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**Planning Team**

London Borough of Richmond Upon Thames  
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TW1 3BZ

**Supporting Statements for 165 Richmond Road Garden Room**

13 Pages Inclusive.

Planning Portal Ref:  
PP-10140891

Image:



**Image 001:** 165 Richmond Road from Richmond Road. The land to accommodate the garden room is not visible from Richmond Road as it is behind 167 Richmond Road.

Continued on Page 02

Dear Planning Team,

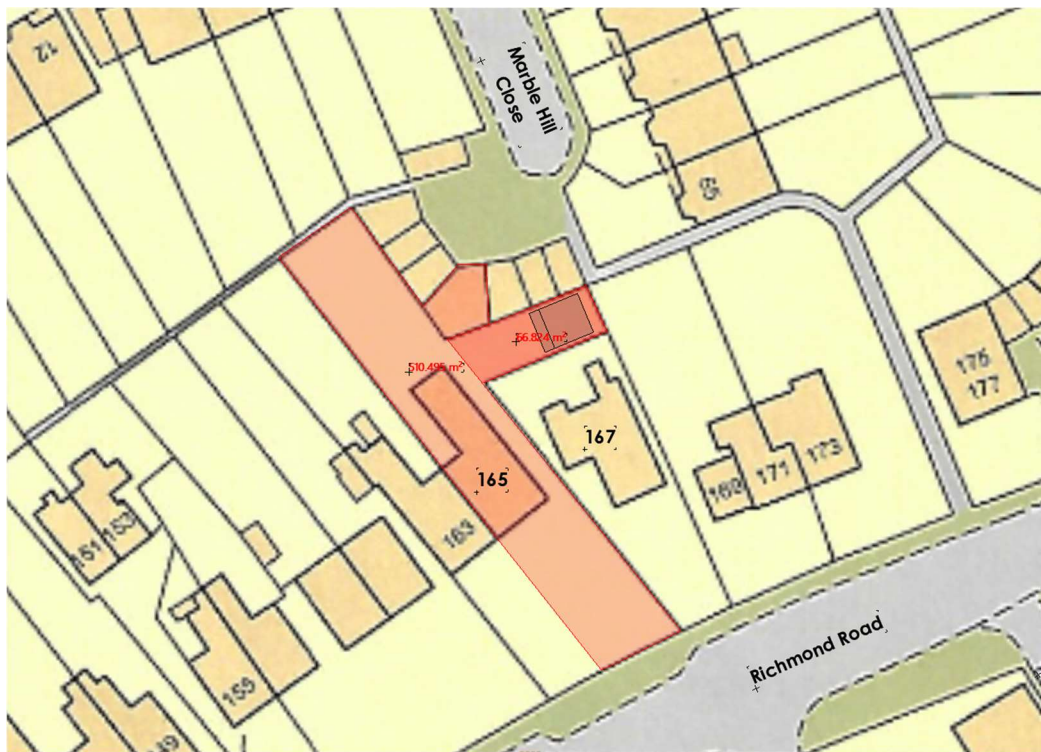
**165 Richmond Road, Twickenham TW1 3AT; Proposed Garden Room**

We have obtained a quotation for a Garden Room to provide a home office for our family. We have proposed to locate this to the side of our property, 165 Richmond Road and behind 167 Richmond Road. We understand that this would usually be classed as Permitted Development but as our property is Grade 2 Listed we appreciate that we need to submit this application.

**Introduction & Context:**

165 Richmond Road Road is a semi-detached Victorian Villa; the end of a grouping of such semi-detached Victorian Villas on Richmond Road. The property is a Grade 2 Listed Building located within the Twickenham Riverside Conservation Area.

At some stage in the past a parcel of land was added to the Title that is adjacent to the original plot. This parcel of land sits behind 167 Richmond Road. It is upon this parcel of land, distinct from the original plot of this Listed Building, that we wish to construct a garden room. We have shown this part of land shaded in darker red (with remainder of site bounded in red and shaded light red) below:



**Image 002:** Map extract showing bounded demise of property with location for garden room shaded darker red and garden room itself shown to correct scale in location.

