elevation and the side access brought forward to the pavement threshold.



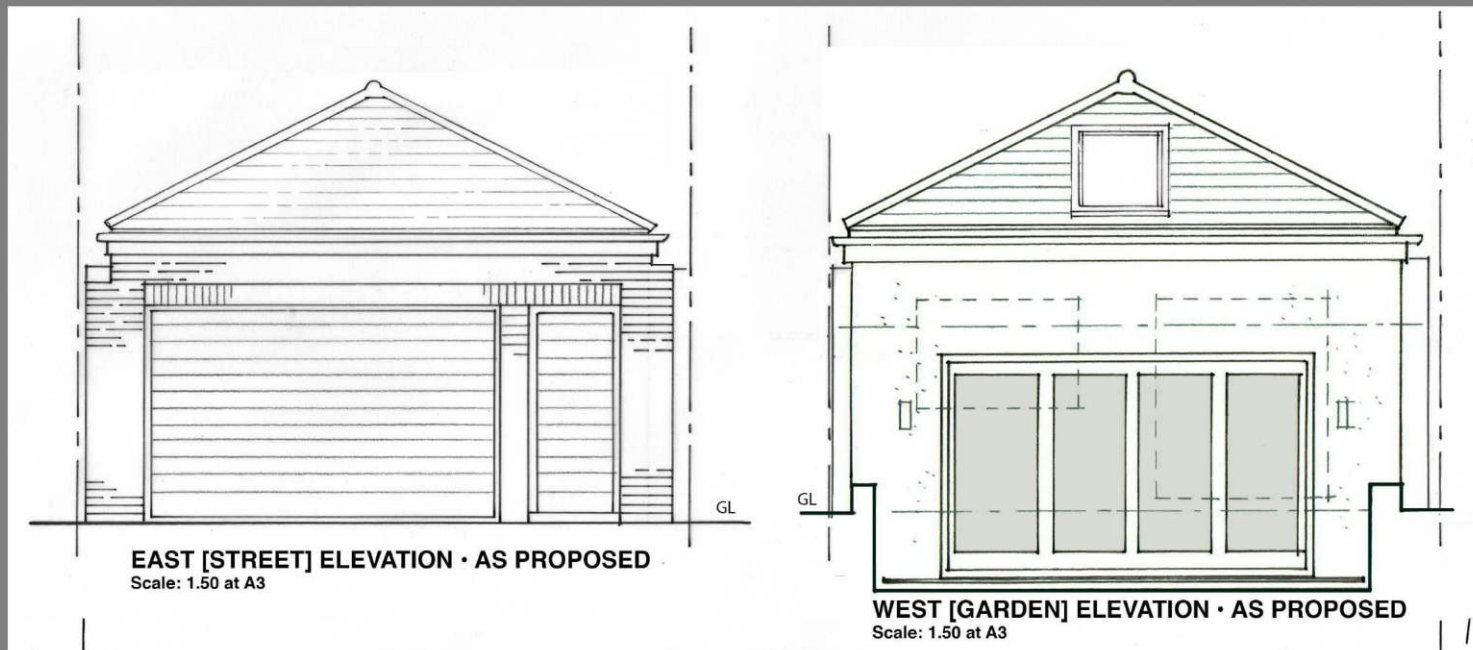
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Annex Elevations: as existing

Annex Elevations as Proposed

The new elevation to Richmond Park Road will be in materials consistent with the main house and area and similar in scale to other garage renovations and modifications in recent years

Eaves heights and overall roof height will match existing conditions and dimensions



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Annex Elevations: As proposed



