



PARKGATE

36 FIFE ROAD LONDON SW14 8BJ

DESIGN & ACCESS STATEMENT

May 2021



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## 1.0 CONTENTS & INTRODUCTION

This Design & Access Statement supports the planning application that seeks approval for a single storey first floor rear extension with pitched roof, creating a loft with a single roof dormer above.

A planning application reference 20/3763/HOT, was approved 4th May 2021 for a single storey rear extension, single storey side extension and loft conversion with roof dormers

A pre application process was entered into, 20/P0328/PREAPP, submitted to Richmond council in October 2020. The planning officer subsequently provided written feedback in November and December 2020, changes made to the scheme in response to these notes will be referenced under each application section.

## 2.0 CONTEXT

The existing property is a substantial three-storey, detached dwelling house, which is located on a large corner plot at 36 Fife Road and Sheen Lane. The L-shaped house has white painted render on all elevations with a Double Pantile pitched roof. There is a round turret feature at the junction of the L-shape, which has a distinctive metal sheet roof.

The site is bordered to the North and East by residential properties of a similar scale. The house is sited at an angle within the plot and it faces onto both Fife Road to the South and Sheen Lane to the West. Sheen Lane is the B351 and it provides access to Richmond Park to the south via Sheen Gate.

The property is bounded to the South and West by a 1.8 metre high white render wall, which is punctuated by mature trees and shrubs at regular intervals, especially along the Sheen Lane frontage, where they form an uneven but effective screen, which is especially dense at the junction of the two roads.

The frontage is more open along the Fife Road boundary and vehicular access to the existing flat roofed garage is taken from the South-East corner of the property via a pair of wrought iron, black painted gates.

The site is located within the Christ Church Road Conservation Area. The property itself it not listed at a national level, but it is considered to be a Building of Townscape Merit (BTM).

The subject site is characterised by the presence of many trees that are afforded protection by virtue of being in a conservation area.

The London Borough of Richmond Upon Thames note on the conservation area expands upon Fife Road thus;

*"Fife Road is an exception street of quality individually designed large detached houses of two to two and a half storeys set in generous gardens with spaces between buildings and well defined by fences, hedges and walls. Both gardens and the street are well planted with mature trees.*

*The character of this area is comparable with the West end of Christchurch Road. The wider setting of the park and commons to the South further contributes to the pleasant leafy suburban character of the area."*



