

173 MORTLAKE ROAD, LONDON, TW9 4AW

OUTBUILDING CONVERSION TO GRANNY ANNEX

DESIGN & HERITAGE REPORT

May 2021

TW10 ARCHITECTS

LOCATION & HERITAGE

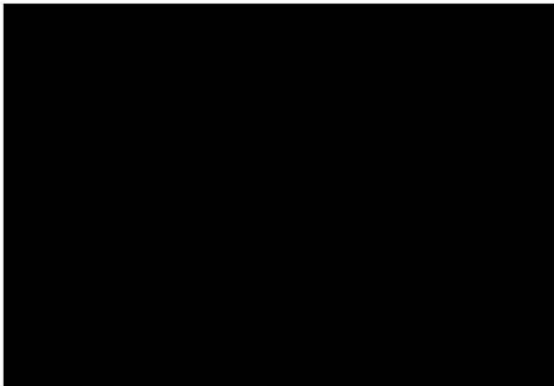


The site is located around the middle of Mortlake Road to its Northern side within Flood Zone 2 and it is not part of a Conservation Area. However, the property is a Building of Townscape Merit.

The property is a 2-storey house rectangular in plan built as an extension in the 1900's for the neighbouring West Farm Lodge.

There is a front outbuilding to the front of the site entrance, as the building is set back from the road. There is parking space in front of the outbuilding and 2 cars park there regularly.

PLANNING HISTORY



In 1998 a 2-storey side extension was approved.

In 2012 the property was divided into 2 houses, 173A & 173B.

173A was developed into 2 bedrooms, 2 bathrooms, 2 reception rooms, 1 kitchen.

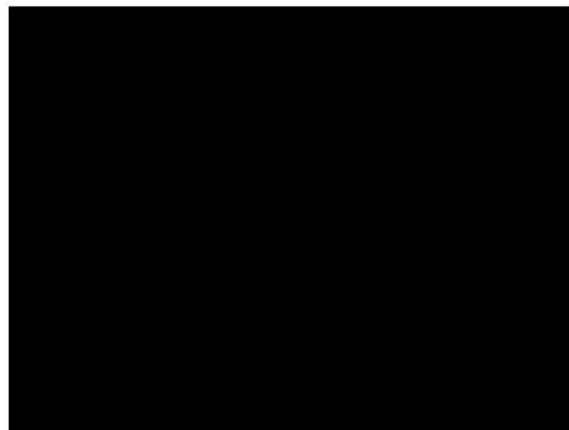
173B was developed into 2 bedrooms, 2 bathrooms, 1 reception room, 1 kitchen.

In 2015 a side orangery extension was approved

MATERIALITY

The house is rendered in cream yellow colour and the roof is clad with brown clay tiles. The building lacks on any architectural features. The orangery is constructed in modern dark grey aluminium glazing panels and brickwork.

The front garage outbuilding is clad in black timber boards towards the road, hence this is the public perception of the site



PROPOSED WORK

1. Demolish existing garage
2. New Granny Annex construction

PROPOSED DESIGN

The annex will be single-storey plus mezzanine and will be used as ancillary space to 173B.

The proposed typology of the design is kept as existing, i.e. pitched-roof and rectangular base.

Its dimensions follow site references to the adjoining neighbour. Please note that 171 Mortlake Road has had a rear extension and a raised ridge approved recently and is in construction now.

The proposed walls will be clad in traditional London Stock brickwork. The proposed windows will match the existing context in a similar traditional manner.

SUMMARY

There are no architectural features lost in this project. There is no work to be done to the main house.

The perception of the site from public road will be similar due to the use of same materiality and typology.

There are 2 parking spaces to the front of the property. This complies with previous condition to planning application 11/2921/FUL. The applicants don't park inside the garage as it is too small for modern cars. This does not affect the current parking arrangements or that of the local area. Please see transport report for further information.

The proposal is not detrimental to the main house or the area, as the 2 neighbouring houses have had recent approvals for extending higher and towards the back in a modern architectural style.

This proposal will enhance the traditional architecture and will be in keeping with the main house's character.

