

85 CONNAUGHT ROAD

RICHMOND UPON THAMES /// LONDON

RENOVATION, SIDE AND BASEMENT EXTENSION

DESIGN AND ACCESS STATEMENT

AUGUST 2021

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BACKGROUND

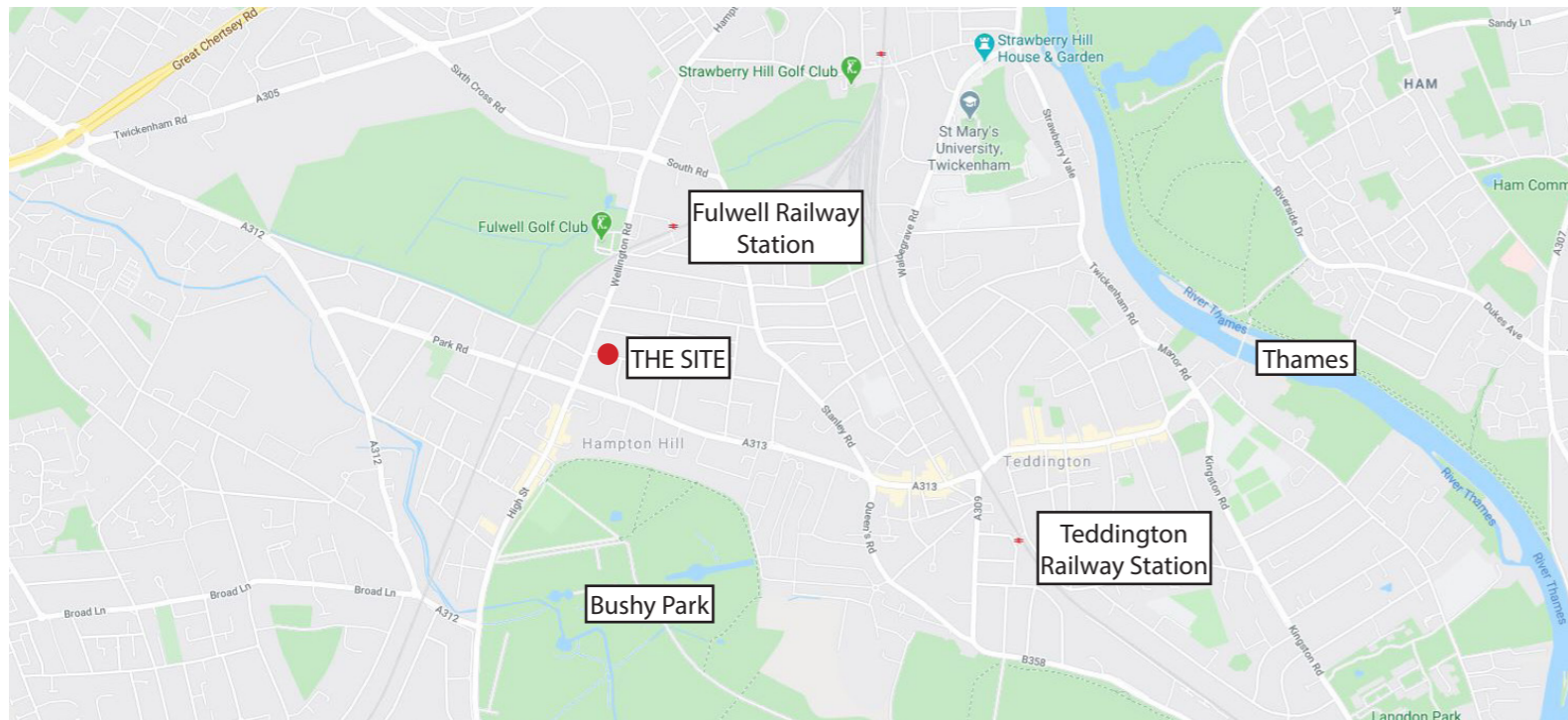


FIGURE 01 - SITE LOCATION



1.1 SITE LOCATION

85 Connaught Road, Richmond upon Thames, London, TW11 0QQ.

1.2 BACKGROUND

Mark Smith Architects Ltd were approached by Darragh Dolan to prepare a planning application to alter the approved roof form and extend the basement on a detached residential building to increase the number of self-contained dwellings to six in total.

This is further to successful planning applications to renovate and extend the building in 2019 to increase the number of dwellings from two to five (ref 19/1759/FUL).

1.3 LOCAL CONTEXT

85 Connaught Road is located in Teddington, towards the south-west of the London Borough of Richmond upon Thames. The nearest train station is Fulwell, 650m north of the site, which is approximately 40minutes from London Waterloo (South Western Railway).



FIGURE 02 - SITE CONTEXT



Bushy Park is 500m south offering a substantial open space and various external amenity activities. The immediate area surrounding the subject site is residential although Hampton High Street is a few minutes walk to the west offering shops, cafes and restaurants.

BACKGROUND

1.4 EXISTING BUILDING

The subject site is not in a conservation area nor are there any listed buildings or structures on it. There is a two-storey residential building towards the front of the site and a 22m long garden at the rear.

The existing building is Victorian, built of London stock brick with timber framed windows. It has a pitched roof and a rear outrigger. Currently, there is a two bedroom dwelling on the ground and basement, and a three bedroom dwelling on the first and second floor. Both dwellings are accessed from a communal area which is itself accessed from the front door on Connaught Road.



FIGURE 03 - STREET FRONTAGE



FIGURE 04 - GARDEN (FACING REAR ELEVATION)



FIGURE 05 - EXISTING REAR ROOF AND OUTRIGGER

PLANNING CONTEXT

2.1 PLANNING POLICY

Planning Context

The New London Plan (2021)

Relevant Policies:

The relevant policies are:

- GG2 Making the best use of land
- GG4 Delivering the homes Londoners need
- H2 Small Sites
- SD10 Strategic and local regeneration
- D1 London's form, character and capacity for growth
- D3 Optimising site capacity through design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public realm
- H1 Increasing housing supply
- H10 Housing size mix
- T5 Cycling
- T6 Car parking

The London Borough of Richmond Upon Thames Local Plan (2018 and 2020)

Relevant Policies:

LP1 Local character and design quality

- LP2 Building heights
- LP8 Amenity and living conditions
- LP34 New housing
- LP35 Housing mix and standards
- LP39 Infill, back-land and back-garden development
- LP45 Parking standards and servicing

PLANNING CONTEXT

2.2 PLANNING HISTORY

18/4125/FUL

Permission was granted in February 2019 to renovate and reconfigure the existing building into four self-contained dwellings, including the following;

1. Internal renovations and new roof and windows
2. New single storey rear/side extension
3. Brickwork raised 750mm at rear elevation and outrigger to facilitate sufficient headroom for habitable rooms in outrigger
4. New rear dormer, lower than the roof ridge line and set in 700mm from the eaves. In matching vertical slate.
5. New gable roof extension at front with window and rooflight
6. New boundary wall with wrought iron railings

Refer to Figure 06 on this page and Figure 07 on the following page for images of these approved alterations.

19/1759/FUL

Permission was granted in September 2019 for similar proposals previously granted (18/4125/FUL) with a different internal reconfiguration for a total of 5 self-contained flats.

20/3237/FUL & 21/1110/FUL

Permission was refused in 2020 for a new storey (in conjunction with the approved alterations) and again in 2021 with an altered design.



FIGURE 06 - APPROVED CGI FRONT ELEVATION

PLANNING CONTEXT



FIGURE 07 - APPROVED CGI REAR ELEVATION

The approved alterations, as described on the previous page, cited the following example of a similarly styled front gable over the bay windows.



FIGURE 08 - NO. 48 PRINCES ROAD

The approved alterations, as described on the previous page, cited the following example of a large dormer roof extensions on neighbouring houses.



FIGURE 09 - NO 81 & 83 CONNAUGHT ROAD



FIGURE 10 - PROPOSED CGI FRONT ELEVATION

3.1 PROPOSALS

The proposals are to introduce residential accommodation into the roof space with a new roof form/gable, extend the existing basement towards the rear and provide a side/rear extension. To provide six self-contained residential units in total.

The following elements of the design have been approved (ref 19/1759/FUL), and are identical in this planning application:

- Renovation of the existing building with all windows replaced.
- Single storey rear/side extension identical to the approved.
- Level of brickwork along the rear elevation and side outrigger to be raised approximately 750mm to provide suitable headroom in the second floor.
- Rear dormer with matching vertical slate identical to that which has been approved.
- Gable front identical to the approved.
- Front boundary wall/bin store identical to the approved.

This planning application introduces the following additions to the design:

- Main roof pitch increased to 45degrees (matching neighbour) at front and rear to improve the spatial quality of the roof level accommodation. New rooflights (hidden from view at street level) further improve the second storey dwelling affording plenty of natural light. Note that accommodation at roof level has been approved.
- New appropriately scaled front facing dormer (in lieu of approved pitched rooflight) with matching vertical slate which improves the appearance of the front elevation and roofscape as well as the spatial quality of the bedroom it serves.
- New basement extension towards the rear with lightwells to illuminate new basement accommodation.

PROPOSALS

3.2 DESIGN

The surrounding context is residential and buildings do not have a uniform appearance, character or consistent roof line. There are many different roof forms with pitched, gable and mansard roofs with varying ridge and eaves heights. There are also different forms of front bays and rear extensions with a variety of front, rear and side dormers/rooflights.

The existing building on the subject site has an existing front bay that appears incomplete. The bay will be retained and the proposal seeks to complete this element in the form of front gable that will improve the overall appearance. This includes new brickwork that will be integrated with the lower floors.

The existing (and approved) main roof pitch is relatively shallow at 28 degrees which makes for an awkward abutment to the much steeper approved gable pitch (51 degrees). The proposal seeks to increase the main roof pitch to 45 degrees to make for a more coherent connection to the gable pitch. This will improve the appearance of the frontage overall. In addition, the spatial quality of the roof level dwelling will improve with better internal proportions and head height. Lastly, a new front dormer (in lieu of an approved pitched rooflight) will add character to the Connaught Road roovescape whilst also providing better daylighting and outlook for the bedroom it serves. This dormer is appropriately proportioned, is set back from the front the eaves and lower than the ridge, and is finished in matching vertical slate.

In summary, the design proposals in this planning application have been carefully considered in the local context and that of the host building. Alterations have been sensitively designed with architectural elements characteristic of the surrounding area and high quality materials that preserves the character and wider street scene. The altered roof pitch is comfortable to the host building and the gable, which also improves the overall improved appearance. The altered roof pitch also has the added benefit of improving the spatial standard of the roof level dwelling, affording it sufficient space to become a two bed dwelling (as opposed to a one bed dwelling) for which there is a need for in the local area.