*Photograph Taken from the Front of the Property*



*Photograph Taken from the Rear of the Property*



*Sketch of South West Elevation*



*Photograph Taken from Richmond Park*

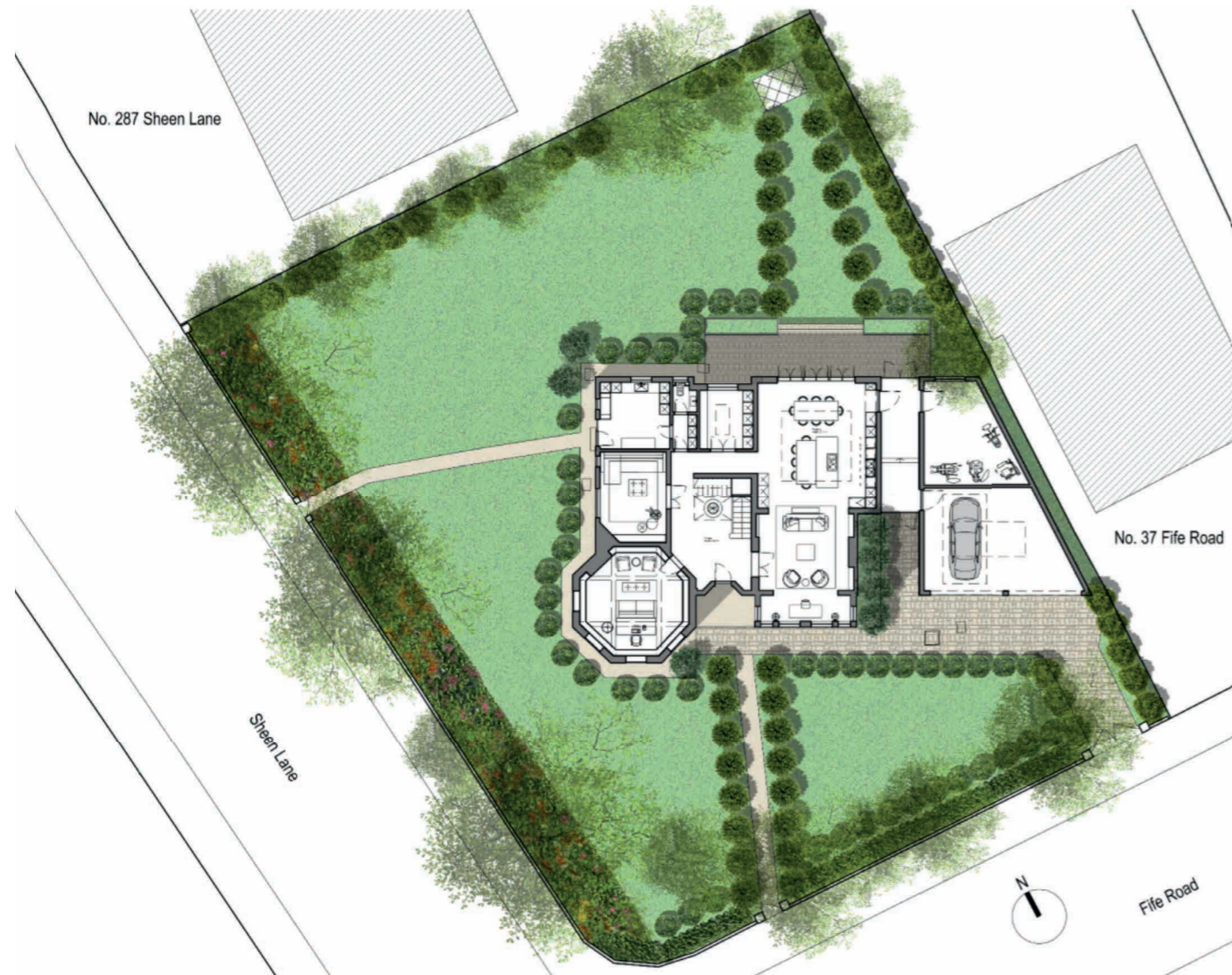




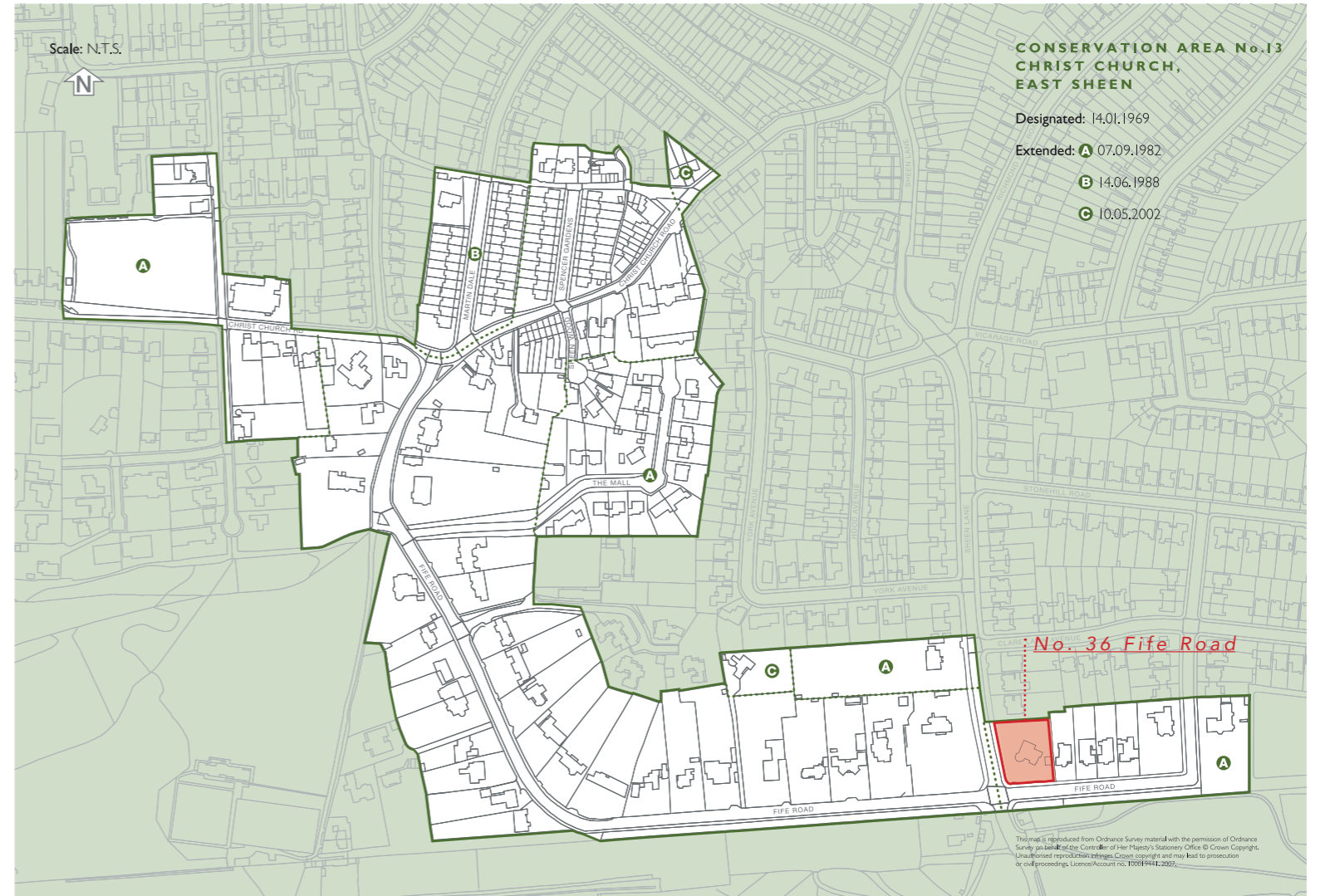
### 3.0 SITE APPRAISAL

The site has many assets, including;