**Supporting Statements:**

This document contains our Flood Risk Assessment and Supporting Statements to assist your consideration of this application. Items included are listed below:

Page 04

**Section 01 Flood Risk Assessment (FRA) & Sustainable Urban Drainage Systems (SUDS)**

Pages 05-08

**Section 02 Planning History, Precedent Review & Heritage Statement:**

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**Section 03 Design & Access Statement:**

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**Section 05 Fire Strategy:**

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**Section 06 Conclusion:**

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## Section 01 Flood Risk Assessment (FRA), Drainage, Waterproofing & Sustainable Urban Drainage Systems (SUDS)

### Flood Zone

The Environment Agency's maps show that the site in question is not located within a Flood Risk Zone.



**Image 003:** The above extract from The Environment Agency's Flood Map confirms that this site is within Flood Zone 01 (not a flood zone). We have noted the proximity to Flood Zone 02. Please do visit <https://flood-map-for-planning.service.gov.uk/confirm-location?eastings=516826&northings=173810&placeOrPostcode=TW1%203AT> for confirmation if desired.

### Drainage & SUDS Compliant Hardstanding

There are no proposed alterations to the rear garden of 165 Richmond Road other than the addition of the proposed garden room to the currently un-landscaped side garden. We note that the rear garden is currently largely permeable in nature and will remain so. Localised mini-foundations will reduce potential impact and maintain maximum permeability to the area beneath the proposed garden room.

### Conclusion of Section 01:

The risk of flooding has been proven as negligible. The proposed works do not increase the risk of/from flooding for 165 Richmond Road or the local area.

## **Section 02 Planning History, Precedent Review & Heritage Statement:**

The planning history of the property is listed below:

### **165 Richmond Road Twickenham TW1 3AT**

#### **20/T0656/TCA**

T1 - Cherry - Reduce crown back to old points by 1m all around leaving spread of 4.5m x 4.5m T2 - M...

**Decided the Council raises no objection 16/09/2020**

#### **20/T0626/TCA**

T1 - Magnolia - To remove overhang

**Decided the Council raises no objection 03/08/2020**

#### **13/T0793/TCA**

T1- Cherry tree reduce by 25% T2- Magnolia tree reduced by 25%

**Decided the Council raises no objection 09/12/2013**

#### **09/0635/DD01**

Details pursuant to condition U26294 (details doors/windows) and U26295 (external paint colour) of ...

**Granted Permission 21/06/2011**

#### **09/0504/DD01**

Details pursuant to condition (U25974 - Detailed drawings) and U25977 (Paint) of listed building co...

**Granted Permission 21/06/2011**

#### **10/2409/LBC**

Underpinning of existing house including remedial repairs to outer brickwork skin.

**Granted Permission 04/10/2010**

#### **09/0635/HOT**

Demolition of existing timber conservatory and erection of a new timber conservatory with a glazed ...

**Granted Permission 19/05/2009**

#### **09/0504/LBC**

Alterations including demolition of rear conservatory and construction of replacement single storey...

**Granted Permission 29/04/2009**

#### **08/T0453/TCA**

T1; Magnolia - Reduce by 20% T2; Cherry - Reduce by 20% T3; Corkscrew Willow - Reduce by 30%

**Granted Permission 28/07/2008**

#### **08/2465/LBC**

Erection of first floor rear extension

**Refused Permission 16/09/2008**

#### **08/2200/LBC**

Demolition of existing single storey rear extensionse house and replacement with new conservatory. ...

**Refused Permission 21/08/2008**

#### **99/T0893**

Kanzah Cherry - Light Prune

**Granted Permission 27/08/1999**

#### **98/T1181**

Magnolia - Reduce By Approx 3/4 Feet

**Granted Permission 22/09/1998**

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Local Planning History of relevance:

**159 Richmond Road Twickenham Richmond Upon Thames TW1 3AT**

**04/1352/HOT**

Erection of a single storey timber built free standing summer house at rear of property.