FIGURE 11 - PROPOSED CGI REAR ELEVATION

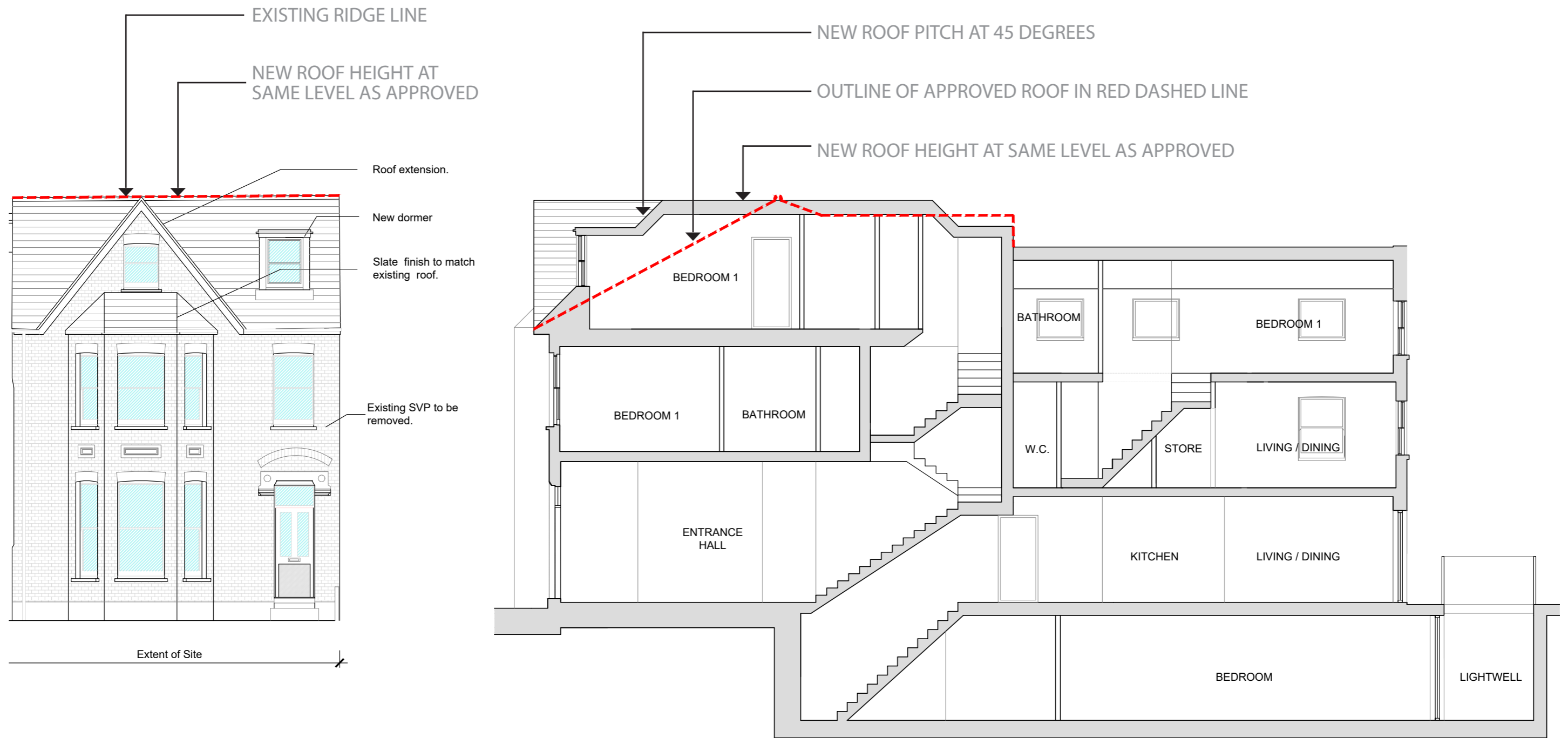


FIGURE 12 - PROPOSED FRONT ELEVATION AND SECTION

PROPOSALS

3.3 PLANNING PRINCIPLES

The site is in a residential area and is served well by local transport links and services. The location is deemed accessible (within 650m of a train station) therefore meeting Policy H1.

Residential use has been established on the site and the proposals will increase the number of residential dwellings in the area. This will contribute towards the housing need in Richmond as well as meeting Policy GG2 in making best use of land.

The proposals will optimise the use of the site and is consistent in delivering on Policy H2 in the London Plan which states that smaller sites *'must make a substantially greater contribution to new supply across the city. Therefore, increasing the rate of housing delivery from small housing sites is a strategic priority.'*

The proposal optimises capacity in a design lead approach (meeting Policy D3) with a high quality design that is respectful and positive. In summary, the proposal delivers new residential dwellings in an appropriate and accessible location and is compliant with planning policy.



FIGURE 13 - PROPOSED CGI REAR ELEVATION - OBLIQUE VIEW



FIGURE 14 - PROPOSED MATERIALS FRONT



FIGURE 15 - PROPOSED MATERIALS REAR

3.4 MATERIALS

The materials in this planning application replicate the materials in the approved applications. For clarity, details and example images of the materials in the approved application are repeated below.

(1) Brick: New sections of brickwork are to match existing brickwork. The brick will be sourced from 'Imperial Bricks', using brick-matching to replicate the appearance and colour of the existing house. www.imperialhandmadebricks.co.uk/about-us/brick-matching/

(2) Full height glazing: Slim-profiled aluminium framed doors and window to new ground floor extension.

(3) Slate: Slate finish to pitched roof.

(4) Vertical slate: Vertical slate finish to dormers, to match slate finish on pitched roof.

(5) Timber framed glazed doors: Full height timber framed glazed doors. Frame colour to be white to match existing windows.

(6) Timber windows: New white framed traditional timber sash windows to be installed throughout the existing building and proposed extensions.

(7) Zinc cladding: Zinc cladding to rear face of side wall and fascia of new rear extension.

(8) Standing seam zinc roof: Standing seam zinc to flat roof of new rear extension.



FIGURE 16 - PROPOSED MATERIALS

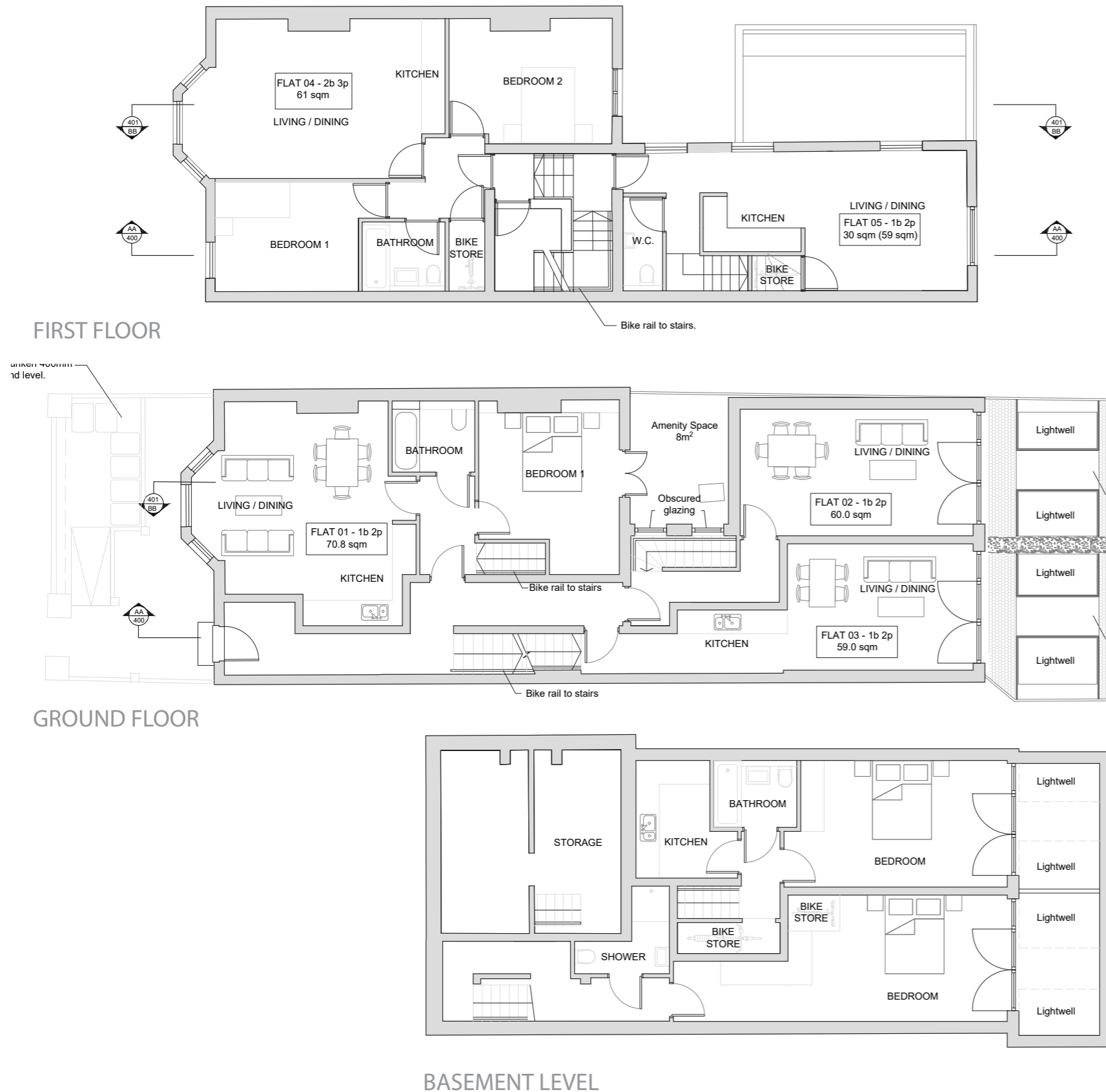
PROPOSALS

3.5 PLANS AND AREA SCHEDULE

Shown opposite are the proposed basement, ground and first floor plans. On the following page is the proposed second floor plan.

The property has already subdivided into flats and the housing mix generally aligns with Policy LP38 providing smaller units. The proposals will increase the number of dwellings and improve the spatial quality of the approved dwellings.

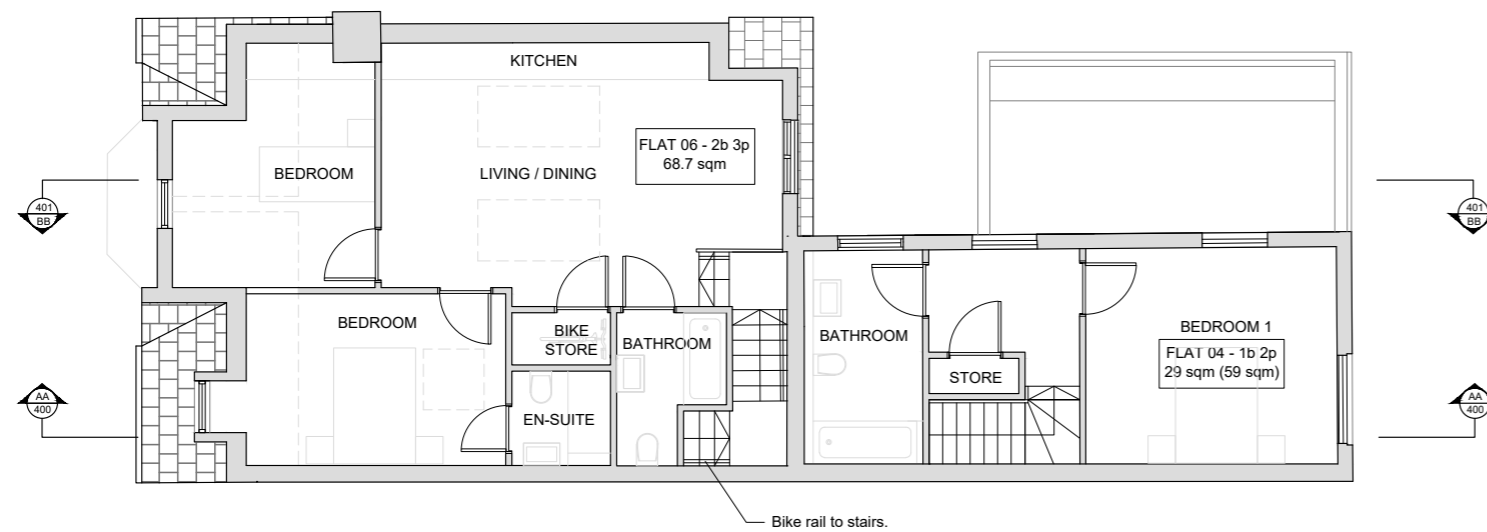
This housing mix was not a reason for refusal in the previous applications (20/3237/FUL) & (21/1110/FUL).



Flat	Floor	Type	Area (sq.m.)
1	-1/0	1B2P	71
2	-1/0	1B2P	60
3	-1/0	1B2P	59
4	1	2B3P	61
5	1/2	1B2P	59
6	2	2B3P	67

FIGURE 18 - AREA SCHEDULE

FIGURE 17 - PROPOSED PLANS



SECOND FLOOR

FIGURE 19 - PROPOSED PLANS

3.6 REFUSE/CYCLES/PARKING/STANDARDS

Cycle Parking

Bicycle storage spaces are to be provided in each flat, with a bike rail fitted to the communal stairs to provide easy access to the upper floors.

Car Parking

There is currently no on-site parking for the existing flats, and it is not proposed to provide on-site parking as part of this development. An on-street parking survey was carried out, which confirms that there is sufficient on street parking capacity to accommodate any net increase in parking that the development may generate.

Refer also to the Transport Statement.

Refuse

The existing bin enclosure in the front garden is to be replaced with an enlarged bin enclosure to accommodate the additional refuse storage requirements. The new bin enclosure is to be sunk 400mm into the ground, which will mean that the bins will not be visible from the street, as they will be completely screened by the new boundary wall.

This enclosure has been sized to accommodate 6 x 240L wheelie bins. (4x240L for general waste, and 2 x 240L for recycling).

Residential Standards

Refer to the Residential Standards Statement prepared by Mark Smith Architects Ltd and submitted with this application.