- The site benefits from being situated within the Christ Church Conservation Area that is of heritage significance.
- Grade I registered Richmond Park sits opposite the South-East corner of the site, with access through Sheen Gate.
- The subject site falls within the street scene of Fife Road, a road of distinctive and noteworthy character.
- The site is characterised by a mature, soft landscape setting, including fine examples of trees.
- The site has good connections, mostly via Sheen Lane to the A316, the South Circular, Richmond Upon Thames, Kingston Upon Thames, Wimbledon and Mortlake.
- The site has access to outdoor amenities in the form of Richmond Park and Sheen Common.



Existing Site Plan as per approved planning application 20/3763/HOT



Christ Church Conservation Area Map



Photograph from the Junction of Sheen Lane & Fife Road





#### 4.0 DESIGN CONCEPT

The sensitively designed alterations seek further to contribute to the unique design aspects already present on the Building of Townscape Merit. This would have the positive impact of enhancing a key property along Fife Road.

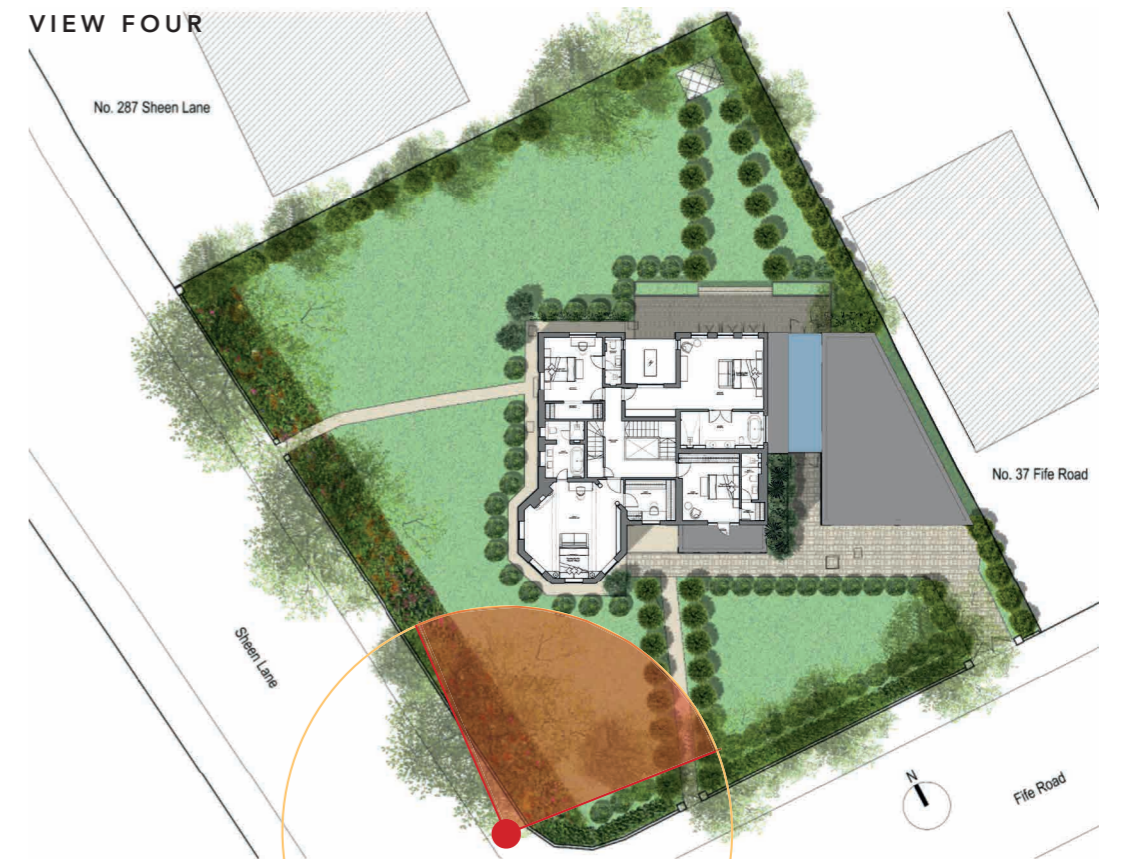
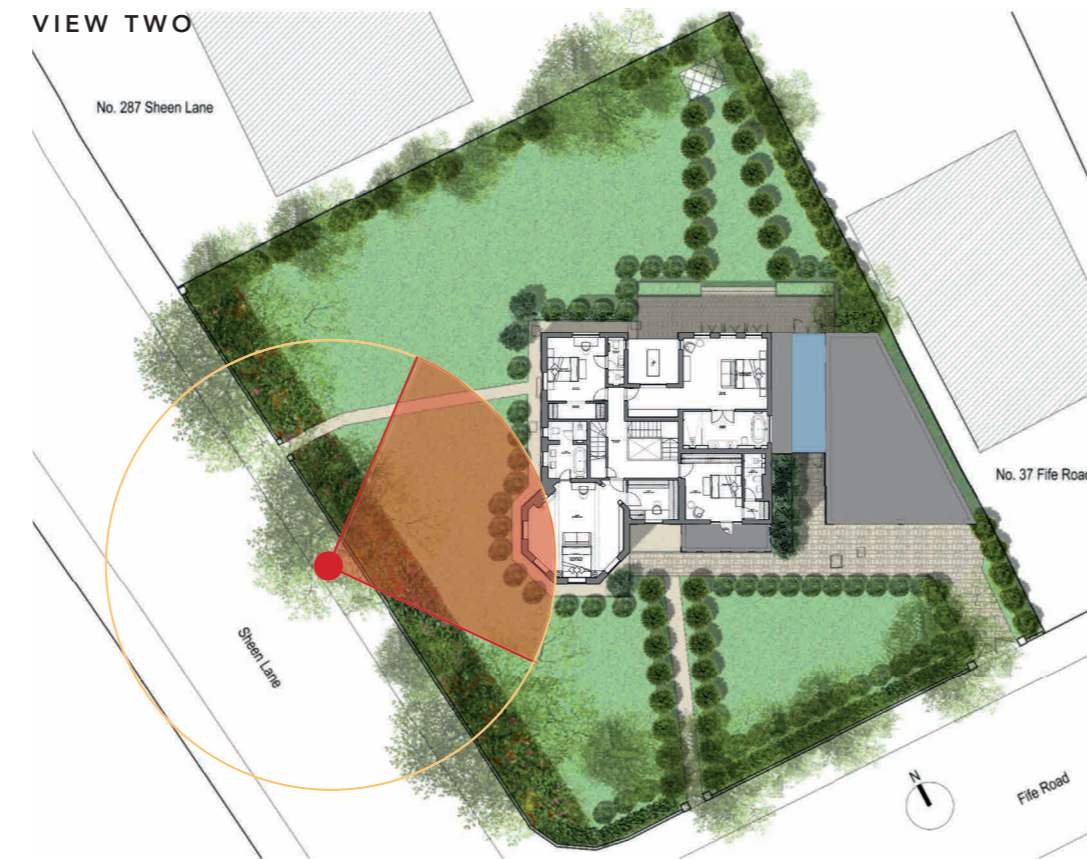
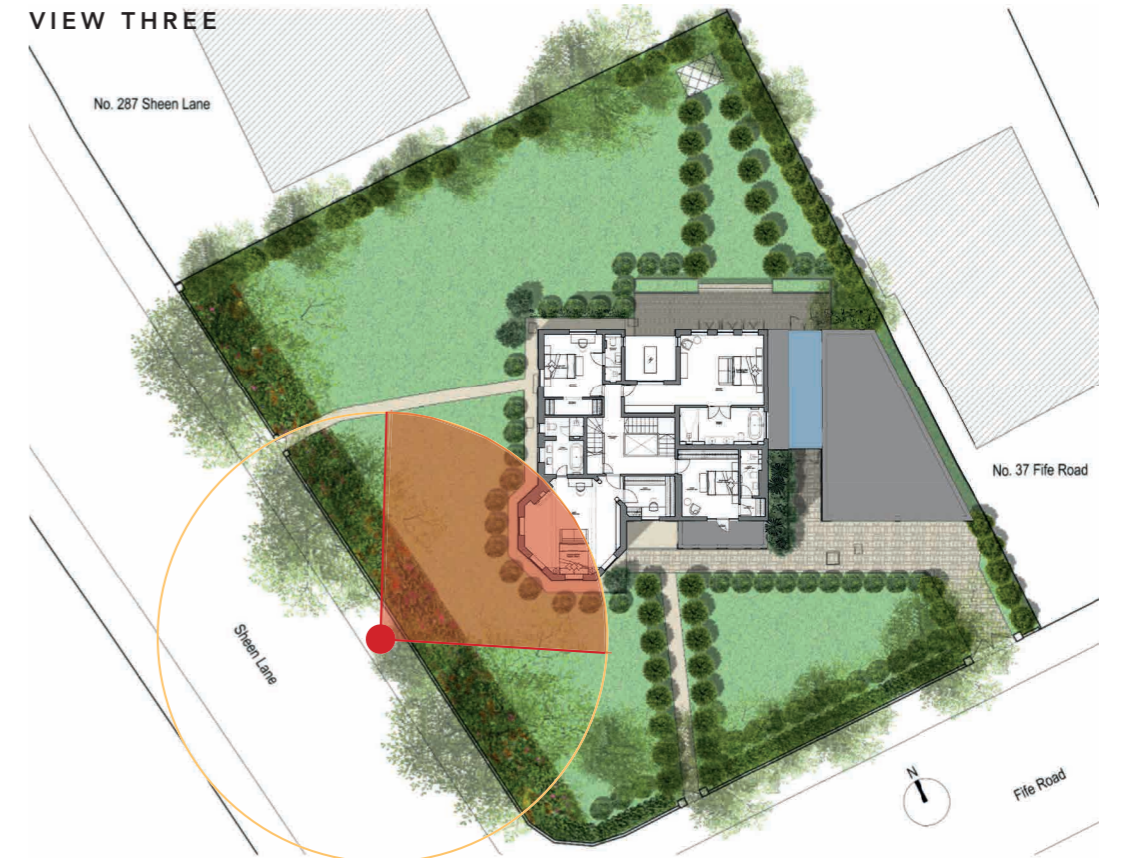
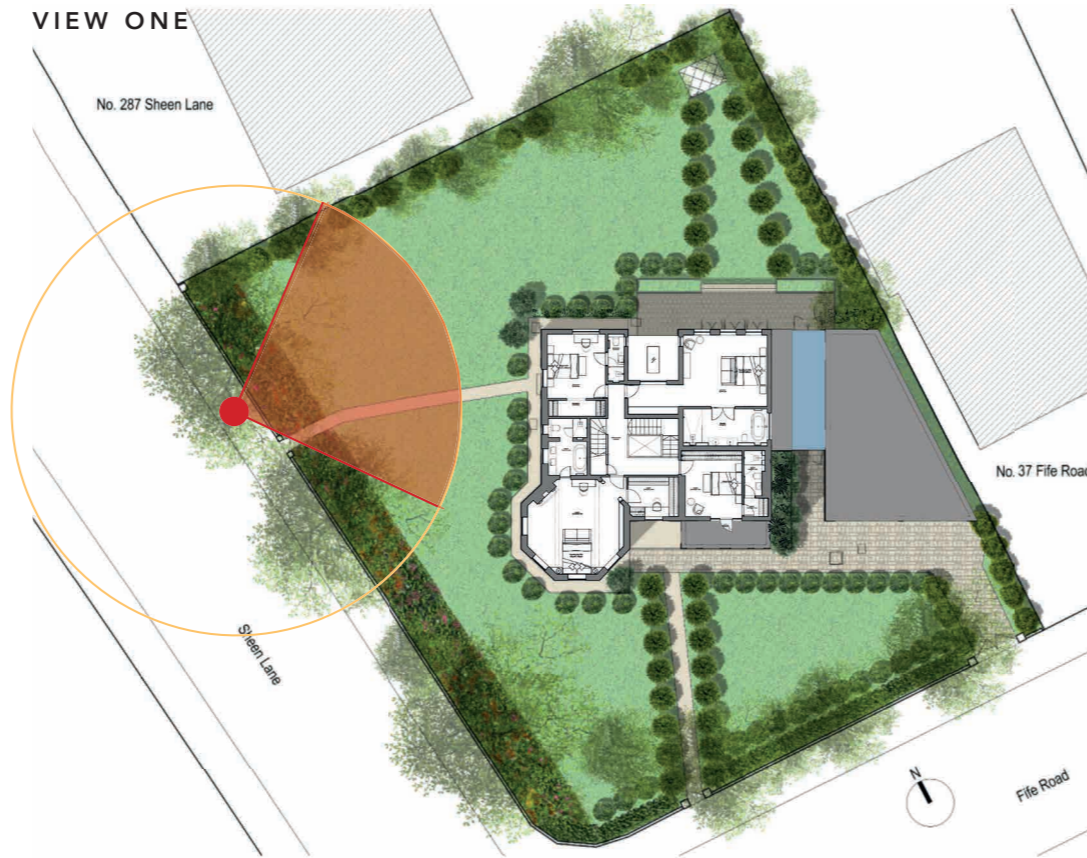
Following pre-application comments, the planning officer highlighted the architectural and heritage value of the view from Sheen Lane of the property, which formed the basis of our approach to the design of the first floor extension.