**Granted Permission 01/07/2004**

Extract from Approved Drawings below for information:

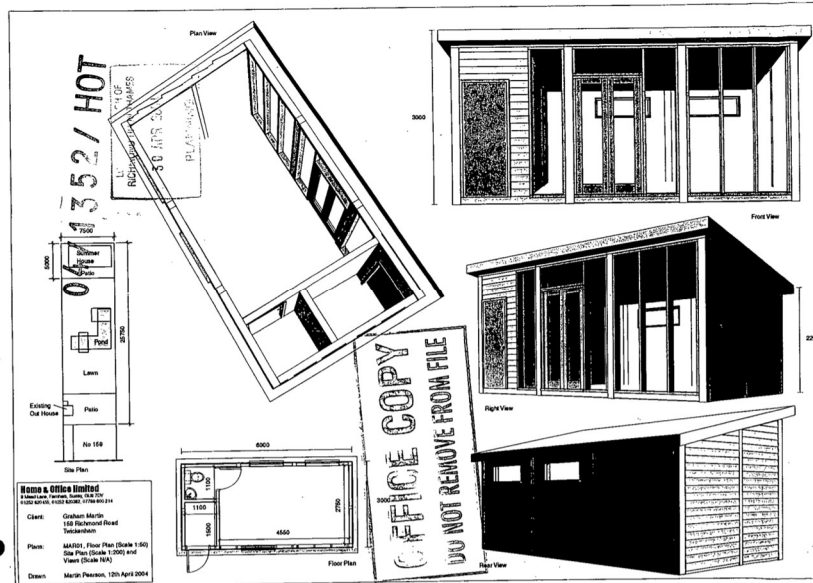


Image 004: Drawings from Approved garden room.

**163 Richmond Road Twickenham TW1 3AT**

**06/2083/LBC**

Erection of a single storey garden building in rear garden.

**Decided as No Further Action be Taken 19/09/2006**

**06/2082/HOT**

Erection of a single storey garden building in rear garden.

**Granted Permission 06/10/2006**

Images from the Approval noted above for information:



Image 005: Drawings from Approved garden room to adjoining property (also listed).

The Summary Reasons for Granting Planning Permission were provided as follow:

### **U19453 Summary Reasons for Granting PP~**

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission. By reason of the siting, scale and design of the building, the proposal will preserve the character, appearance and setting of this and adjacent Grade II listed buildings and Buildings of Townscape Merit, the Conservation Area and will not prejudice neighbours residential amenity.

**Image 006:** Extract from Decision Notice (GRANTED) to recent garden room at 163 Richmond Road (also listed, property next door).

### **Main policies and strategies relevant to the proposal, our response and our Heritage Statement:**

The main planning considerations applying to the site and the associated policies are:

Local Plan As adopted by Council 3 July 2018:

- 4 Local Character and Design
  - Policy LP 1 Local Character and Design Quality
  - Policy LP 3 Designated Heritage Assets
  - Policy LP 4 Non-Designated Heritage Assets
  - Policy LP 8 Amenity and Living Conditions
- 5 Green Infrastructure
  - Policy LP 20 Climate Change Adaptation
  - Policy LP 21 Flood Risk and Sustainable Drainage
  - Policy LP 22 Sustainable Design and Construction
- 6 Climate Change and Sustainable Design

The main relevant supplementary planning documents/guidance adopted by the Council are:

- Twickenham Riverside Conservation Area Statement No. 8 Designated 14 January 1969, extended 7 September 1982 and 29 January 1991: [https://www.richmond.gov.uk/media/13309/conarea8\\_a3\\_rgb.pdf](https://www.richmond.gov.uk/media/13309/conarea8_a3_rgb.pdf)
- House Extensions and External Alterations (May 2015): [https://www.richmond.gov.uk/media/7617/house\\_extensions\\_and\\_external\\_alterations\\_spd\\_may\\_2015.pdf](https://www.richmond.gov.uk/media/7617/house_extensions_and_external_alterations_spd_may_2015.pdf)
- Twickenham Riverside and Queens Road Conservation Area Study, published November 1998.
- Twickenham Village Planning Guidance – January 2019 - [https://www.richmond.gov.uk/media/15402/twickenham\\_village\\_planning\\_guidance\\_supplementary\\_planning\\_document.pdf](https://www.richmond.gov.uk/media/15402/twickenham_village_planning_guidance_supplementary_planning_document.pdf)
- Planning Information for Conservation Areas – published March 1978, Adopted September 2002, Reformatted with minor updates December 2018 - [https://www.richmond.gov.uk/media/7644/conservation\\_areas\\_spd.pdf](https://www.richmond.gov.uk/media/7644/conservation_areas_spd.pdf)

From our review of all documentation we understand the main issues associated relate to the following:

- Design and Heritage Assets
- Neighbour Amenity

We have reviewed all Policy and Supporting Documentation noted and have considered this carefully when approaching the design for the alterations to this property. We believe that we have met policy requirements and worked to the guidance of the supplementary documents provided. Our approach has been to consider the property itself, the Local Policy Requirements and Guidance and the immediate context of the adjoining properties to ensure that there is no impact on amenity. Once these issues were understood we selected the discrete side garden location for the proposed garden room to ensure adherence to the context of policy, neighbouring amenity and the wider local surroundings. The garden room proposed would be no higher than 2500mm and would be set back from boundaries of 167 Richmond Road and garages to Marble Hill Close by at least 450mm, and 500mm from the boundary with 171 Richmond Road.