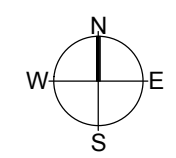
4.0 EXISTING AND PROPOSED DRAWINGS

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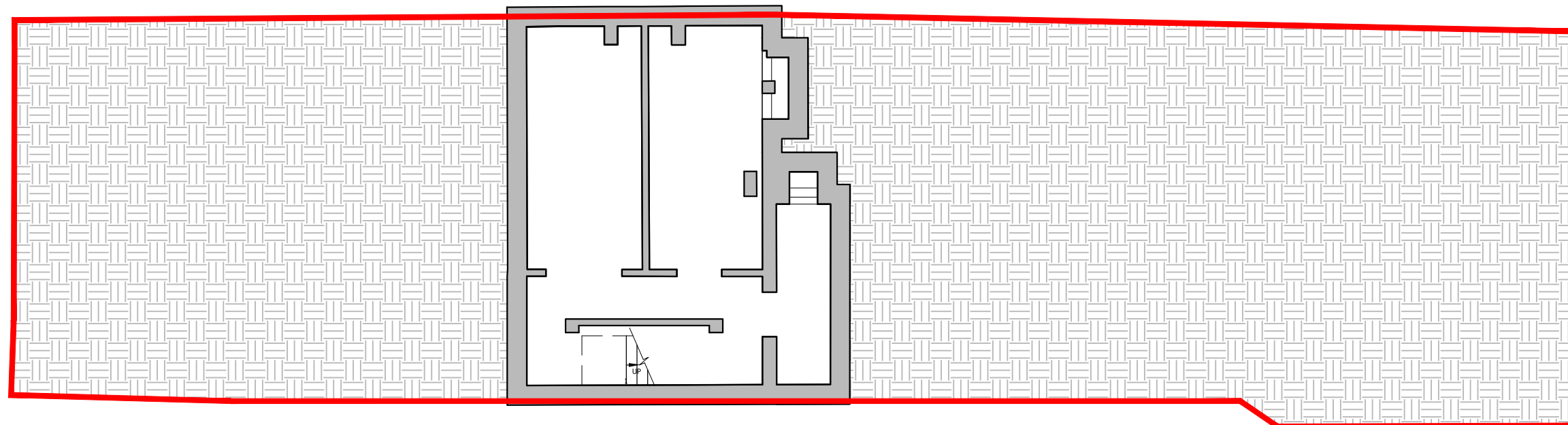
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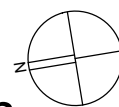
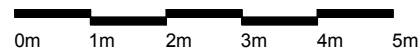
REV	AMENDMENTS	DATE
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DRAWING SITE LOCATION MAP		
SCALE 1:500 @ A3	DATE MAY 2019	CHECKED MS
STATUS PLANNING		
Mark Smith Architects Limited		
DRAWING No. 1910-PL-200		REVISION

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Existing Basement Floor Plan
SCALE 1:100

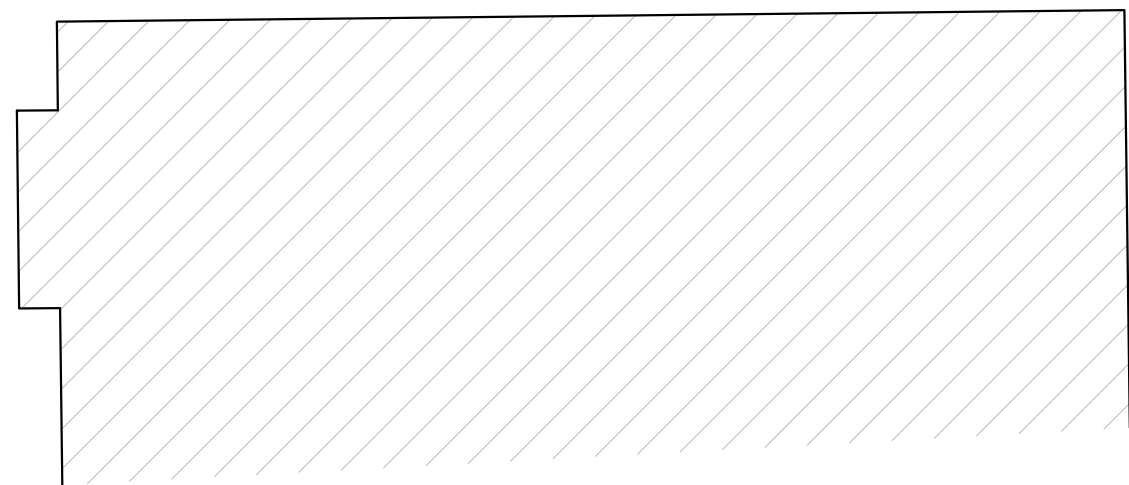
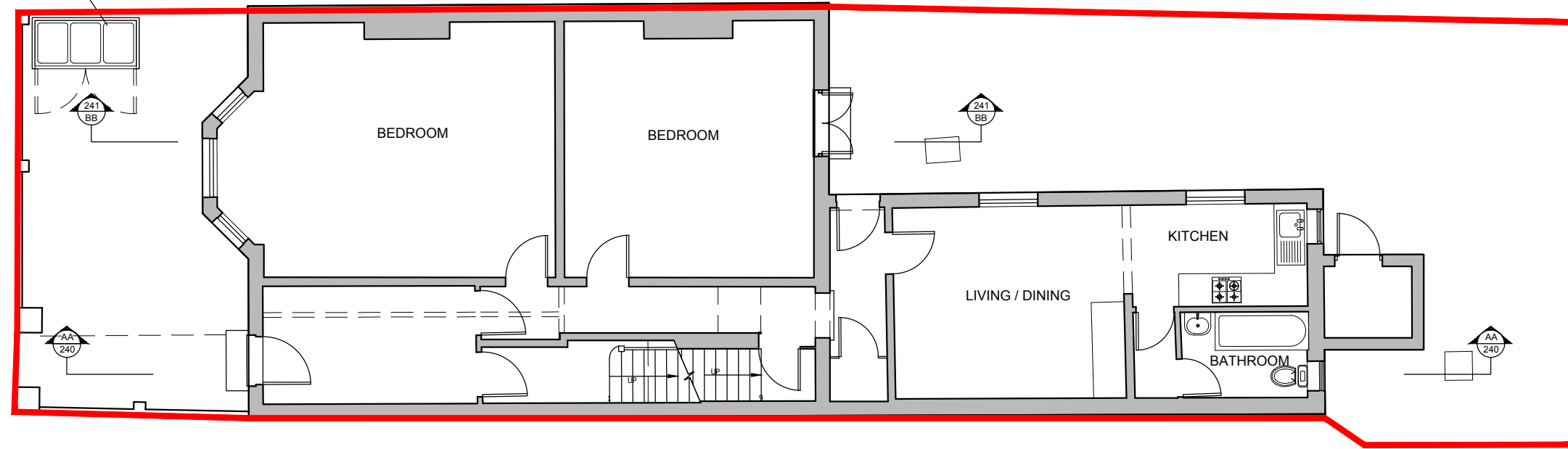


REV	AMENDMENTS	DATE
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SCALE 1:100 @ A3	DATE MAY 2019	CHECKED MS
STATUS PLANNING		
Mark Smith Architects Limited		
DRAWING No. 1910-PL-209		REVISION

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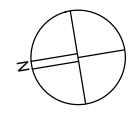
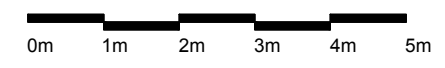
Bin store.



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STATUS PLANNING		
Mark Smith Architects Limited		
DRAWING No. 1910-PL-210		REVISION

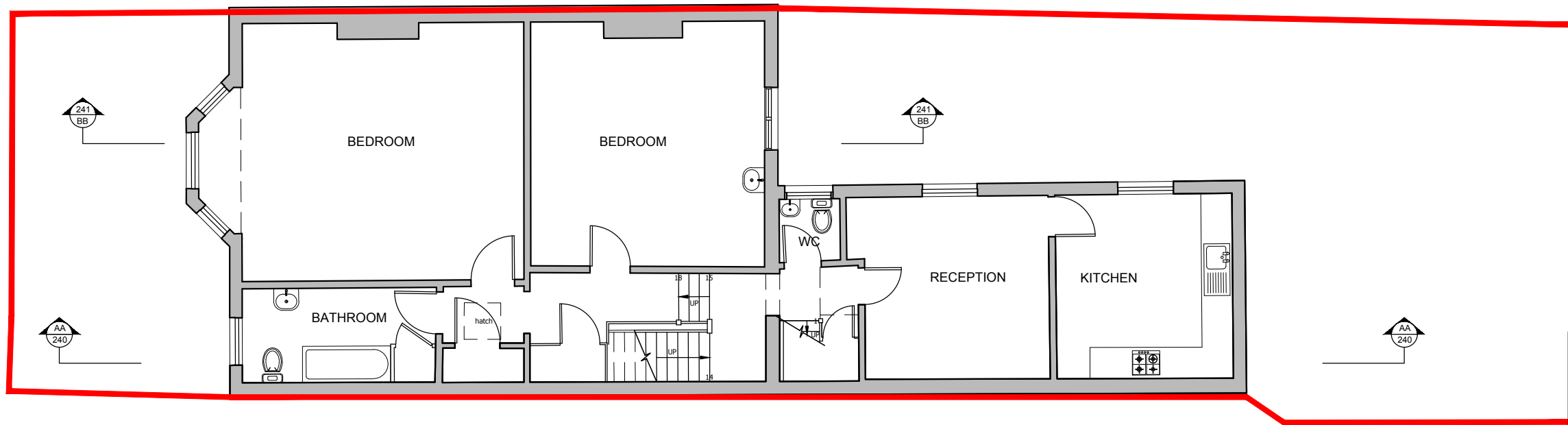
Existing Ground Floor Plan

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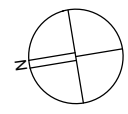
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Existing First Floor Plan

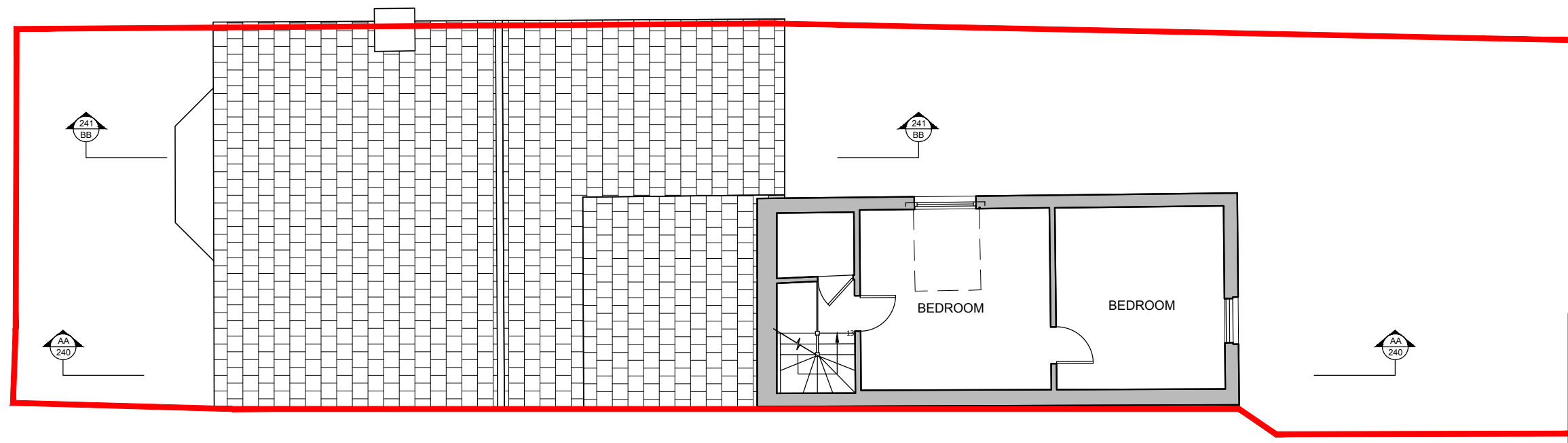
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REV	AMENDMENTS	DATE
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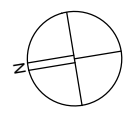
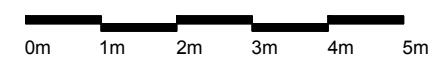
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Existing Second Floor Plan

SCALE 1:100



REV	AMENDMENTS	DATE
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PROJECT
85 Connaught Road
Teddington
TW11 0QQ