The first floor extension has been designed to conserve and potentially enhance the character and appearance of the conservation area. In this case, the proposed extension will be sited primarily at the rear of the building.

The illustrative site plans demonstrate the various views of the property from Sheen Lane. The site plans set out to demonstrate the first floor extension would only be viewable from an extremely limited position, view one. Furthermore, the orientation of the property on the site to the North East ensures it will not make any significant difference to current views. The first floor extension will sit well behind the main building, reinforcing its ancillary nature and will have a similar appearance from street-level.

To further demonstrate, we have created visuals showing this view point of both the approved planning application for the ground floor rear extension 20/3763/HOT and the proposed first floor Extension. Please see visuals on the following page of this document. The 3D images amply illustrate that existing views of the dwelling house from public view points will not be significantly changed by the proposal. Furthermore, the presence of the existing mature trees and shrubs at regular intervals along the Sheen Lane frontage create an effective screen, the proposal includes additional planting of trees and shrubs to the North West of the garden, against the perimeter wall to create further cover.

The planning officer concluded in pre-application discussions, that the first floor rear elevation would not be strictly visible from the street given orientation.







Approved planning application  
20/3763/HOT



Existing View from Sheen Lane as per approved planning application 20/3763/HOT

Proposed First Floor Extension



Proposed View from Sheen Lane with First Floor Extension



Existing View from Sheen Lane as per approved planning application 20/3763/HOT



Proposed View from Sheen Lane with First Floor Extension





#### 4.0 DESIGN CONCEPT

Following pre-application comments, the planning officer highlighted that the SPD states that side extensions should not be more than 50% the width of the existing house. However, this is only guidance, not policy. Other properties in the local area have been permitted to extend by more than 50% and this has not resulted in harm to the character of the area. The figure of 50% appears to be arbitrary, whereas each application must be considered on its individual merits.

In this case, the proposed extension will not cause any harm to interests of acknowledged importance and should be permitted. However, following pre-application advice, we have reduced the first floor extension to less than 50% of the width of the existing house, but have retained a small section to allow access to the Master Bedroom from the hallway, which is fundamental to the scheme. Furthermore, reducing the width of the first floor extension to match the existing wing, creates a scheme which is architecturally harmonious with the host Building of Townscape Merit.

Following pre-application comments, the planning officer agreed that the rear elevation would not be strictly visible from the street given orientation, however, the side and rear corner of the property would require sensitivity. Our response to this was to step back the first floor extension at First Floor level, to allow the proposal to be sensitive to the existing side and rear corner of the property, to retain the view points from Sheen Lane and character and appearance of the existing building. This will help to ensure that the extension does not impinge upon the street scene to any particular extent.

Furthermore, pre-application advice sought to avoid vast areas of flat roof, which would be considered to destroy the rear elevation in its entirety, however, the current approved planning application creates a large expanse of flat roof as depicted in the visual shown to the right. The first floor proposal addresses these concerns raised, by significantly reducing the area of flat roof to the rear, instead proposing a pitched roof in Double Pantile Roof Tiles, which is more sympathetic to the host Building of Townscape Merit and wider conservation area.

Large expanse of Flat Roof to garage extension as per approved planning application 20/3763/HOT

Large expanse of Flat Roof to rear extension as per approved planning application 20/3763/HOT

As per pre-application comments, the existing side and corner of the property to be given sensitivity

Proposed pitched roof in Double pantile Roof Tiles, sympathetic in materiality to the existing Building of Townscape Merit

First floor rear extension stepped back to allow the proposal to be sensitive to the existing side and rear corner of the property

First floor rear extension reduced in width to match the existing wing of the property, reducing the width to less than 50% of the width of the existing house, allowing for a harmonious design approach and inline with SPD guidance

As per pre-application comments, the existing side and corner of the property to be given sensitivity



Aerial View as per approved planning application 20/3763/HOT



Aerial View of proposed First Floor Extension





Approved planning application  
20/3763/HOT



*Existing View from Sheen Lane as per approved planning application 20/3763/HOT*

Proposed First Floor Extension



*Proposed View from Sheen Lane with First Floor Extension*



*Existing View from Sheen Lane as per approved planning application 20/3763/HOT*



*Proposed View from Sheen Lane with First Floor Extension*





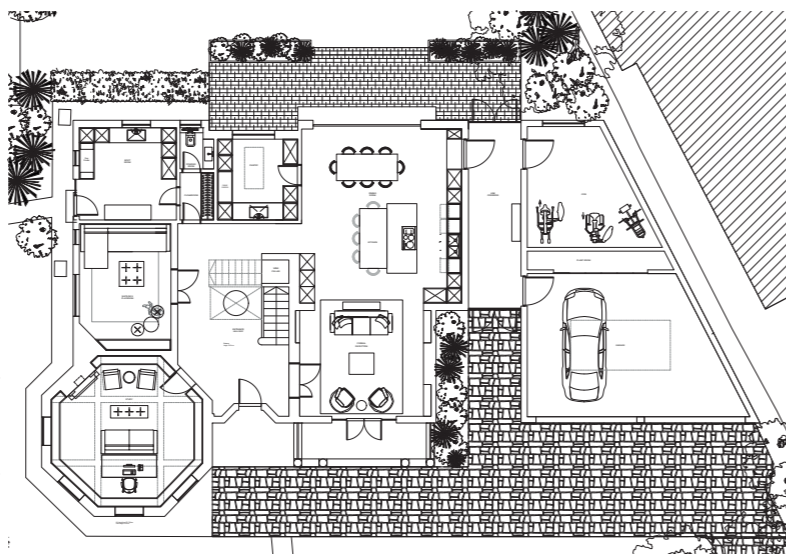
## 5.0 PROPOSED LAYOUTS

### GROUND FLOOR

The scheme does not include design proposals at Ground Floor Level, these have been approved as per planning application 20/3763/HOT.