### **Heritage Statement:**

165 was listed along with 163, the other part of this semi-detached pairing in 1999. The Listing Reads:

“Grade: II

List Entry Number: 1387489

Date first listed: 20-Jul-1999

Statutory Address: 163 AND 165, RICHMOND ROAD

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Pair of villas, 1839 - 40, with later C19 rear extensions. Stock brick, slate hipped roof. Symmetrical, of two storeys and each of two bays. Entrance in the outer bays. Door with flush panels beneath vertical glazed panels. Timber porch supporting splayed lead roof with fluted fringe. French window, margin glazed over flush panels, recessed under segmental brick arch. Reeded architrave, timber canopy with lozenge decoration, slender iron window guard. Upper floor each with two sashes with glazing bars under almost flat arch. Plain eaves, central stack. Rear upper floor windows, small paned sashes with glazing bars under segmental brick arches. Ground floor of No. 165, part glazed door with horizontal flush panel below. Each has rear extension under catslide roof apparently integral to original house, the rear window of No.165 with later margin glazing. Each has canted bay on inner face. Further two storey extension to No.163, single storey extension to No 165. Interior of No. 165: panelled internal hall partition, divided at dado height, and containing 4-panel door to front room. Stairs with turned newels, stick balusters and partly ramped rail. Interior of No. 163 not inspected.”

We have considered the heritage status of 165 Richmond Road and have decided to site the proposed garden room to the side of the property, facing a flank wall and in a location not originally within the demise of 165. This part of the garden seems likely to have been added at a later date, possibly when the Marble Hill Close Garages were constructed or around the time that 167 Richmond Road was constructed. The proposed garden room is small in scale and would be clearly subservient in materiality and scale to the host property and very clearly distinct from it. We believe that our considerations have negated, or at least significantly reduced potential impact on the heritage asset (our home).

**Conclusion to Section 02:**

In conclusion we have been careful to propose a location for our garden room that respects and considers the heritage of our home, suits your Policy requirements and Supplementary Documents/Guidance as contained within your documents listed above and proposed a simple garden room that could easily be demounted and removed at a later date if necessary.

We sincerely believe that our proposal will provide a considerable improvement to the long term use of this property and relieve pressure on the Listed Building itself by allowing an extra space within the garden to be utilised as a garden office or fitness room.

Having fully reviewed Policy, SPD's and Precedent we strongly believe and sincerely hope that the design as proposed can be approved at delegated level.



### **Section 03 Design & Access Statement:**

Please find below Design and Access statement written in line with CABE guide 'Design and Access Statements.'

#### **DESIGN**

##### **Use:**

*What Buildings and Spaces will be used for.*

The building will continue to be used as a single-family dwelling. The garden room would be used as a home office.

##### **Amount:**

*How much would be built on the site.*

##### **Gross Internal Areas:**

Increase to GIA: 13.40m<sup>2</sup>

As is apparent we have selected a garden room that is relatively small and sits suitably well in context. This is a small intervention that does not impact unduly on the heritage asset (our home), adjoining properties or the wider context.

##### **Layout:**

*How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.*

The existing building shall relate to the public domain largely as it currently does, the garden room would not be seen from Richmond Road and would be largely unseen from the adjacent boundaries which are currently planted to a high level or consist of brick walls taller than the proposed structure with no windows within the walls.

##### **Scale:**

*How big the buildings and spaces would be (their height, width and length).*

The proposed garden room is 4m x 4m in plan and 2.5m in height. This is a small garden room, suited to context.

##### **Landscaping:**

*How open spaces will be treated to enhance and protect the character of a place.*

We have not proposed changes to landscaping, we currently have a mature garden that is largely permeable.

