



## Design, Access, and Heritage Statement.

31 Ham Farm Road, Richmond, TW10 5NA.

May 2021

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## Introduction

This Design, Access, and Heritage Statement has been prepared to accompany the planning application which has been submitted for a householder application at 31 Ham Farm Road, Richmond, TW10 5NA. Planning permission is sought for a number of householder extensions. The description of development is as follows:

*“Proposed two storey side/rear and front extensions, first floor rear extension, alteration of two storey rear flat roof to pitched roof.*

The proposal aims to provide high-quality development that would provide additional ancillary floor space. The proposed development has taken into consideration all relevant planning policies to ensure that the neighbouring properties amenity is preserved and that there is no harm caused to the character and appearance of the dwelling or its setting within the Conservation Area.

The purpose of this statement is to explain the design principles in relation to the character and appearance of the designated heritage asset, the Parkey’s Estate Conservation Area. The National Planning Policy Framework (NPPF) and Local Plan policy LP3 require applications to describe the significance of any heritage asset affected and any contribution made by their setting.

## Relevant planning policy

National Planning Policy Framework  
National Planning Practice Guidance  
National Planning Policy Framework adopted 2019

London Plan (2021)

- Policy D4 Delivering good design
- Policy D6 Housing quality and standards
- Policy HC1 Heritage conservation and growth

Local Plan

- LP1 Local Character and Design Quality
- LP3 Designated Heritage Assets
- LP5 Views and Vistas
- LP8 Amenity and Living Conditions
- LP15 Ecology
- LP16 Trees

Ham and Petersham Neighbourhood Area Plan

- Policy C3 Protecting the Character of Built Areas

Supplementary Planning Documents/Guidance:

- House extensions and external alterations SPD
- Conservation Areas SPD and Parkley's Estate CA State

## Assessment of the wider site context.



The site is located on the southern end of Ham Farm Road, TW10 5NA, which is situated in the London Borough of Richmond. The road has a distinct suburban residential character. It comprises of a variety of bungalow and two-storey detached dwellinghouses situation amongst pockets of open green spaces. This unique suburban character has led to the surrounding area of the site being designated as a conservation area. Details of the conservation area are provided below:

Name: No. 67 Parkley Estate Conservation Area.  
 Designation: 02.14.2003  
 Extended: 03.03.2007

A conservation area appraisal has been produced by the Council and the following extract for that document provides an assessment of the character of the conservation area:

*“Parkleys Estate conservation area is a highly influential 1950s planned development of both flats on Parkleys and associated detached houses along Ham Farm Road, by the pioneering Span Developments Ltd. The estate was the first of the large residential developments by the celebrated Span Developments Ltd. of Eric Lyons and Geoffrey Townsend. This unique private housing development was designed for first time buyers, offering an innovative endowment mortgage, and is the first example of the successful residents’ management companies set up by Span. Parkleys has been listed grade II in recognition of its special historic and architectural interest. Parkleys consists of modern flat blocks of either a three-storey H-plan with central entrance stairwell or two-storey terraces enclosing shared courtyards. These flats are of brick*

construction with concrete slab floors and flat roofs. They have large timber windows and distinctive concrete tile-hanging.

Span was revolutionary in using such modern architectural design and mixing this with traditional materials. Uniquely the estate also includes a parade of six shops with maisonettes above. This parade on Ham Farm Road has an even more modern design than the neighbouring flats and includes a fine sculpture by Keith Goodwin. The stock and gardener of the former nursery on this site were taken over as part of this development. The buildings of the estate were then carefully laid out to retain existing trees. The high standard of hard and soft landscape and the well-conceived series of spaces and views is an important integral part of the overall design of the estate. Ham Farm Road is a number of large detached houses in garden plots. Noted modern architects individually designed the original thirteen houses in the 1950s, such as Leslie Gooday, Bernard Kreeger and Eric Lyons. Span maintained control over the general layout and approved designs of these houses.”



## Site description

The application site comprises of a two-storey detached dwelling which fronts onto Ham Farm Road. The dwelling is set back from the road and a dropped curb provides access at the front of the property to off-street vehicle parking space.

The main part of the dwelling comprises of a two-storey building. However, at the front of the dwelling and along the eastern boundary, there is a single-storey garage. To the rear of

the property there is a large garden with an outdoor swimming pool. The original feature of the dwelling remain and there has not been any substantial external alterations.

The property comprises of a mix of brick at ground floor and white UPVC cladding at first floor. The property has a pitched roof with grey slate tiles and two brick chimneys.

The application site does have a variety of soft landscape at the front and rear of the site. The front of the site consists of a large tree that is centred in front of the property with flower gardens and a grass lawn at the front perimeter. The rear garden comprises predominantly of a larger grass lawn and swimming pool in the far corner. There are a number of trees located along the boundary wall.



## Detail of proposal.



Full planning permission has been sought for a series of householder extension in order to increase the internal floor space for occupant. Proposed two storey side/rear and front extensions, first floor rear extension, alteration of two storey rear flat roof to pitched roof.

### *Layout*

The two-storey side/rear and extensions would be located along the south eastern side boundary of the site. The two-storey extension would extend above the existing garage and wrap around towards the rear.

The two-storey front extension would located slightly off centres and closer to the eastern boundary. In addition to creating internal floor space the front extension would also create a new entrance to the property.

The first-floor rear extension would be located about the existing single-storey rear extension locate on the north west end of the rear elevation.

The flat roof of the existing two-storey rear outrigger would altered and replaced with a pitched roof so that it is in keeping with the pitch of the main roof slope.

### *Scale*

The eaves of the two-storey front, side and rear extensions would all be flush with that of the existing dwelling. The section of the extension that projects towards the front of the dwelling would be set back from the front elevation of the main dwelling. The first-floor rear extension would have an eaves height that matches that of the main dwelling.

### *Appearance*

The extensions would use materials that are in keeping with that of the existing building. The two-storey side extension and front extension would use brickwork that matches that of the existing dwelling, and the first-floor rear extension would use a matching render.

The proposal includes a large glass windows at ground and first floor of the front extension. Whilst the rear also includes the addition of large glass windows and sliding doors at both ground and first floor.

#### *Landscaping*

The proposal does not include any significant alterations to the existing soft landscaping on the site. The proposal would not remove any trees on the site.

### Conclusion

The proposed development consists of a high-quality householder development. The proposed scale bulk and massing would appear as a subservient addition to the existing building whilst ensuring that it adds aesthetic value to its character and appearance.

The development would use materials that are considered to be in keeping with those that are already established on the host dwelling and the neighbouring properties. Furthermore, the development would not significantly alter the green open appearance of the property when viewed from the public realm.

As such, it is considered that the proposed development would not have a harmful impact on the designated Heritage Asset, the Parkey's Estate Conservation Area.

The proposal is considered acceptable with regards to the relevant policies in the Richmond Development Plan, the London Plan, and the NPPF. Therefore, on this basis, it is believed that this application is considered acceptable and should be supported.