

**Site Address: 43 Sheen Road, Richmond TW9 1AJ**  
**Application Ref: 21/0317/HOT & 21/0318/LBC**

This statement addresses the planning context, policy framework and contextual considerations relevant to the proposed development at 43 Sheen Road, Richmond. Greer Pritchard draws upon the considerable work undertaken by Bureau de Change Architects and the statement needs to be reviewed as part of the suite of supporting documents that accompanying the applications, which include:

- Design and Access Statement
- Heritage Statement
- Existing and Proposed Drawings

### **Site and Setting**

The application site is a fine mid-terraced three storey, plus basement, single family home which dates from the early C18th century and is listed Grade II. Historic England provides the following statutory description:

*“Early C18, 3-storey house with basement, 3 windows wide. Recessed panels beneath those of the first and second floors. Square headed, flush framed sash windows, retaining glazing bars. Built in yellow brick with red dressings and having a parapet. Good timber doorcase with fluted Corinthian pilasters and rusticated voussoirs. Stone steps and railings to entrance”.*

It lies within the Sheen Road Conservation Area. The Heritage Statement that supports this application sets out the key characteristics of the conservation area and is therefore not repeated here.

The building stands within a generous south facing garden, bounded by mature hedges and trees. Neighbouring properties have also been extended at the rear and these extensions come in a variety of heights, forms and bulk.

To the rear of the dwelling, at ground floor level is a single storey, full width glazed extension.

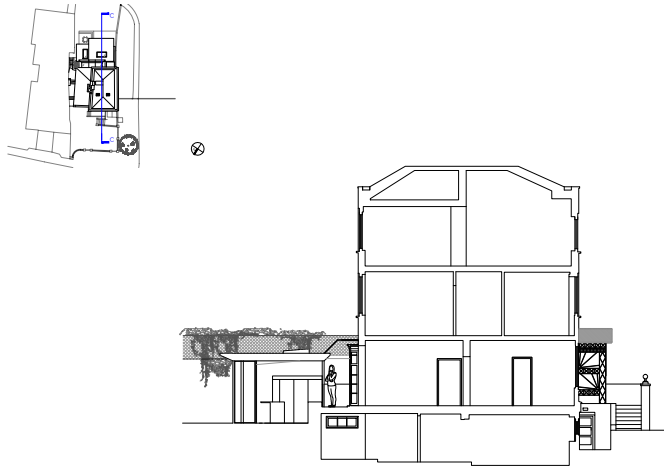
## Development Proposal

The proposed extension would be located to the rear of the house, a part of the building which is less sensitive to change having been subject to previous alterations. The extension is set below ground floor level and would have a flat roof. The extension would only be visible from the garden and from this viewpoint the extension would be subservient to the host building. In general, the extension would not be out of scale with the existing building.

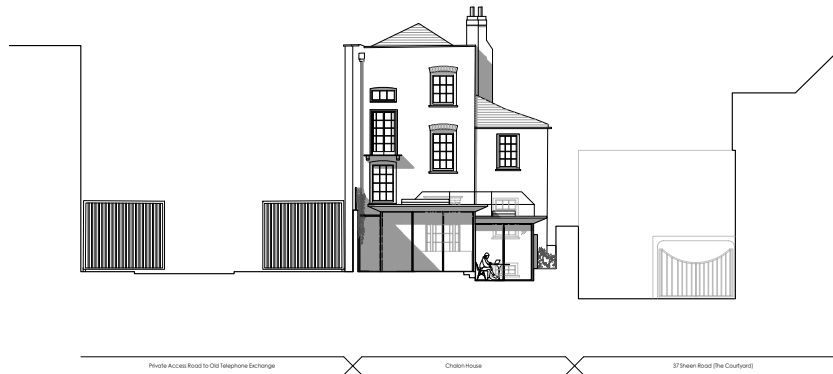
My overall assessment is that the proposals represent a high-quality design with a commendable degree of sensitivity to the listed building. There would be no harm to the historic fabric or the plan form of the building and its special historic and architectural interest would be preserved. The design and scale of the extension would be sympathetic to the listed building. The general character of the setting, which is that of a terrace dwelling, all of which also have rear extensions, would be unharmed.

Paragraph 195 of the NPPF requires harm to be balanced against the benefits of the proposal. Benefit that could weigh in favour of a proposed scheme include securing the optimum viable use of a heritage asset in support of its long-term conservation. In this case the building is currently in use for its original purpose and there is no immediate threat to its continued residential use. Nevertheless, the applicant has described to the architects the practical limitations in using the extension as the heart of the home due to overheating during the summer months and its inability to stay warm in the winter months. The added thermal insulation would greatly enhance the practicality of using the extension in the future. Therefore, the scheme would support the long-term conservation of the building. This is an important benefit which outweighs any perceived harm.

The proposal has been amended following advice from the Design and Conservation Officer, who encouraged the architects to increase the size of the window openings. In response, the door opening was increased, however, council Officers remained unconvinced about the merit of the amended design and suggested that 'you will need to lose more of the wall in the centre of the rear elevation and make the eaves above the windows as slim as possible'. Officers recommended that the architects look at another extension 'which is more aligned to what we would seek to the rear of a listed building see 21/0648/LBC. See below:



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	<p>Architect Puk Krøijer</p>	<p>Project Number 1654.03.03.Phr02.042</p>	<p>Date Dec 2020</p>



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	<p>Architect Puk Krøijer</p>	<p>Project Number 1654.03.03.Phr02.061</p>	<p>Date Apr 2021</p>

The approved design at 8 Spring Terrace is appropriate, however the applicant’s proposal is also equally suitable. As discussed above, the applicant wishes to replace the existing fully glazed extension because it is not energy efficient. Therefore, traditionally built, insulated walls, are required to overcome the failings of the extant extension.