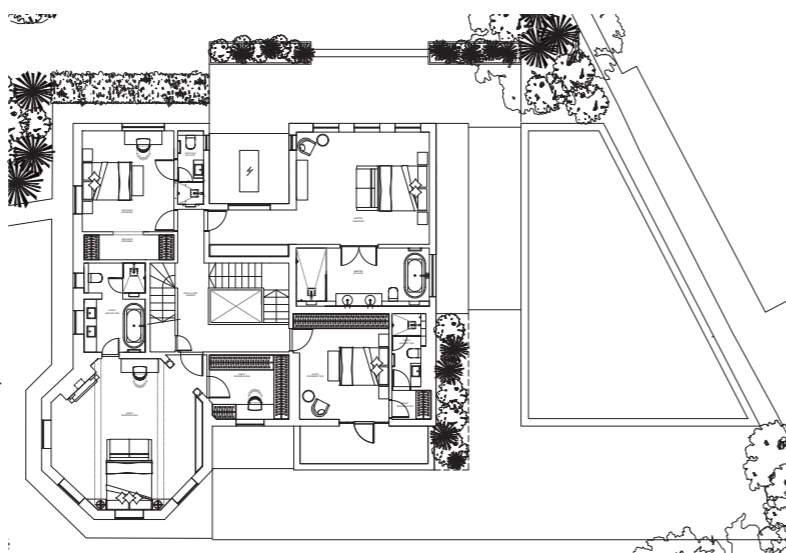
### FIRST FLOOR

Given the substantial nature of the property, the existing First Floor is compromised and only allows for three small bedrooms. The proposal extends the rear elevation, to give a Master bedroom, more in keeping with what you would expect within a property of this standing and allows the internal layout to be revised, to give three further good sized family bedrooms.



*Proposed Ground Floor Plan*

Ensuring the proposed development does not negatively impact on residential amenity is key to the design of the proposed alterations. Policy LP8 seeks to ensure that residential amenity is not affected by proposed development. It seeks to ensure the living conditions for new, existing and neighbouring residents are not degraded by design features. As highlighted by the floor plans for the proposed alterations, the window to the Master En Suite will be frosted, overlooking windows a key aspect of LP8 so as to not encroach on the spatial and visual boundaries of neighbouring properties.

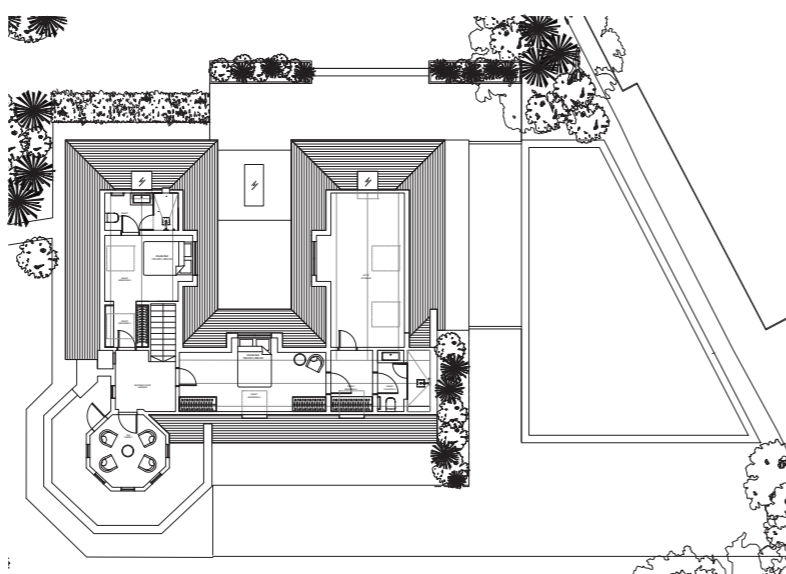


*Proposed First Floor Plan*

### SECOND FLOOR

The approved planning application 20/3763/HOT created a further two family bedrooms, within the existing attic spaces, with new dormers and conservation velux windows.

This proposal mimics the design, creating an attic storage space above the first floor extension with dormer and conservation velux windows. Window allocation in the proposed dormer will provide adequate levels of sunlight to the proposed internal space whilst not detracting light from neighbouring properties or other rooms within the dwelling.



*Proposed Second Floor Plan*

## 6.0 USE

The use remains a single residential dwelling house, which falls in line with the thrust of national and local policy.

## 7.0 AMOUNT

The proposal introduces an amount of new development that is considered suitable for the following reasons;

- The proposal provides an appropriate amount of accommodation both for a house in this location and which meets the requirements of the owner family.
- The proposal has a confident architectural handling and sufficient scale, while being sympathetic with and complimentary to the heritage assets of the conservation area and Richmond Park.
- Composition elements and materials proposed, including Exterior wall Finishes, Roof Tiles and Details are sympathetic and match the existing finishes, further addressed in section 12.0 of this supporting document.

All of the above evidence, the proposed amount of development is suitable for the site. It has taken into account all the restrictions identified in the site analysis whilst taking cognisance of the wider context.

## 8.0 SCALE

The first floor rear extension has been designed to conserve and potentially enhance the character and appearance of the conservation area.

In this case, the proposed extension will be sited primarily at the rear of the building, which due to the orientation of the building on the site is strictly not visible from Sheen Lane, as noted by the pre-application planning officer, to ensure that the scale of the proposal will not harm the character and appearance of the conservation area or the host Building of Townscape Merit.