DRAWING
EXISTING
SECOND FLOOR PLAN

SCALE 1:100 @ A3	DATE MAY 2019	CHECKED MS
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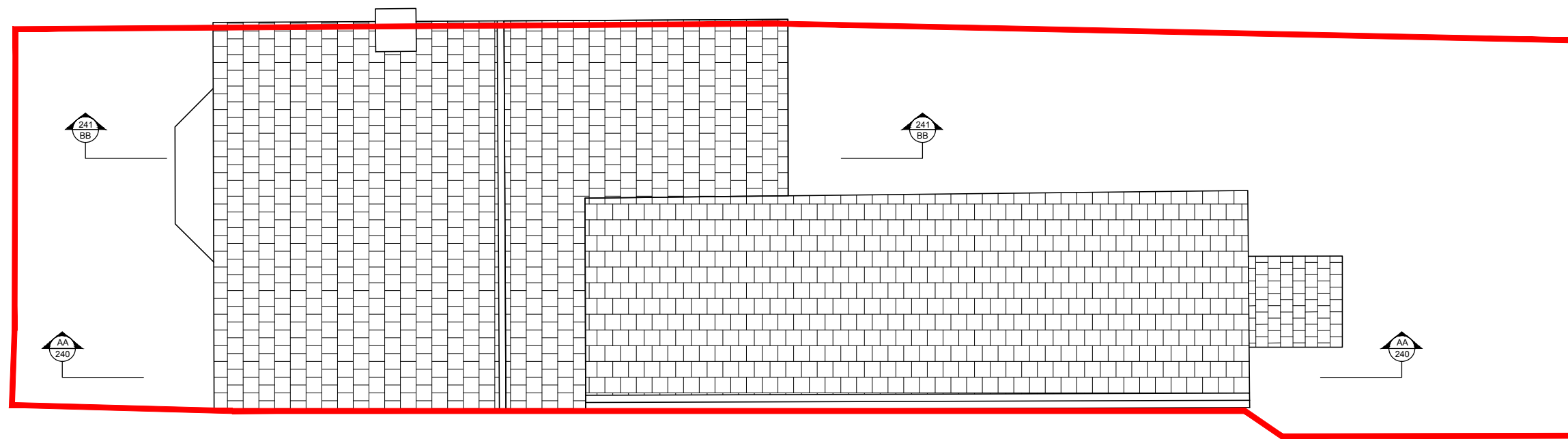
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PLANNING

Mark Smith Architects Limited

DRAWING No. 1910-PL-212	REVISION
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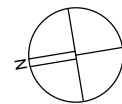
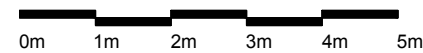
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Existing Roof Plan

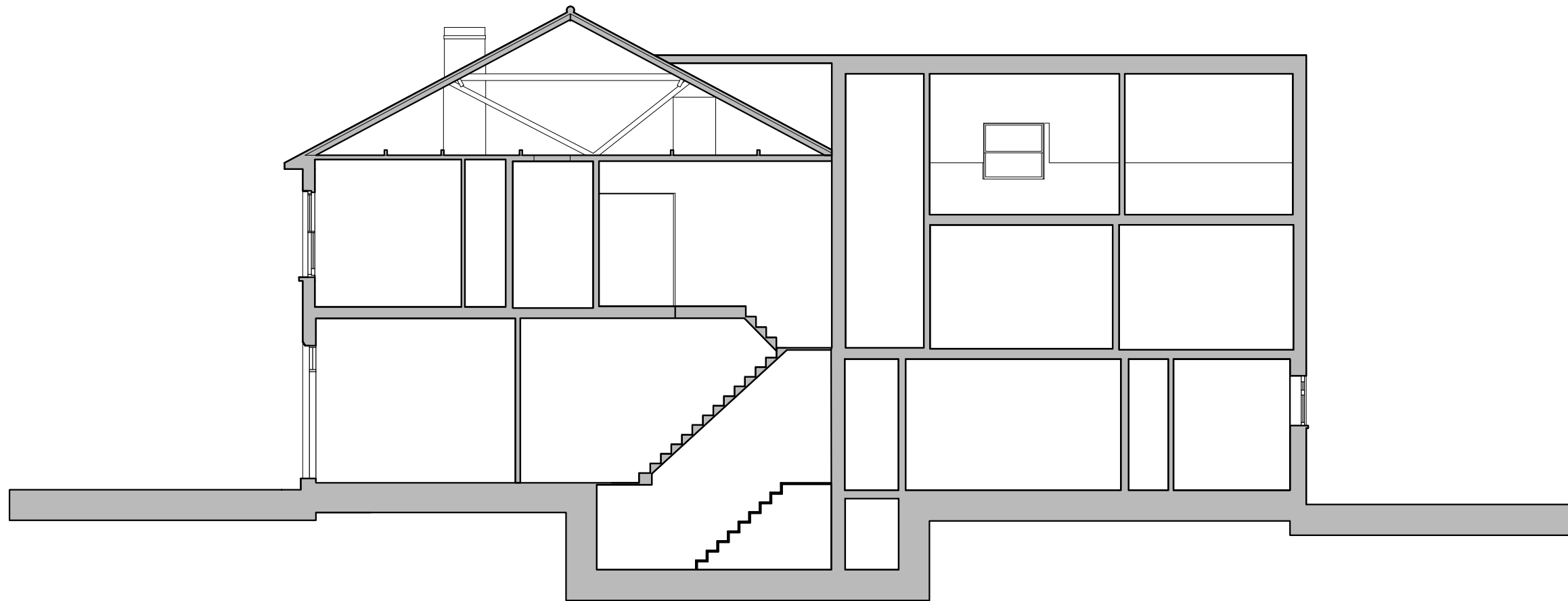
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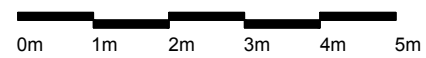
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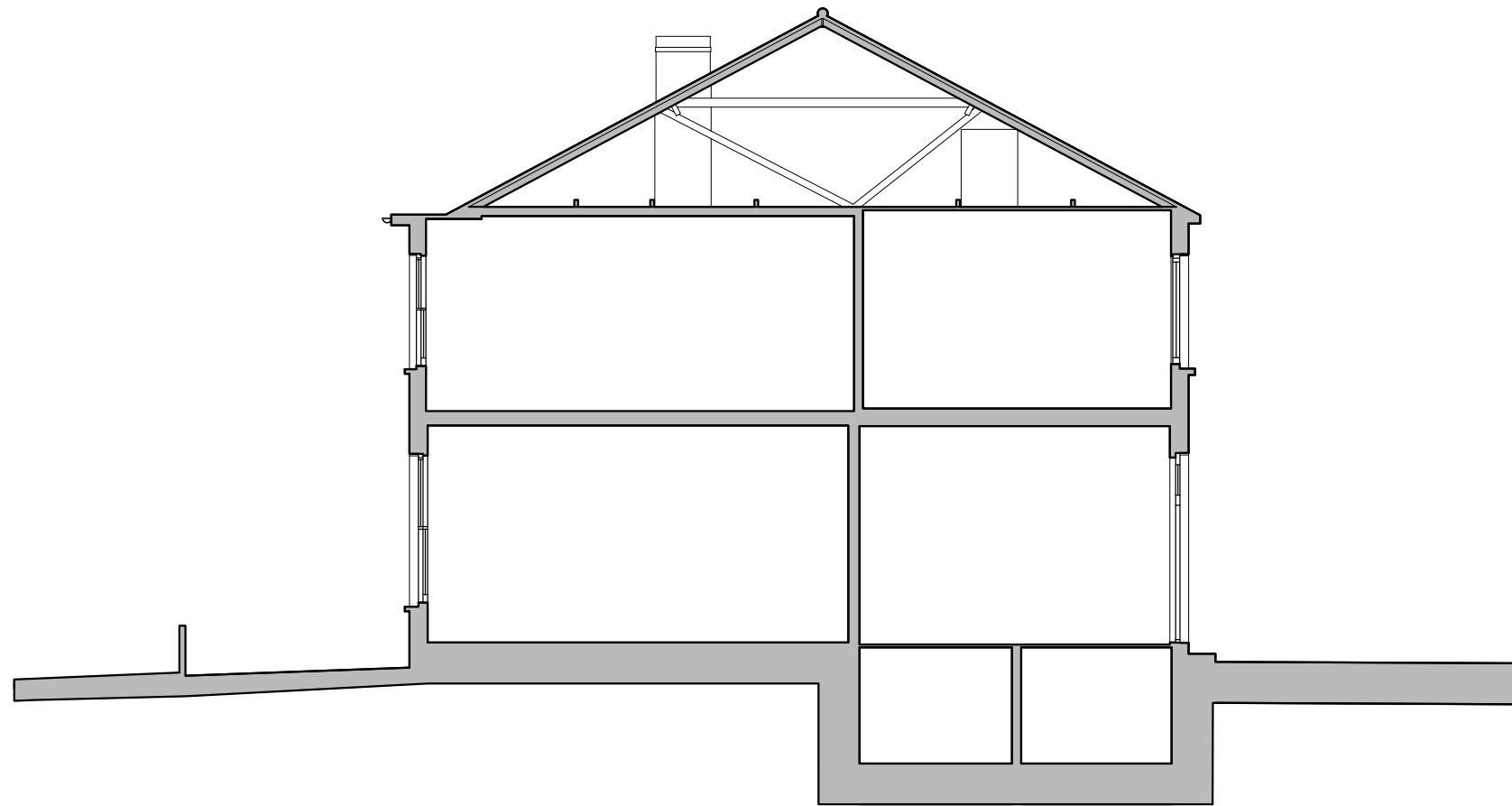
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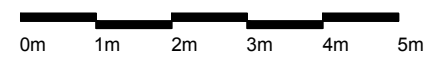
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STATUS PLANNING		
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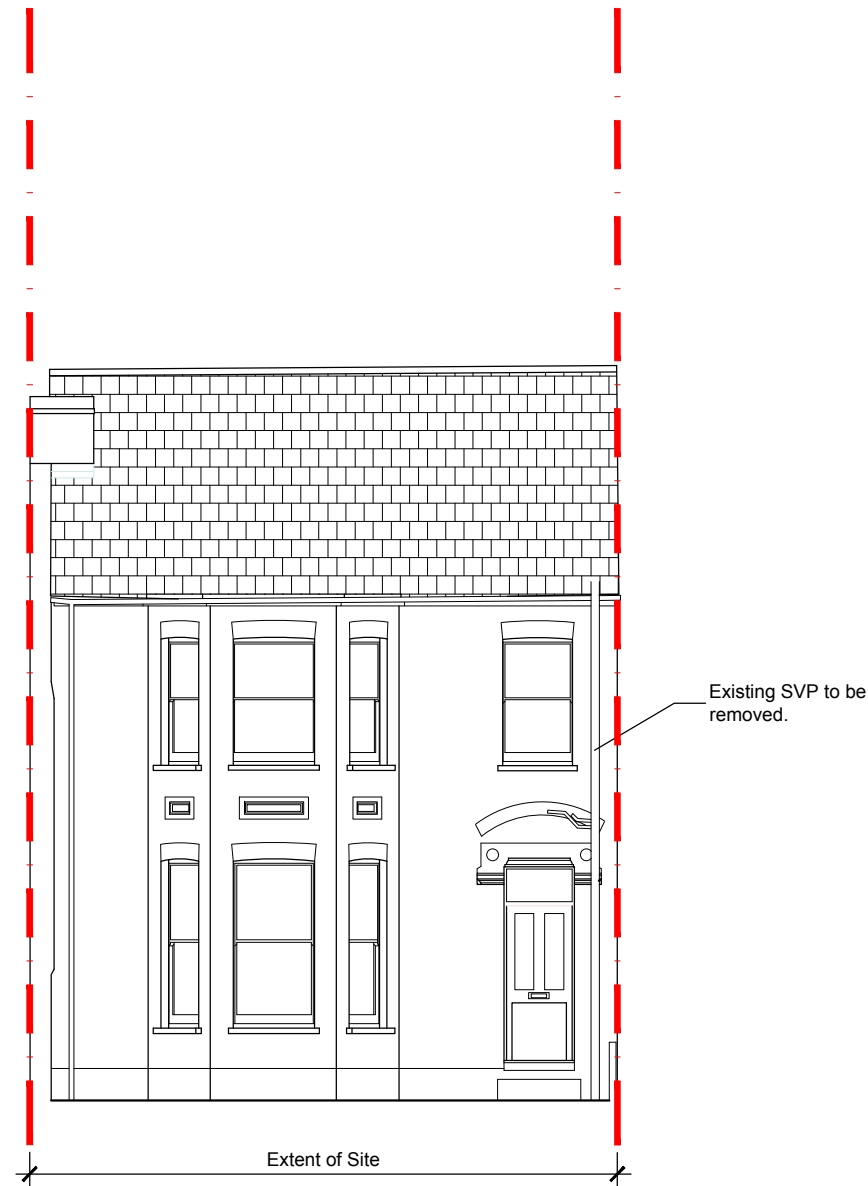
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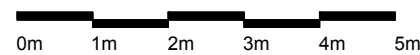
REV	AMENDMENTS	DATE
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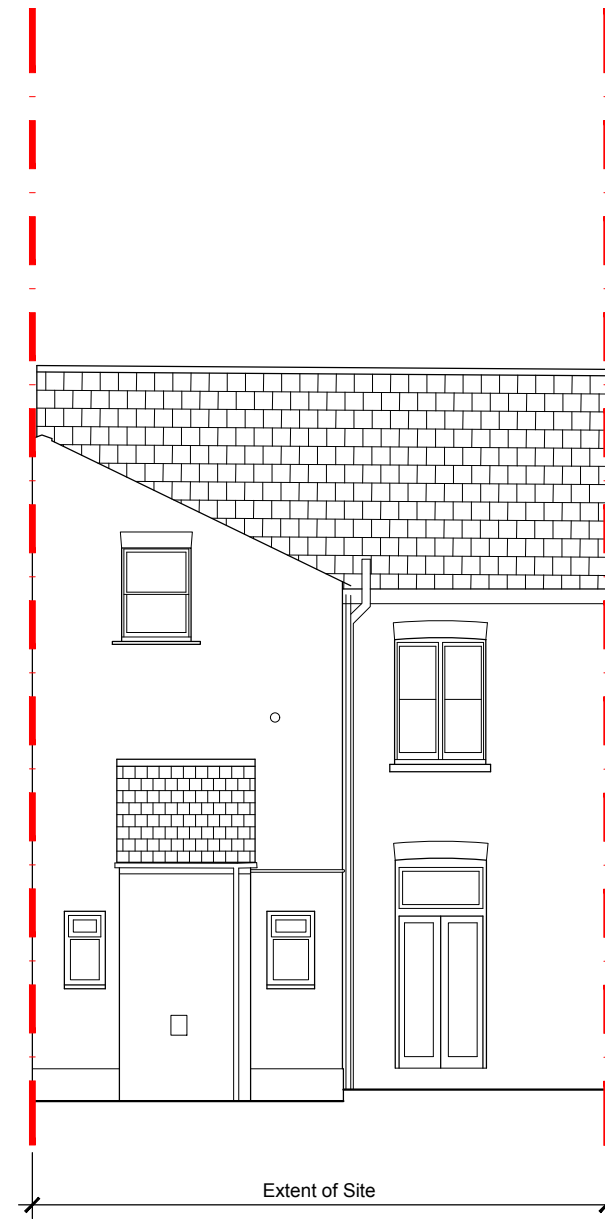
Existing Front Elevation
SCALE 1:100