##### **Appearance:**

*What the buildings and spaces will look like, for example, building materials and architectural details.*

The garden room is timber framed with cedar cladding as shown on attached drawings. This is a simple structure that will be clearly subservient to and distinct from the host property.

#### **ACCESS**

##### **Vehicular and transport links.**

There are no proposed alterations to vehicular and transport links.

##### **Inclusive access.**

The proposed design will allow for a more readily accessible home office.

**Section 04 Existing Site Photographs:**



**Image 007:** 165 in context from above, with site shaded red. Note unusual shape of site with later additions.

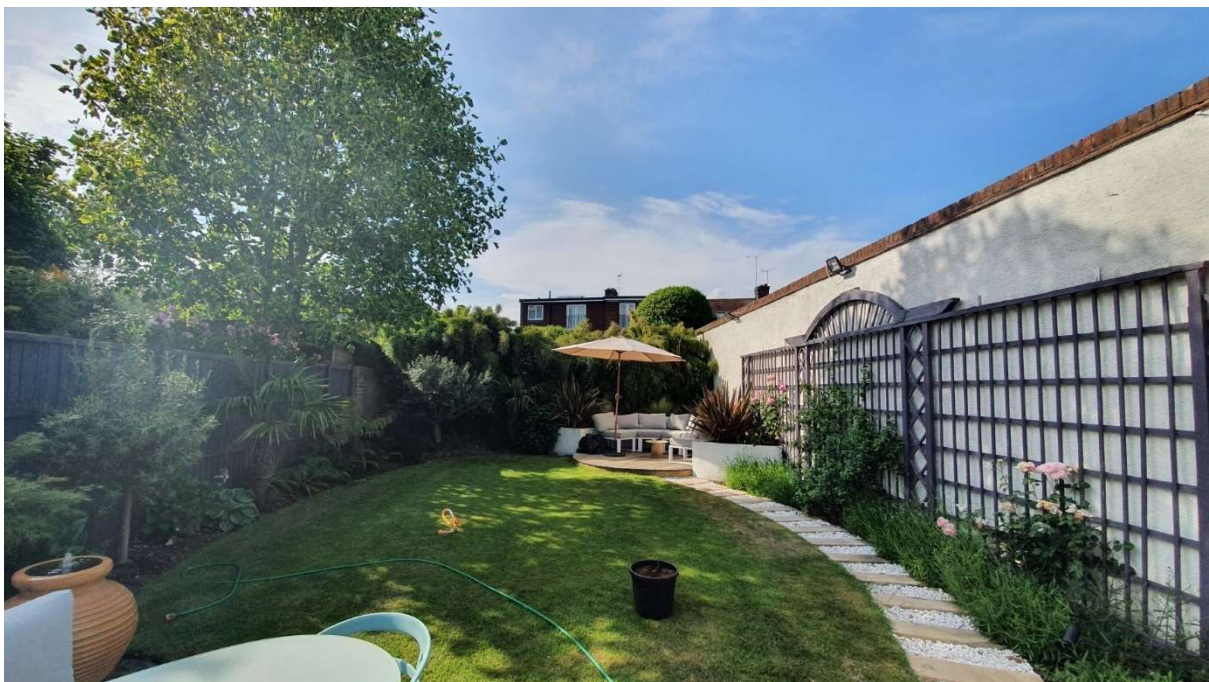


**Image 008:** Looking East towards boundary 171 Richmond Road with 167 Richmond Road on right and Marble Hill Close garages to left. This is a discrete location for the proposed garden room.

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**Image 009:** View looking West from site of proposed garden room back to 165 Richmond Road. Marble Hill Close garages to right of image, 167 Richmond Road to left of image.



**Image 010:** Existing garden to rear of property looking South; this garden will remain as it is.

**Section 05 Planning Fire Safety Strategy: London Plan Policy D12 Fire Statement:**

My understanding is that this proposal will not need a specific Fire Safety Strategy as it is a single storey detached single room with direct garden access. If anything else is required please do let me know.

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**Section 06 CONCLUSION:**

We have considered the important contexts of Local Policy & Guidance and the Amenity of Neighbouring Owners when considering our garden room and the location for this. We believe that we have interpreted and addressed Policy and Context correctly resulting in a proposal designed to suit the existing context in a sensitive and well considered manner. We hope that the proposal can progress without contention through to approval.

If you have any questions, or would like to receive any further information please do call or e-mail at your convenience.

Yours sincerely,

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