

John Rich Architects

Design and Access Statement

30 Stonehill Road, East Sheen, SW14 8RW



Fig 1 - Front Elevation of 30 Stonehill Road

Contents

Proposal.....	3
History of area	3
Planning History	3
Local Planning Precedents.....	3
Proposed Design	5
Proposed Access	5
Conclusion.....	5
Photographs	6

Proposal

Ground and First floor Side extension, Loft extension and internal remodelling of the existing house.

History of area

The location site is located on Stonehill Road in East Sheen. The street is made up of detached residential houses. The houses are of a similar age and style from approximately the 1930's period. The house is not located within a conservation area.

No. 30 Stonehill Road is a detached family house, circa the 1930s. It is currently one storey with adjoined garage to the side with existing first floor above. The house has an existing front garden with a driveway and an existing rear garden.

Planning History

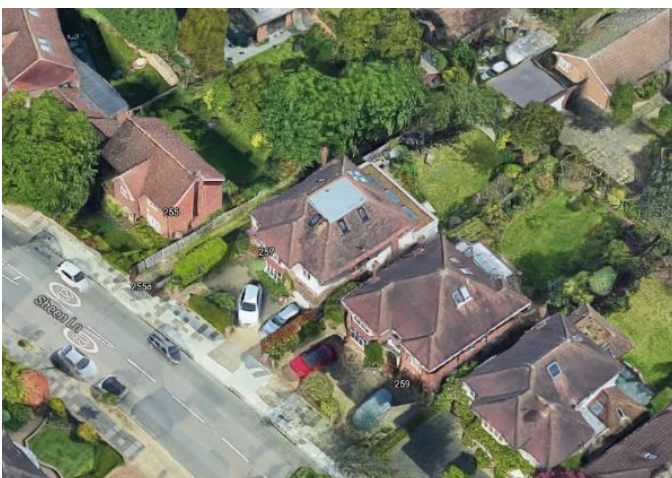
- No recent planning history

Local Planning Precedents

In the local area, there are examples of similar applications. There is precedent in the local area for mansard roof extensions and alterations to the existing roofs.



- No. 29 Stonehill Road – 90/0444/FUL For Roof Extension was Granted Permission 10/04/1990. No. 29 has a new mansard roof similar in style to the proposal for no. 30.



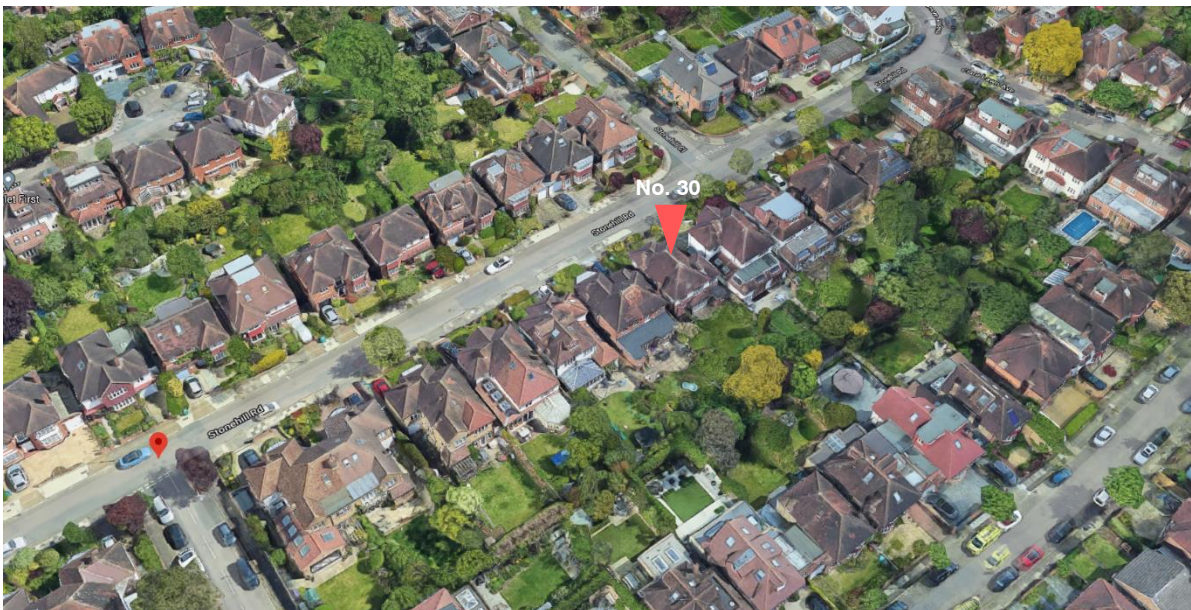
- No. 257 Sheen Lane East Sheen - 16/1076/HOT For Loft conversion incorporating roof extension, 1 no. rear rooflight, 1 no. front rooflight, 3 no. rooflights to side (north). Was Granted Permission 12/05/2016.

John Rich Architects



- No. 43 Stonehill Road for Raising of rear wall at roof level to form gable. Was Granted Permission 16/03/2011 11/0068/PS192
- Two amendments to the original approved plans (10/0492/HOT) are proposed: 1. A variation to the height of the roof extension on the east side of the house to be set at 20 cm below the ridge line. 2. Raising the height of the single storey extension by approximately 60 cm. 11/2519/HOT was Granted Permission 15/03/2012.

There are also many examples of loft conversions with large roof dormers within the immediate local area. See below aerial view.



Proposed Design

- New Rear extension extending 3m from the main house. Proposed extension to have a Flat roof with new Bi-fold glazed doors. Materials to be a second-hand red stock brick in brick to match existing.
- Convert existing integrated garage with 2no. New windows to existing side elevation.
- New two-storey front side extension, converting the existing garage. With a new roof to the new and existing side extension. The proposed height of the new roof is to be at a lower height than the existing side first-floor side roof. In addition, the eaves height of the side extension is to be set lower than the existing main roof eaves height.
- New walls to side extension to be red brick to ground floor with white render to the first floor with brick banding to match the existing. New Windows are proposed to the front and rear of the side extension, no new windows are proposed at first floor level to side elevation.
- New Loft conversion with a new mansard roof to the main roof. New roof to match height of the existing roof. The existing eaves height of the main roof is to be maintained.
- New roof dormer to rear. 2no. roof-lights to the side of the main roof. Existing chimneys to be retained.

Proposed Access

Access remains unaltered in proposed works.

Conclusion

The proposed design for Stonehill Road takes the opportunity to sensitively extend the existing house. The proposals are appropriate for the local area and will transform the existing house into a house suitable for modern family living.

Photographs