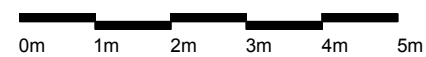
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PROJECT 85 Connaught Road Teddington TW11 0QQ		
DRAWING EXISTING FRONT ELEVATION		
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STATUS PLANNING		
Mark Smith Architects Limited		
DRAWING No. 1910-PL-250		REVISION

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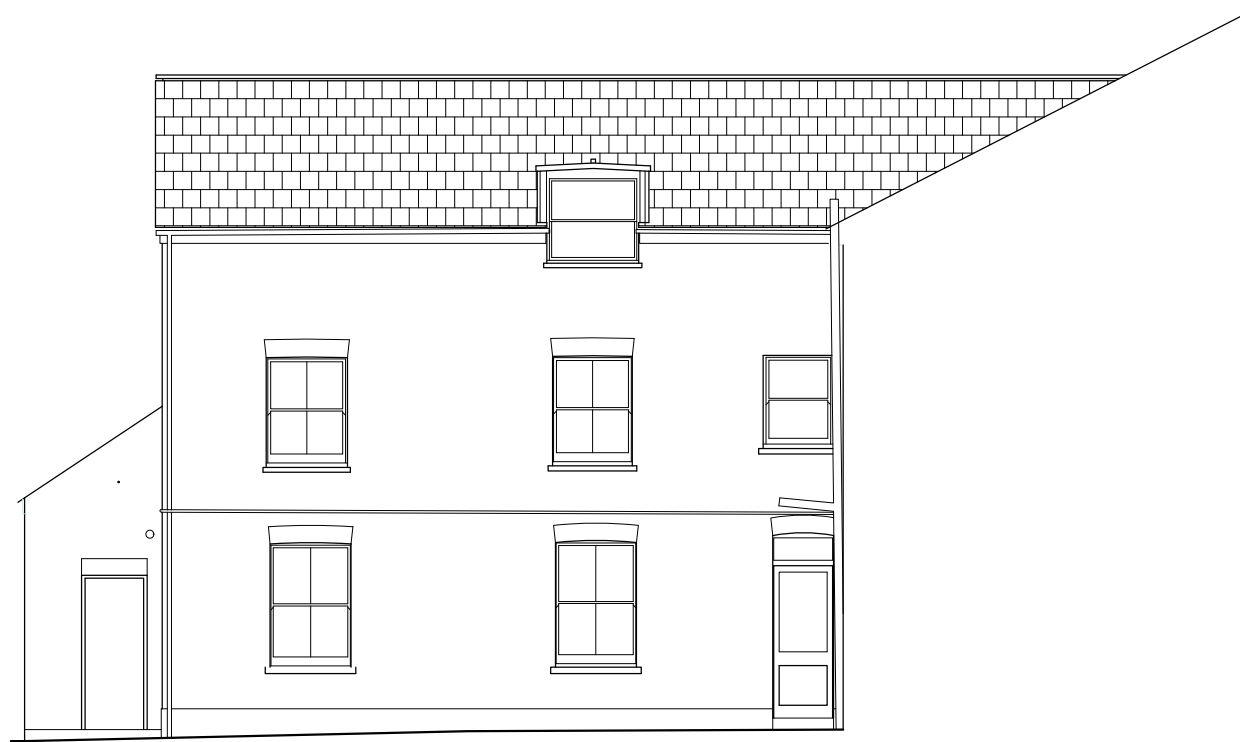
Existing Rear Elevation
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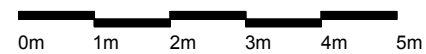
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DRAWING No. 1910-PL-251		REVISION

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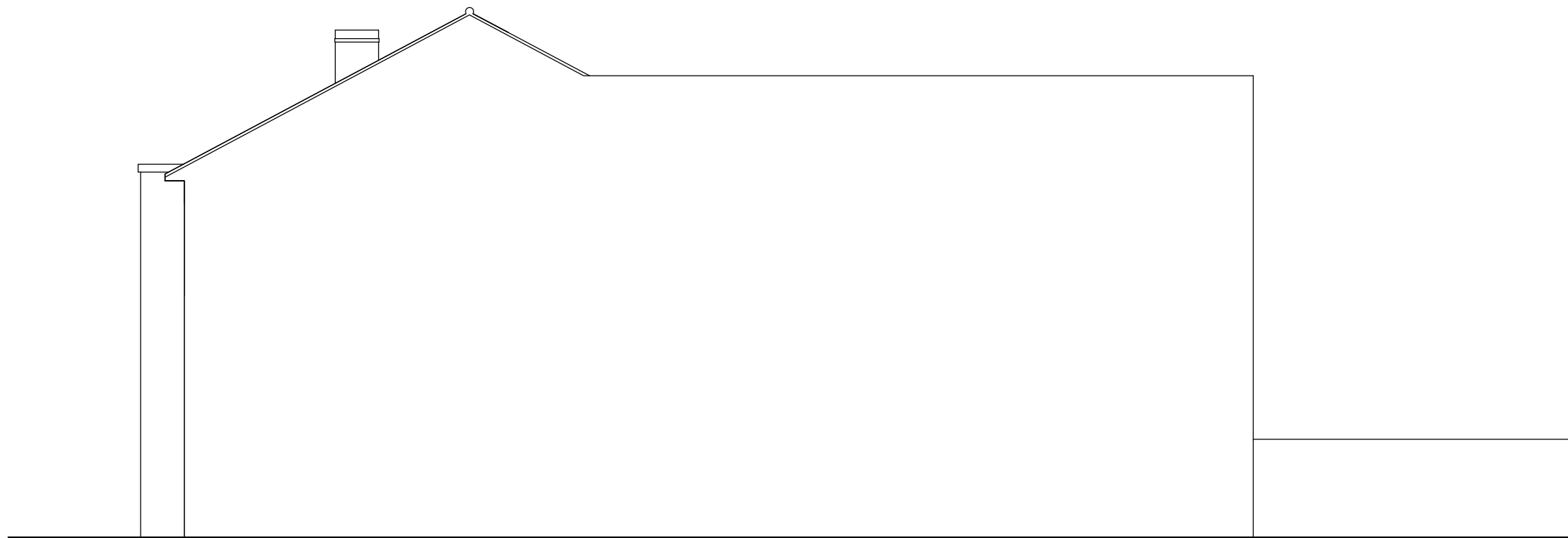
Existing Side Elevation
SCALE 1:100



REV	AMENDMENTS	DATE
PROJECT 85 Connaught Road Teddington TW11 0QQ		
DRAWING EXISTING SIDE ELEVATION		
SCALE 1:100 @ A3	DATE MAY 2019	CHECKED MS
STATUS PLANNING		
Mark Smith Architects Limited		
DRAWING No. 1910-PL-252		REVISION

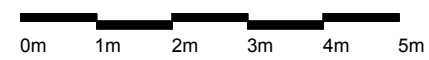
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Existing Side Elevation

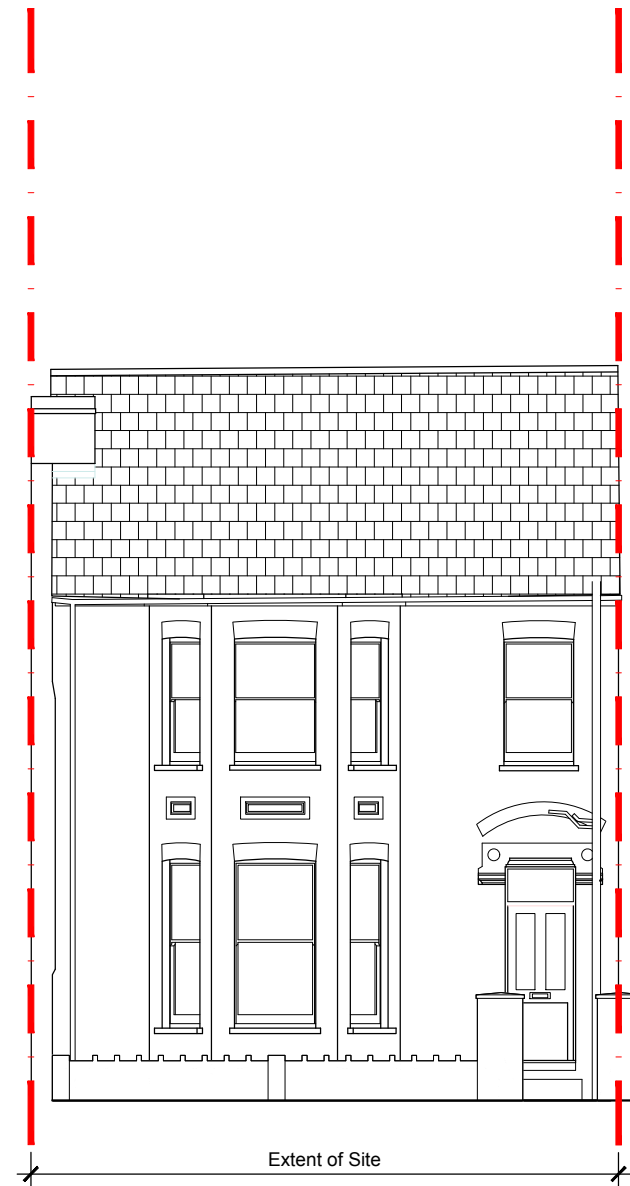
SCALE 1:100



REV	AMENDMENTS	DATE
PROJECT 85 Connaught Road Teddington TW11 0QQ		
DRAWING EXISTING SIDE ELEVATION		
SCALE 1:100 @ A3	DATE MAY 2019	CHECKED MS
STATUS PLANNING		
Mark Smith Architects Limited		
DRAWING No. 1910-PL-253		REVISION

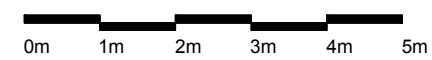
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Existing Front Elevation (Street View)