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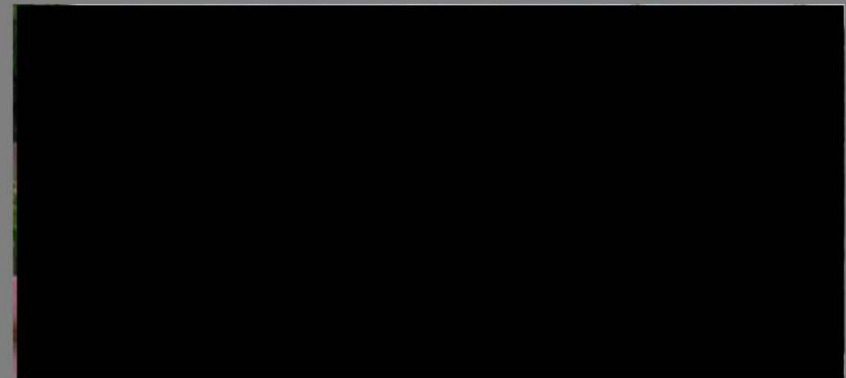
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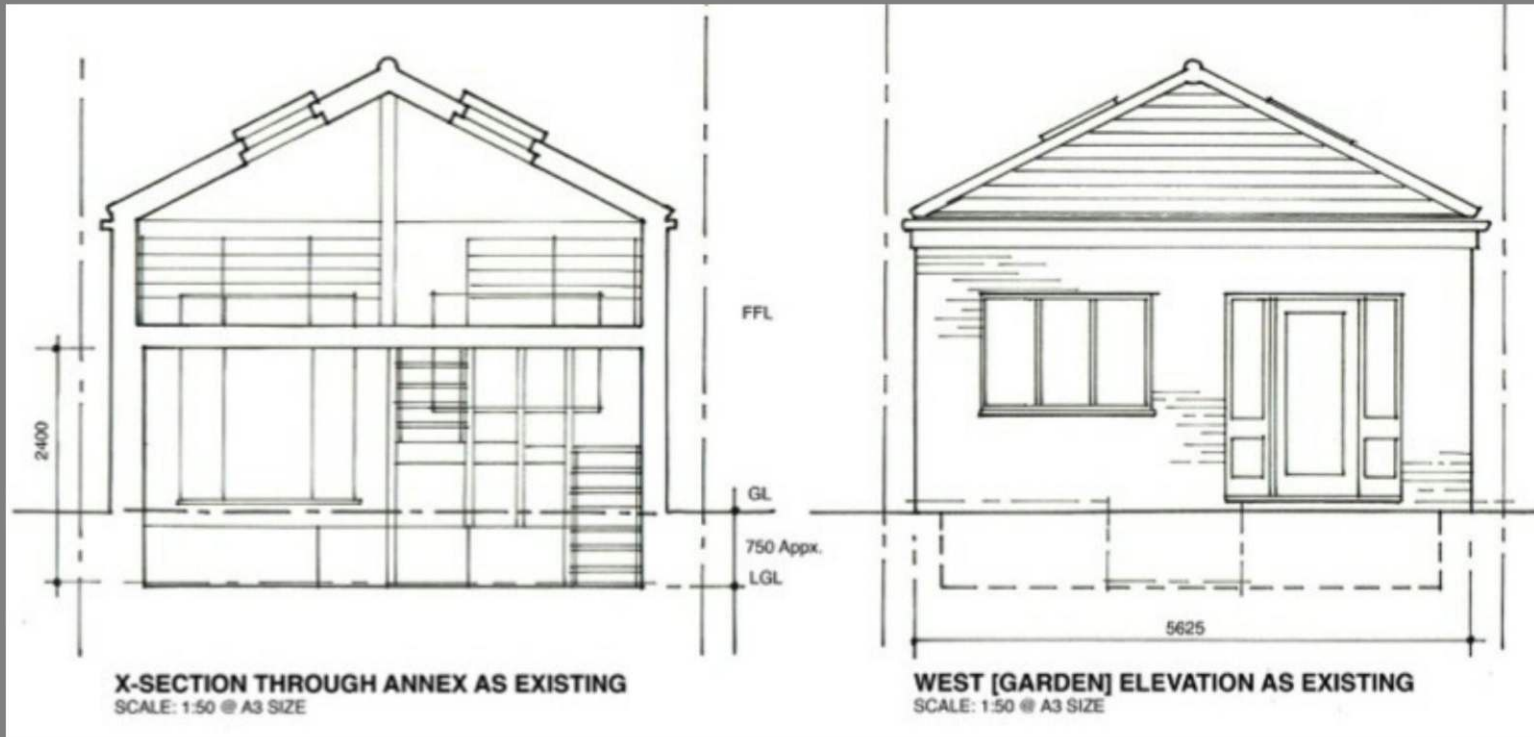