In conclusion, the first floor proposal would lead to a development where exceptional design is key to the overall scheme and as such, coherence with the description of Fife Road in the Conservation area statement and Policy 3.5 of the London Plan.



*Proposed Rear Elevation*





## 9.0 LANDSCAPING

The scheme does not include design proposals to the Landscape, these have been approved as per planning application 20/3763/HOT.

## 10.0 APPEARANCE

### SOUTH WEST ELEVATION

The design proposal understands the sensitivity required to retain the architectural features to the principle elevation of the Building of Townscape Merit and thus the proposal does not include changes to the South West Elevation.

### NORTH WEST ELEVATION

The design proposal understands the sensitivity required to retain the view points from Sheen Lane and thus the proposal does not include changes to the North West Elevation.

### NORTH EAST ELEVATION

Due to the orientation of the property within the site, the North West Elevation is strictly not visible from the view points of Sheen Lane, further concealed by the mature trees and shrubs, which form a screen along Sheen Lane. The proposal focuses on this elevation, with sensitivity given to retaining the form of the existing North West Corner of the building, by setting back the first floor extension from the existing end wall. This allows the continuation of the character and existing architectural lines from view points of Sheen Lane. Additionally, setting back the first floor extension further ensures it remains strictly not visible from Sheen Lane.

### SOUTH EAST ELEVATION

The property has a generous front garden, setting it back from the road. As such, view points from Fife Road are somewhat obscured from footpath view it is assessed as having a minimal contribution to the building and wider conservation area. The first floor extension is set-back inline with the existing Gable Wall following pre-application comments, so as to retain the existing character of the building.

## 11.0 ACCESS

The existing driveway gate, dropped curb and access is being retained, principally to negate any contingent ecological impact and retain vehicular access from Fife Road, which has a reduced footfall to Sheen Lane.

The nature of access to the site means that it is secure and private. The gates and rendered wall will effect a controlled perimeter. Access will be controlled by audio-visual link.

There will not be an increase in the use of the access, as the existing and proposed use of the property is a single family dwelling.

## 12.0 MATERIALS

Materials will reference the palette of materials evident in the existing property and conservation area.

### EXTERNAL WALLS

The proposed first floor rear extension will be of white render construction, with a cornice detail to match the existing profile to the external walls.

### WINDOWS

The new windows, will be double glazed powder coated steel leadlight, to match the existing in both proportion and materiality.

### PITCHED ROOF

The proposed pitched roof will be constructed with Double Pantile Roof Tiles, with a ridge tile to match the existing roof.

### DORMER

The dormer will be constructed in Double Pantile Roof Tiles to the cheeks, with Lead trimmings.

## 13.0 PLANNING PRECEDENTS

Application 01/1783 granted permission for the erection of a 2-storey side extension, a single storey rear extension and a first-floor rear extension. In addition to this, it allowed for the restructuring of the roof to accommodate a raised ridge and the introduction of dormers to the site and rear. This was approved in August 2001.

Application 02/2959 proposed a loft extension with dormers, pitched roof to side wing and alterations to the front windows/garage. This was withdrawn by the applicant in April 2003. However, a further application (03/3373/HOT) was submitted in April 2004 and proposed a raised roof to main house with front, side and rear dormers with pitched roofs to northern wing and to front of garages. This was approved by committee in April 2004.

The planning officer stated that there was an in principle objection to any first floor extension. However, the reasoning for this was not given. At face value, this objection would seek to prevent any alterations at first floor level to any existing dwelling house. This is not reasonable or an approach the planning office have taken with other neighbouring houses in the local area.

Each application for such extensions should be considered on its merits and a blanket ban is not realistic or reasonable.

## 14.0 SUSTAINABILITY

The proposal seeks to improve energy performance of the property, through air tightness and above standard u-values to walls, floors and roofs to building fabric and energy efficient improvements.

Additionally, as Paragraph 124 of the NPPF states that good design is key to allowing communities to accept development proposals, working with pre-existing structures and natural screens help to make the development more sustainable.



Photograph of Existing Roof Tiles



Photograph of Existing External Wall Finishes





## 15.0 CONCLUSION

*The subject application seeks approval for a single storey first floor rear extension with pitched roof, creating a loft with a single roof dormer above.*

*As it evident in our submission it is believed that the proposals would not negatively impact the character of the Building of Townscape Merit or the wider conservation area.*

*It is considered that the design proposal put forward alongside this statement is sensitive to the various policies in operation in the area and represents an enhancement of the historic environment. Consequently, it is considered that the proposal is compliant with all relevant policies and material considerations with regard to design and character.*

*The development would be of high standard, allowing for a 21st Century home that is appreciative and respectful of the historic environment in which is it located to come into existence.*

*The proposal has been sensitively amended, in the light of the previous pre-application comments by the planning officer, to ensure that the scheme will not be harmful to the building, neighbours, the conservation area and the wider surroundings of the property.*





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