SCALE 1:100



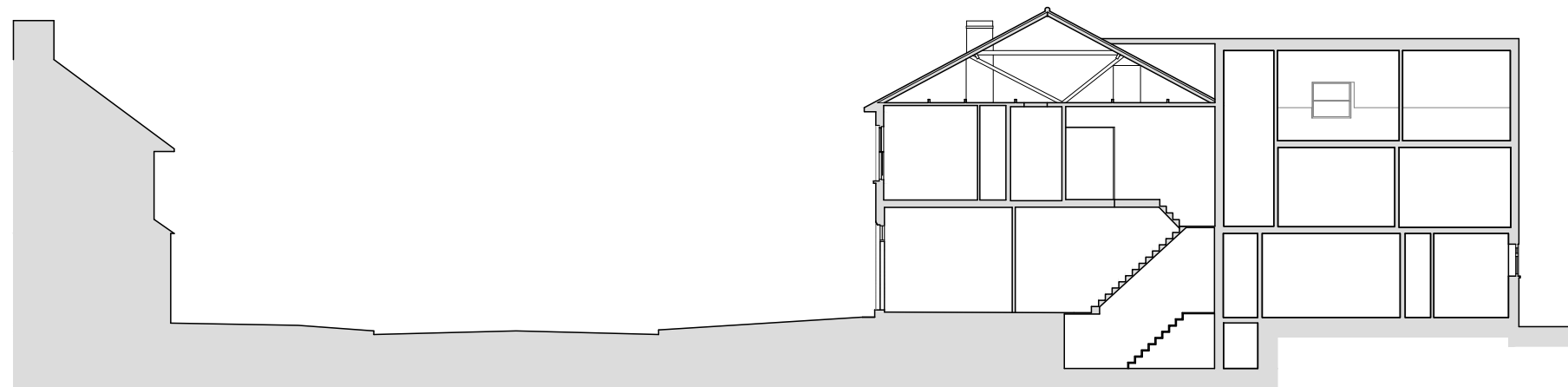
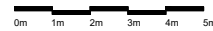
REV	AMENDMENTS	DATE
PROJECT 85 Connaught Road Teddington TW11 0QQ		
DRAWING EXISTING STREET ELEVATION		
SCALE 1:100 @ A3	DATE MAY 2019	CHECKED MS
STATUS PLANNING		
Mark Smith Architects Limited		
DRAWING No. 1910-PL-254		REVISION

All dimensions to be checked on site prior to construction or manufacture. Refer also to written specification of works where applicable. No dimensions should be scaled from this drawing for construction purposes. Any discrepancies found between this drawing and other drawings should be referred to consultants immediately.

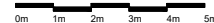
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Existing Front Elevation
SCALE 1:100



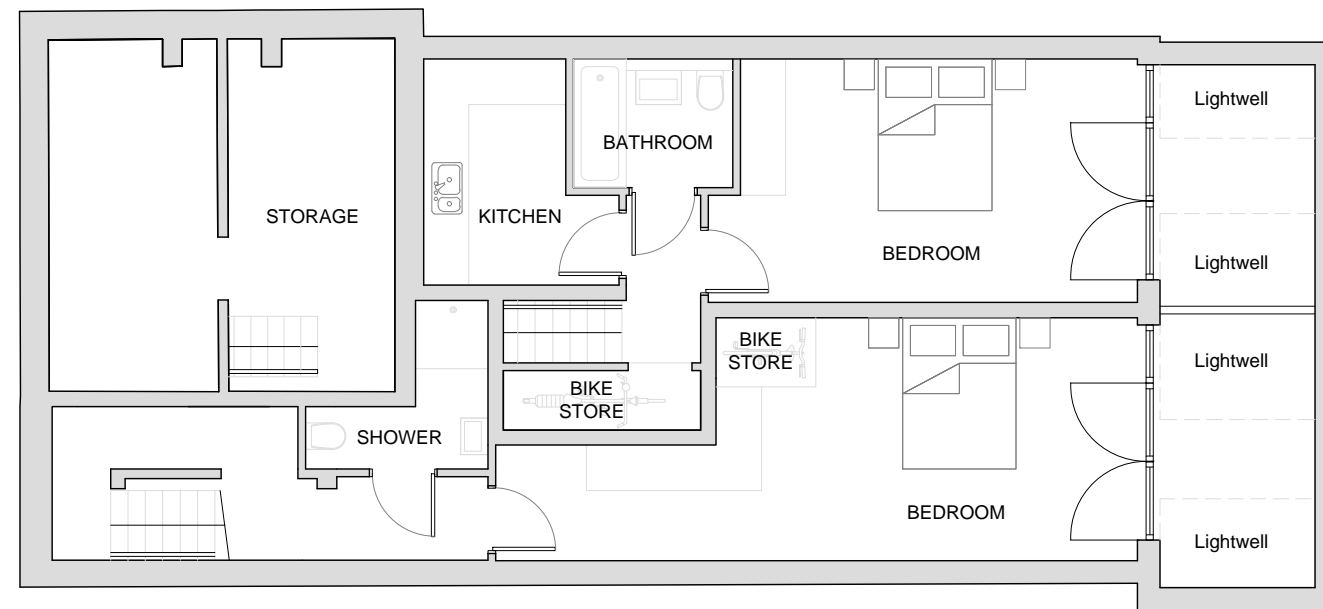
Existing Section A-A
SCALE 1:100



REV	AMENDMENTS	DATE
PROJECT 85 Connaught Road Teddington TW11 0QQ		
DRAWING EXISTING FRONT ELEVATION / SECTION A-A		
SCALE 1:200 @ A3	DATE MAY 2019	CHECKED MS
STATUS PLANNING		
Mark Smith Architects Limited		
DRAWING No. 1910-PL-260		REVISION

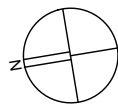
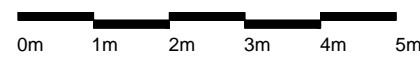
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Proposed Basement Floor Plan

SCALE 1:100



REV	AMENDMENTS	DATE

PROJECT
85 Connaught Road
Teddington
TW11 0QQ

DRAWING
PROPOSED
BASEMENT PLAN

SCALE	DATE	CHECKED
1:100 @ A3	AUG 2021	MS

STATUS
PLANNING

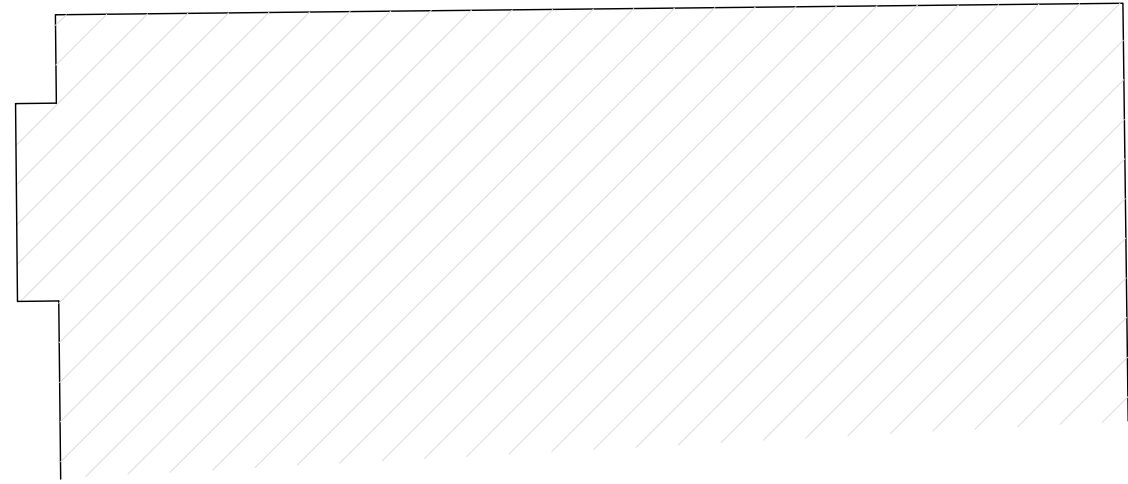
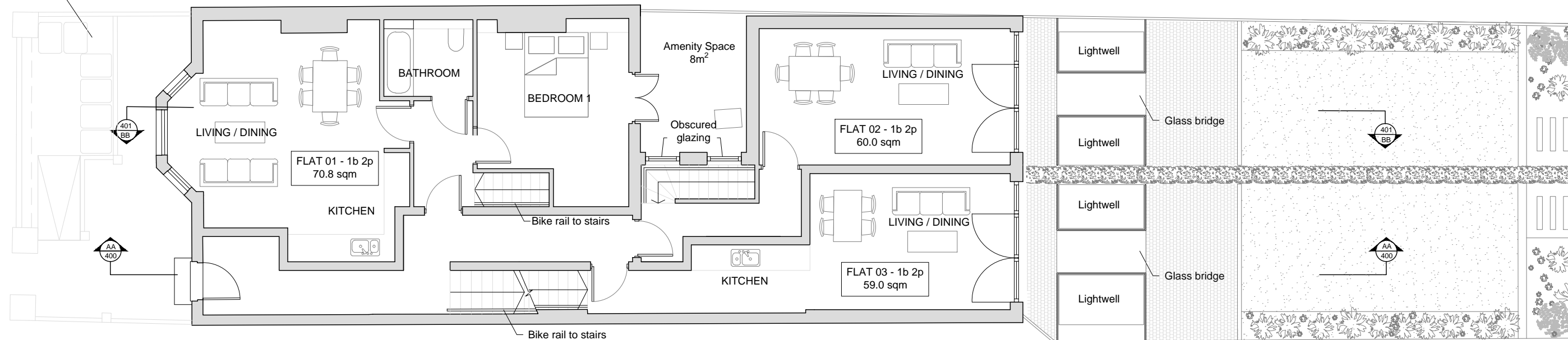
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DRAWING No.	REVISION
1910-PL.05-300	

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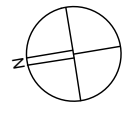
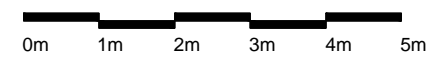
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Bin store, sunken 400mm below ground level.



Proposed Ground Floor Plan

SCALE 1:100



REV	AMENDMENTS	DATE

PROJECT
85 Connaught Road
Teddington
TW11 0QQ

DRAWING
PROPOSED
GROUND FLOOR PLAN

SCALE 1:100 @ A3	DATE AUG 2021	CHECKED MS
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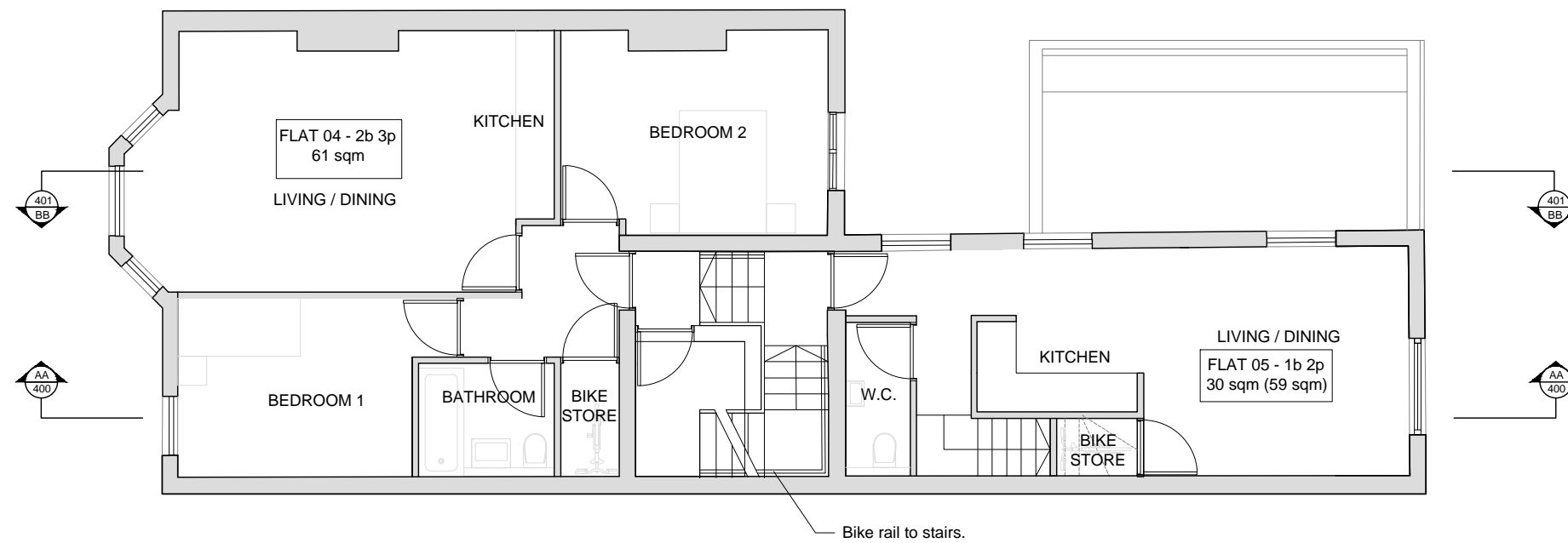
STATUS
PLANNING