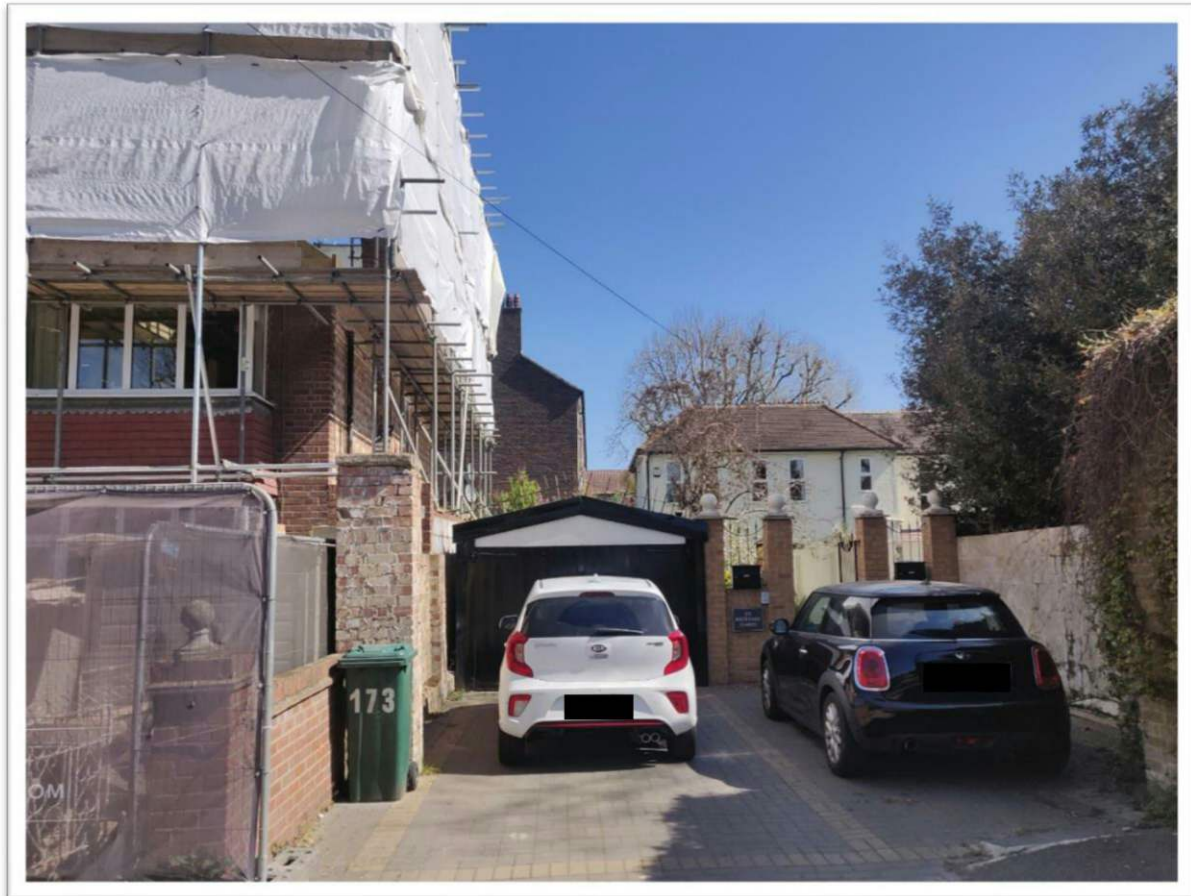
This current proposal has been amended from previously refused application 21/0145/FUL following Council recommendations:

The proposed materiality has been amended from timber to traditional brickwork.

Black aluminium windows have been changed to white.

Tall rear windows have been reduced in height to avoid overlooking.

The height of the proposal has been lowered and now matches the existing adjoining gutter level.



173 MORTLAKE ROAD, LONDON, TW9 4AW

OUTBUILDING CONVERSION TO GRANNY ANNEX

DESIGN & HERITAGE REPORT

May 2021

TW10 ARCHITECTS

LOCATION & HERITAGE



The site is located around the middle of Mortlake Road to its Northern side within Flood Zone 2 and it is not part of a Conservation Area. However, the property is a Building of Townscape Merit.

The property is a 2-storey house rectangular in plan built as an extension in the 1900's for the neighbouring West Farm Lodge.

There is a front outbuilding to the front of the site entrance, as the building is set back from the road. There is parking space in front of the outbuilding and 2 cars park there regularly.

PLANNING HISTORY



In 1998 a 2-storey side extension was approved.

In 2012 the property was divided into 2 houses, 173A & 173B.

173A was developed into 2 bedrooms, 2 bathrooms, 2 reception rooms, 1 kitchen.

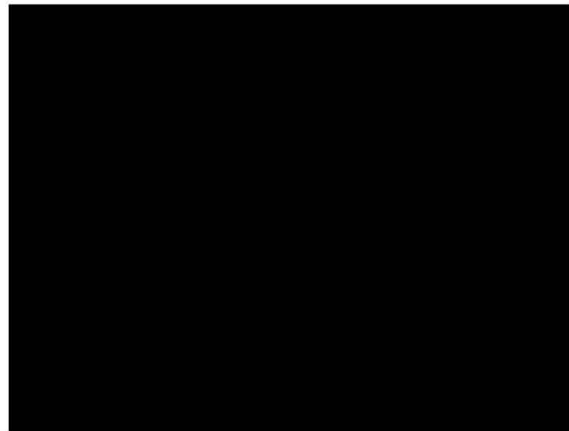
173B was developed into 2 bedrooms, 2 bathrooms, 1 reception room, 1 kitchen.

In 2015 a side orangery extension was approved

MATERIALITY

The house is rendered in cream yellow colour and the roof is clad with brown clay tiles. The building lacks on any architectural features. The orangery is constructed in modern dark grey aluminium glazing panels and brickwork.

The front garage outbuilding is clad in black timber boards towards the road, hence this is the public perception of the site



PROPOSED WORK

1. Demolish existing garage
2. New Granny Annex construction

PROPOSED DESIGN

The annex will be single-storey plus mezzanine and will be used as ancillary space to 173B.

The proposed typology of the design is kept as existing, i.e. pitched-roof and rectangular base.

Its dimensions follow site references to the adjoining neighbour. Please note that 171 Mortlake Road has had a rear extension and a raised ridge approved recently and is in construction now.

The proposed walls will be clad in traditional London Stock brickwork. The proposed windows will match the existing context in a similar traditional manner.

SUMMARY

There are no architectural features lost in this project. There is no work to be done to the main house.

The perception of the site from public road will be similar due to the use of same materiality and typology.

There are 2 parking spaces to the front of the property. This complies with previous condition to planning application 11/2921/FUL. The applicants don't park inside the garage as it is too small for modern cars. This does not affect the current parking arrangements or that of the local area. Please see transport report for further information.

The proposal is not detrimental to the main house or the area, as the 2 neighbouring houses have had recent approvals for extending higher and towards the back in a modern architectural style.

This proposal will enhance the traditional architecture and will be in keeping with the main house's character.

This current proposal has been amended from previously refused application 21/0145/FUL following Council recommendations:

The proposed materiality has been amended from timber to traditional brickwork.

Black aluminium windows have been changed to white.

Tall rear windows have been reduced in height to avoid overlooking.

The height of the proposal has been lowered and now matches the existing adjoining gutter level.