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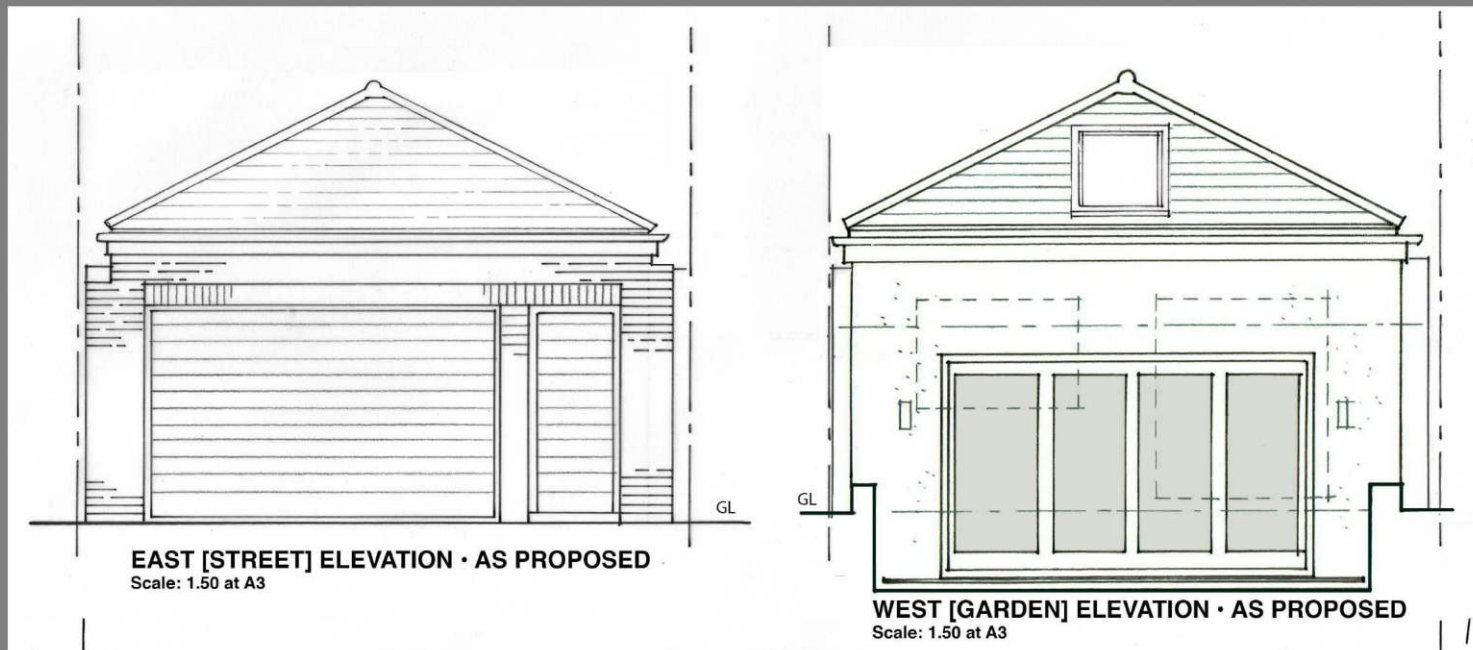
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