Mark Smith Architects Limited

DRAWING No. 1910-PL.05-301	REVISION
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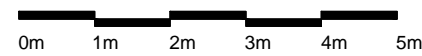
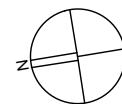
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Proposed First Floor Plan

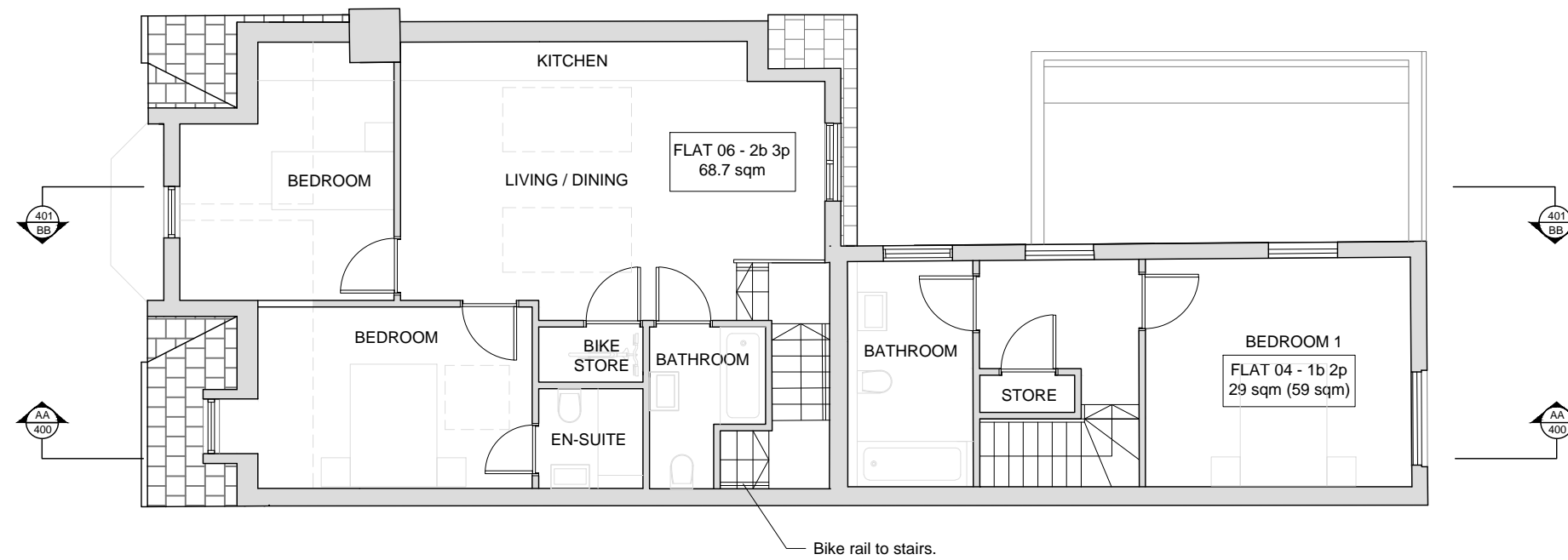
SCALE 1:100



REV	AMENDMENTS	DATE
PROJECT		
85 Connaught Road Teddington TW11 0QQ		
DRAWING		
PROPOSED FIRST FLOOR PLAN		
SCALE	DATE	CHECKED
1:100 @ A3	AUG 2021	MS
STATUS		
PLANNING		
Mark Smith Architects Limited		
DRAWING No. 1910-PL.05-302		REVISION

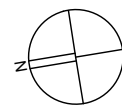
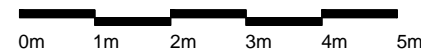
All dimensions to be checked on site prior to construction or manufacture. Refer also to written specification of works where applicable. No dimensions should be scaled from this drawing for construction purposes. Any discrepancies found between this drawing and other drawings should be referred to consultants immediately.

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Proposed Second Floor Plan

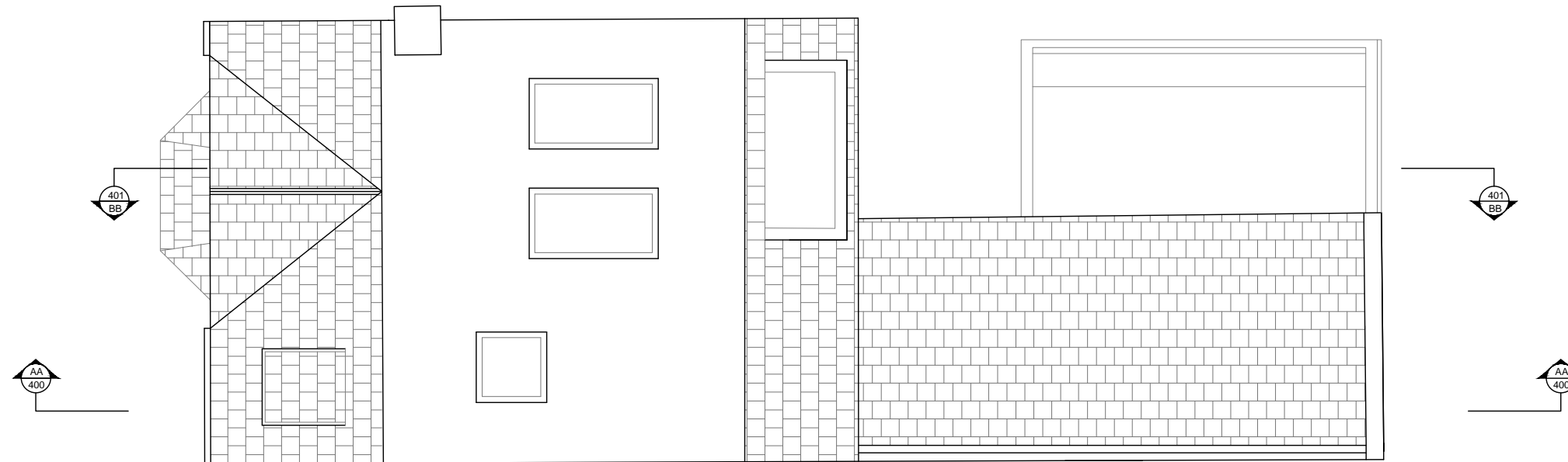
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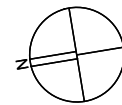
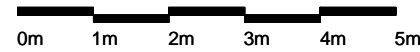
REV	AMENDMENTS	DATE
PROJECT		
85 Connaught Road Teddington TW11 0QQ		
DRAWING		
PROPOSED SECOND FLOOR PLAN		
SCALE	DATE	CHECKED
1:100 @ A3	AUG 2021	MS
STATUS		
PLANNING		
Mark Smith Architects Limited		
DRAWING No.		REVISION
1910-PL.05-303		A

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Proposed Roof Plan
SCALE 1:100



REV	AMENDMENTS	DATE
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PROJECT
85 Connaught Road
Teddington
TW11 0QQ

DRAWING
PROPOSED
ROOF PLAN

SCALE 1:100 @ A3	DATE AUG 2021	CHECKED MS
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STATUS
PLANNING

Mark Smith Architects Limited

DRAWING No. 1910-PL.05-304	REVISION A
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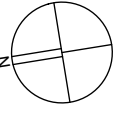
ALPHA ROAD

CONNAUGHT ROAD



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REV	AMENDMENTS	DATE

PROJECT
 85 Connaught Road
 Teddington
 TW11 0QQ

DRAWING
 PROPOSED
 SITE PLAN

SCALE	DATE	CHECKED
1:200 @ A3	AUG 2021	MS

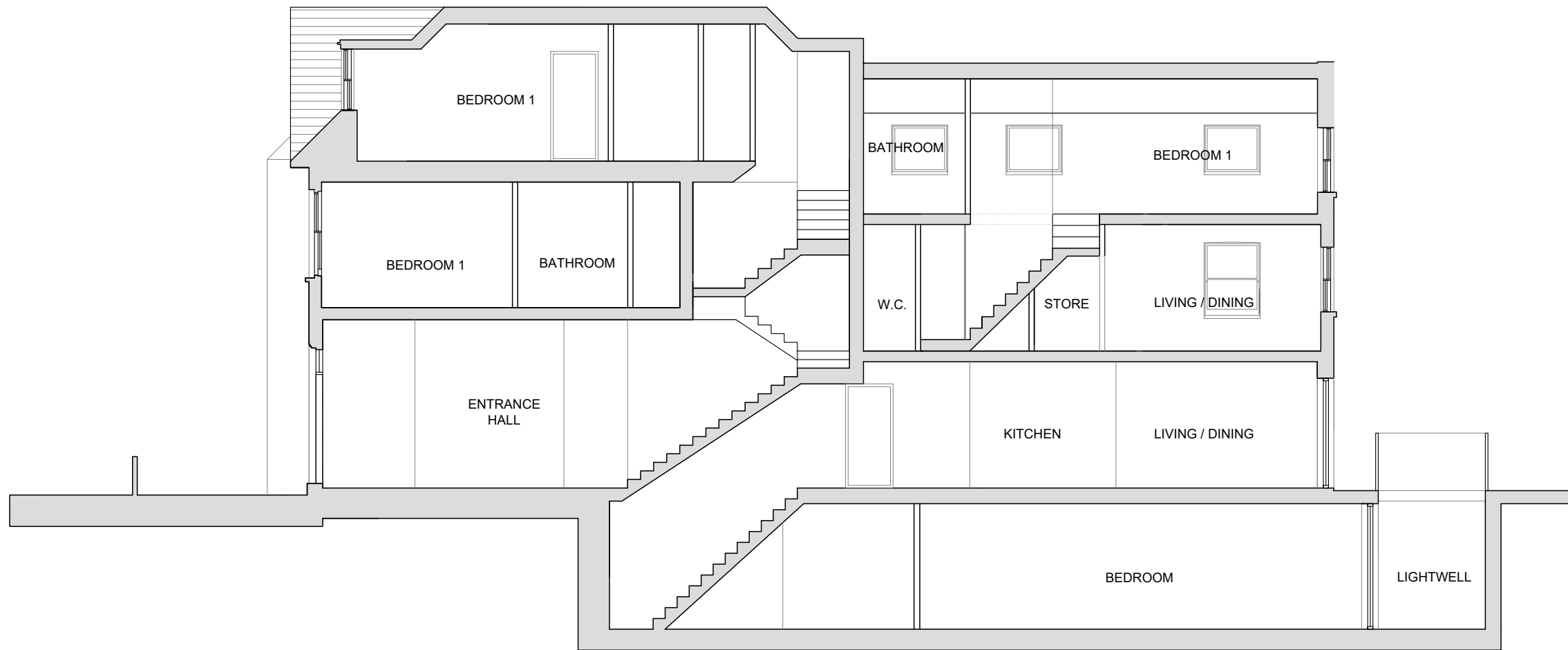
STATUS
 PLANNING

Mark Smith Architects Limited

DRAWING No.	REVISION
1910-PL.05-310	A

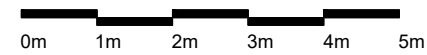
All dimensions to be checked on site prior to construction or manufacture. Refer also to written specification of works where applicable. No dimensions should be scaled from this drawing for construction purposes. Any discrepancies found between this drawing and other drawings should be referred to consultants immediately.