Feedback from the Council suggests that Officers are concerned about bulk which is attributed to the ‘large solid section in the middle of the rear elevation’. In response we would argue that the pier grounds the extension and breaks down the bulk.

Fully glazed extensions are often promoted due to the perception that they are transparent. This is not necessarily true. Glazing can appear very dark, even black, when viewed

externally. Furnishings, such as curtains, can make glazed extensions look very untidy. Given the site is south facing, solar screening/blinds would be required. At night fully glazed extensions emit light and therefore contribute to light pollution. In addition, they often appear out-of-date quickly as trends change. These issues are discussed in greater detail below.

## Planning Policy and Guidance

### **The National Planning Policy Framework**

The National Planning Policy Framework 2019 (NPPF) is clear that the ‘purpose of the planning system is to contribute to the achievement of sustainable development’. It encourages decision makers to ‘play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.’

Paragraph 130 states:

*“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”*

Paragraph 193 sets out the tests for considering potential impacts of a proposed development on the significance of a designated heritage asset. Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

In this case, any perceived harm is outweighed by the sustainability credentials of a beautifully designed, well-insulated, environmentally sound extension.

### **The Local Plan**

#### Energy Efficiency

The Local Plan promotes a sustainable future (Paragraph 2.3):

*“Minimise and mitigate the effects of climate change by requiring high levels of sustainable design and construction including reductions in carbon dioxide emissions by minimising energy consumption, promoting decentralised energy and the use of renewable energy...”*

The Local Plan (LP20) specifically mentions the importance of encouraging development to be fully resilient to the future impacts of climate change, which includes the effects of overheating.

In response, it is important to emphasise that the existing glazed extension is not energy efficient. It is either too hot during the summer months or too cold during the winter months due to the lack of insulation. The extension is the family's prime living space, it is the heart of the home and therefore there is a case for a reasonable level of comfort. This is the sole motivation for replacing it.

We have carried out a quick analysis of the efficiency of the existing structure and the proposed replacement structure. Using the heat loss formula  $Q = A * U * \Delta T$  assuming a U value of 0.25 W/m<sup>2</sup>K for solid partitions and of 1.0 W/m<sup>2</sup>K for double glazed partitions, as well as a  $\Delta T$  value of 26K for London, we find that the current proposal would have a heat loss of 766 W, while the glazed alternative a heat loss of 2032 W. Therefore, at peak heating requirement, the glazed alternative requires three times the energy to heat the same temperature.

The proposal is fully compliant with Policy LP20, which encourages new development to minimise the effects of overheating and energy consumption.

#### Local Character, Design Quality and Heritage

Local Plan Policy LP1 requires all development to be of high architectural and urban design quality. In this respect, development should be compatible with the character of the area and be sustainable in terms of its design and construction.

Local Plan Policy LP 3 address designated heritage assets. The Council confirms here that great weight will be given to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.

#### Supplementary Planning Guidance

The Council's Supplementary Planning Guidance – House Extensions and External Alterations emphasise the importance of safeguarding the external appearance of the host building 'in order to avoid the visual confusion that can result when the style and materials of the original house are ignored'.

The guidance suggests that 'it is usually easier and more successful to copy the appearance of the existing house, your architect may suggest a contrasting design using different materials, which remains sympathetic to the overall appearance'.

It goes on to suggest that 'a well-designed extension, which sympathetically complements the existing house and is in character with the neighbourhood, is likely to add more value to the property than an inappropriate design'....Two storey side and rear extensions should not be greater than half the width of the original building, to ensure the extension does not over-dominate the building's original scale and character.'

#### Response to Planning Policy

The proposed rear extension fully complies with planning policy and guidance. It is well designed, subservient to the host building and is energy efficient. The proposed development does not result 'substantial harm'. Any perceived harm is outweighed by being energy efficient and resilient to climate change.

As set out in the Heritage Statement the proposal does not impact on the plan or any external features; there is no loss of historic fabric.

Supplementary guidance does not insist on glazed extensions. It does however mention that extensions should not '*over-dominate*' the building's scale and character as it is set down below first floor level.

The roof profile of the proposal gently cascades down to make an elegant transition between the ground floor and garden. This tiered affect will not appear bulky or overbearing when viewed together with the host building or neighbouring properties.

The ceramic tiled cladding is entirely appropriate. Ceramic tiles are a traditional material used in a contemporary manner.

### Conclusion

To conclude the proposal would not be harmful to the special interest of the listed building. Any perceived harm would be outweighed by the benefit of supporting the long-term conservation of the historic asset. The proposal would accord with the NPPF, the strategic objectives of the Local Plan (para 2.3), policies LP1, LP3 and LP20 as well as the Council's Supplementary Planning Guidance, which seek sustainable development and high quality design together with the conservation of the historic environment.



*The rear of this terrace hosts a series of extensions. All have a different character and vary in terms of size and bulk. There are two 'traditional' conservatories either side and a solid brick extension as well.*