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Proposed Section A-A

SCALE 1:100



REV	AMENDMENTS	DATE
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PROJECT
85 Connaught Road
Teddington
TW11 0QQ

DRAWING
PROPOSED
SECTION A-A

SCALE	DATE	CHECKED
1:100 @ A3	AUG 2021	MS

STATUS
PLANNING

Mark Smith Architects Limited

DRAWING No.
1910-PL.05-400

REVISION
A

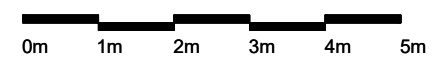
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Proposed Section B-B

SCALE 1:100



REV	AMENDMENTS	DATE
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PROJECT
85 Connaught Road
Teddington
TW11 0QQ

DRAWING
PROPOSED
SECTION B-B

SCALE 1:100 @ A3	DATE AUG 2021	CHECKED MS
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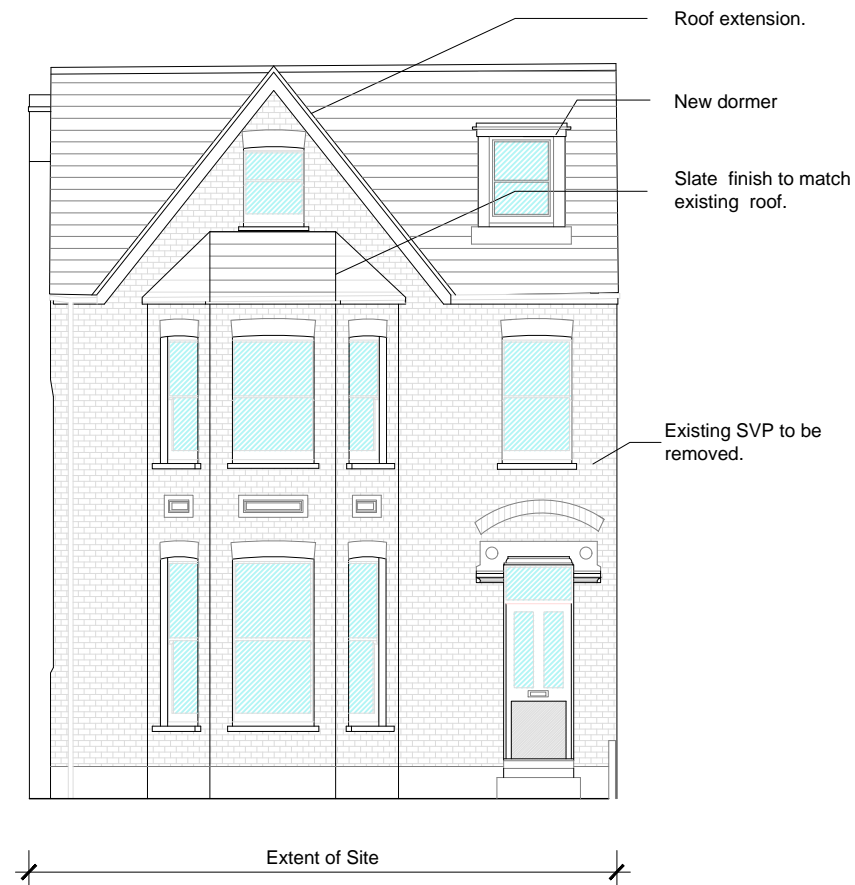
STATUS
PLANNING

Mark Smith Architects Limited

DRAWING No. 1910-PL.05-401	REVISION A
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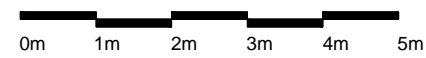
All dimensions to be checked on site prior to construction or manufacture. Refer also to written specification of works where applicable. No dimensions should be scaled from this drawing for construction purposes. Any discrepancies found between this drawing and other drawings should be referred to consultants immediately.

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Proposed Front Elevation

SCALE 1:100



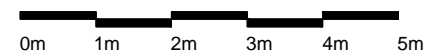
REV	AMENDMENTS	DATE
PROJECT 85 Connaught Road Teddington TW11 0QQ		
DRAWING PROPOSED FRONT ELEVATION		
SCALE 1:100 @ A3	DATE AUG 2021	CHECKED MS
STATUS PLANNING		
Mark Smith Architects Limited		
DRAWING No. 1910-PL.05-500		REVISION

All dimensions to be checked on site prior to construction or manufacture. Refer also to written specification of works where applicable. No dimensions should be scaled from this drawing for construction purposes. Any discrepancies found between this drawing and other drawings should be referred to consultants immediately.

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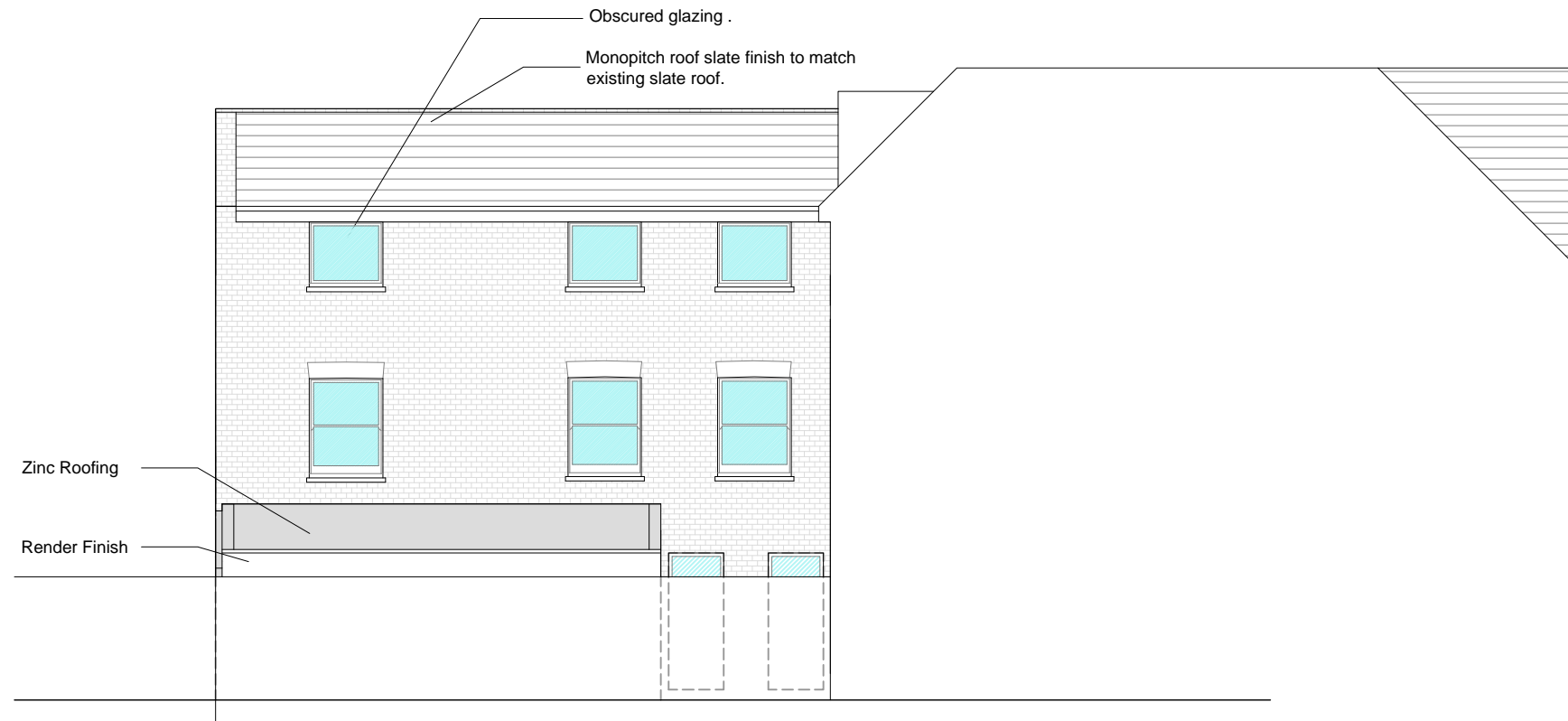
Proposed Rear Elevation
SCALE 1:100



REV	AMENDMENTS	DATE
PROJECT 85 Connaught Road Teddington TW11 0QQ		
DRAWING PROPOSED REAR ELEVATION		
SCALE 1:100 @ A3	DATE AUG 2021	CHECKED MS
STATUS PLANNING		
Mark Smith Architects Limited		
DRAWING No. 1910-PL.05-501		REVISION

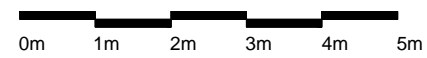
All dimensions to be checked on site prior to construction or manufacture. Refer also to written specification of works where applicable. No dimensions should be scaled from this drawing for construction purposes. Any discrepancies found between this drawing and other drawings should be referred to consultants immediately.

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Proposed Side Elevation

SCALE 1:100



REV	AMENDMENTS	DATE
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PROJECT
85 Connaught Road
Teddington
TW11 0QQ

DRAWING
PROPOSED
SIDE ELEVATION

SCALE	DATE	CHECKED
1:100 @ A3	AUG 2021	MS

STATUS
PLANNING

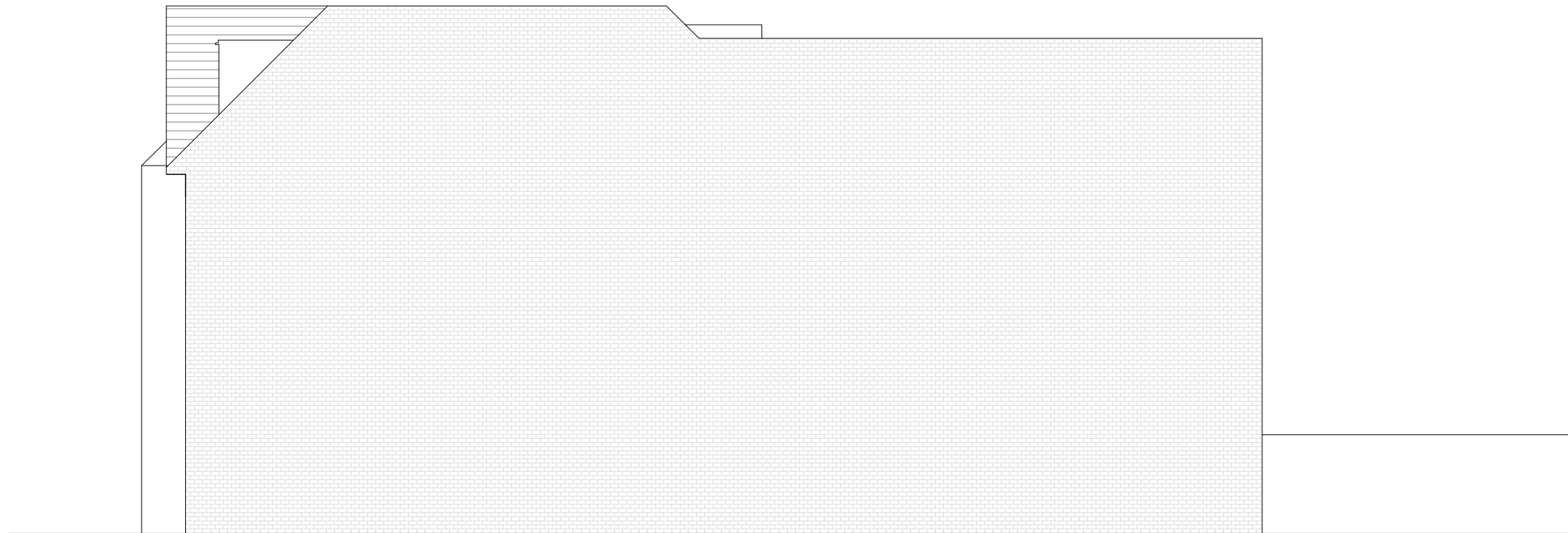
Mark Smith Architects Limited

DRAWING No.
1910-PL.05-502

REVISION

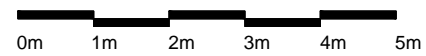
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Proposed Side Elevation

SCALE 1:100



REV	AMENDMENTS	DATE
PROJECT 85 Connaught Road Teddington TW11 0QQ		
DRAWING PROPOSED SIDE ELEVATION		
SCALE 1:100 @ A3	DATE AUG 2021	CHECKED MS
STATUS PLANNING		
Mark Smith Architects Limited		
DRAWING No. 1910-PL.05-503		REVISION

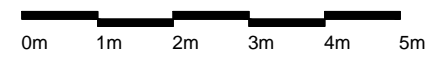
All dimensions to be checked on site prior to construction or manufacture. Refer also to written specification of works where applicable. No dimensions should be scaled from this drawing for construction purposes. Any discrepancies found between this drawing and other drawings should be referred to consultants immediately.

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Proposed Street Elevation

SCALE 1:100



REV	AMENDMENTS	DATE
PROJECT		
85 Connaught Road Teddington TW11 0QQ		
DRAWING		
PROPOSED STREET ELEVATION		
SCALE	DATE	CHECKED
1:100 @ A3	AUG 2021	MS
STATUS		
PLANNING		
Mark Smith Architects Limited		
DRAWING No.		REVISION
1910-PL.05-510		