



Adelaide House, 16 Park Road, Teddington TW11 0AG

Design & Access Statement  
September 2021

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1. Introduction
2. Existing Building
3. Planning History
4. Proposal

# 1. Introduction

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# 1. Introduction

## Project Description

Simon Brown Architects have been appointed by the applicant, Mr. Ben Phillips, to submit a planning application to London Borough of Richmond upon Thames (LBRuT) for an :-

*'Part demolition & extension of the existing single storey out-building to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property'.*

This document looks at the opportunities and constraints of the existing building and site, as well as the design of the proposed extension.

# 1. Introduction

## Location

The site is located within the LBRUT Conservation Area No.22, (Park Road, Teddington) at 16 Park Road and its junction with Park Lane, Teddington and comprises one of a pair of semi-detached Grade 2 listed houses - No14, Clarence House and No16, Adelaide House (The Site).

The plot has a site area of 590sqm with Gross Internal Floor Area (GIA) of 215sqm over ground and 2 upper storeys. It runs its length along Park Lane and is separated from the road and its neighbouring properties by a 1.8m high brick garden wall.

The site is accessed on foot from Park Road and by car from Park Lane, via a dropped kerb arrangement.

The formal use class is assumed C3 Dwelling house.



Site Plan

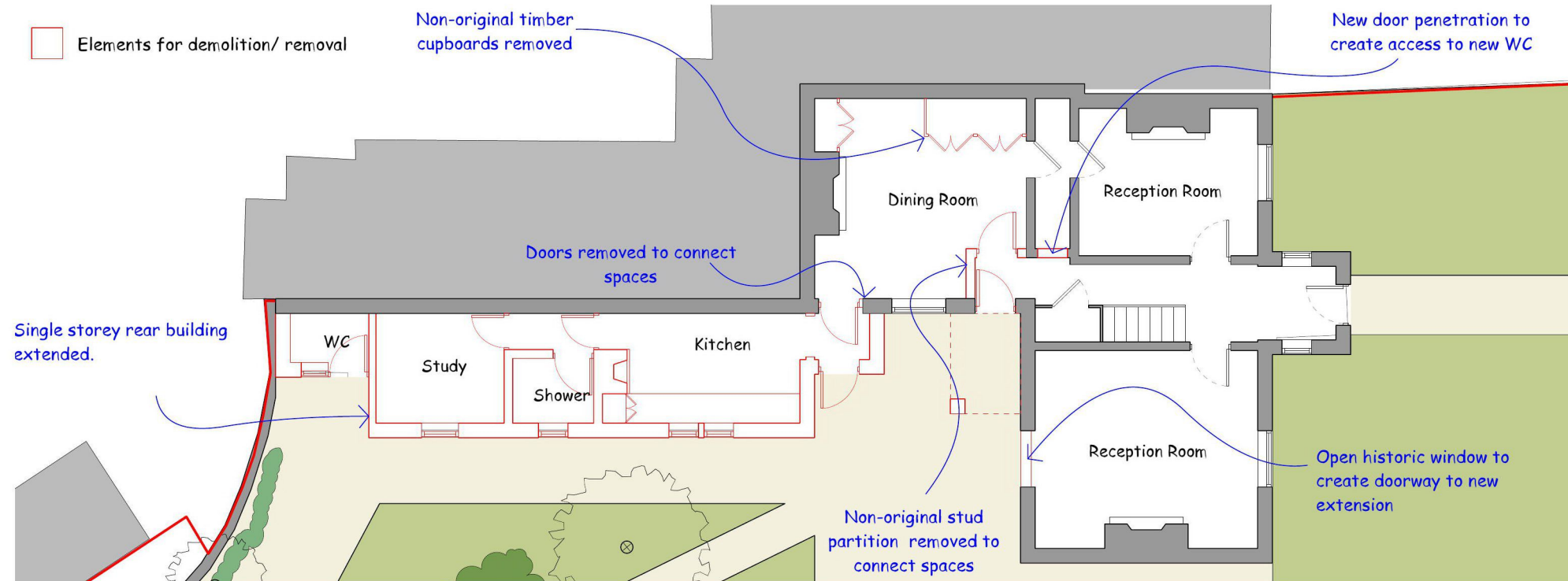


Aerial View of Site

## 2. Existing Building

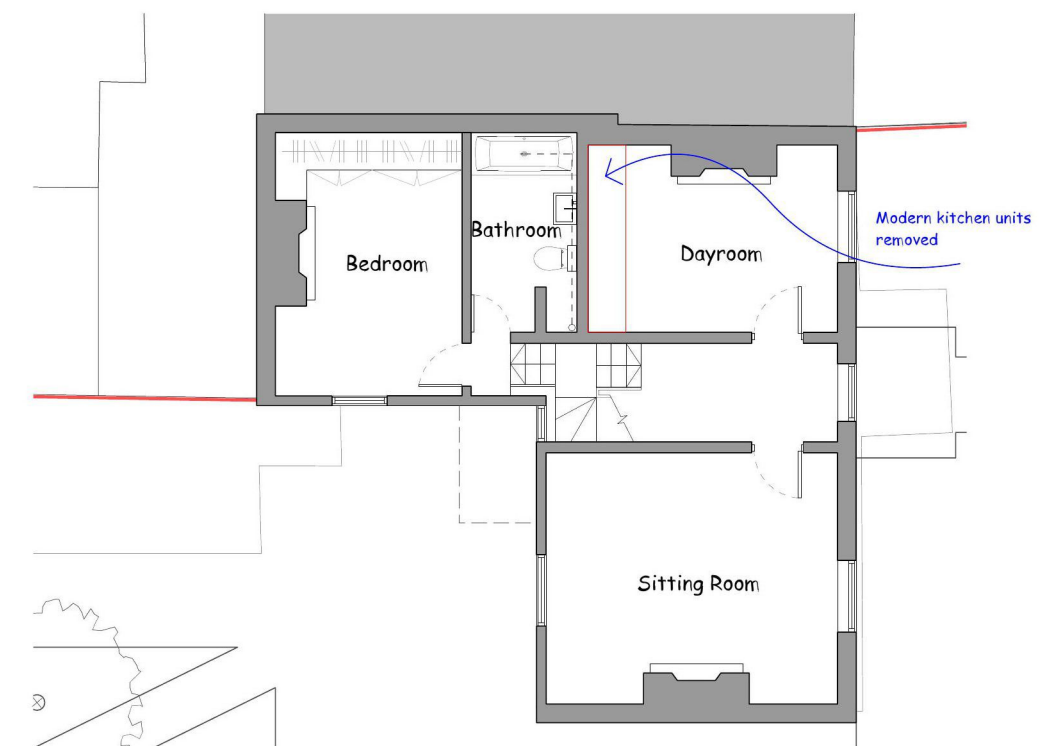
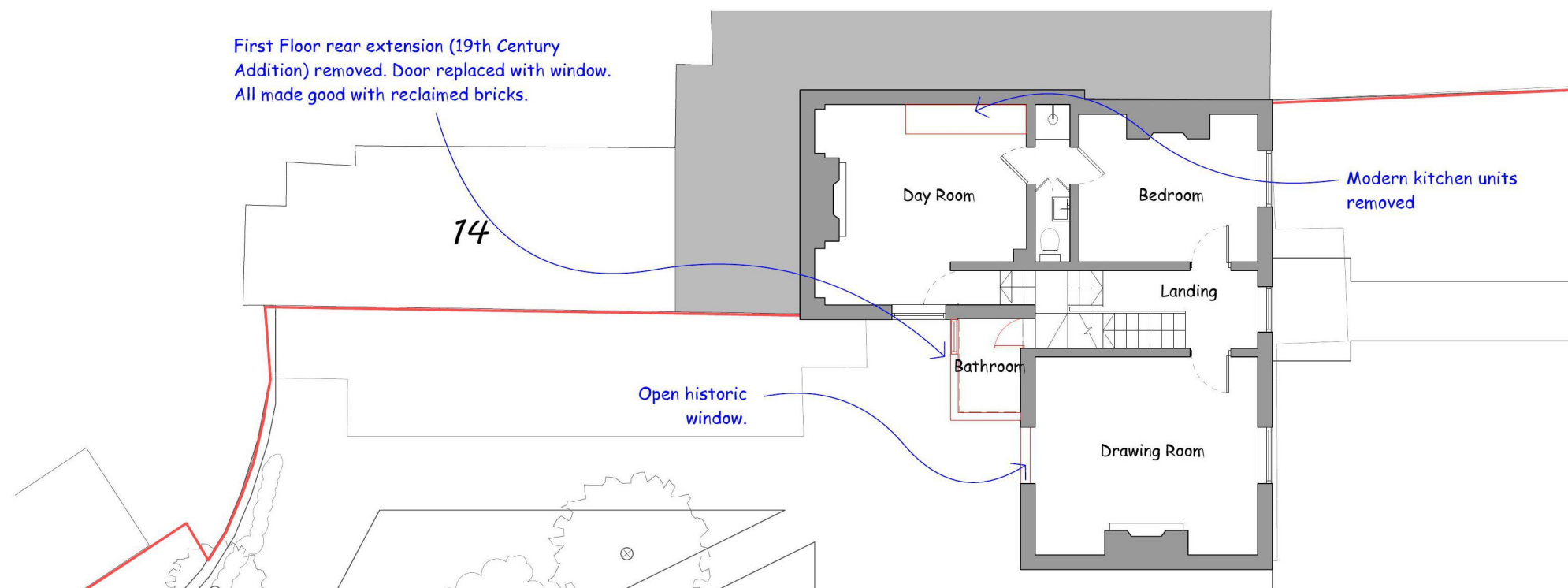
## 2. Existing Building

### GA Plans



Adelaide House (No.16) is a three storey, three bay house attached to the north to Clarence House (No 14 Park Road). The plan comprises a rectangular frontage block with rear wing on N side forming L-plan. Frontage block comprises off-centre entrance hall with one room to either side, and with stair to the rear. The rear wing appears originally to have been two storeys, with a second floor added in C19. There is a two storey extension to rear of this wing, with a further single storey range extending to the west.

Materials: Stock brick in Flemish bond, façades and return to No 14 stuccoed. Late C19 tile-hanging to rear second-floor elevations. Slate roofs.

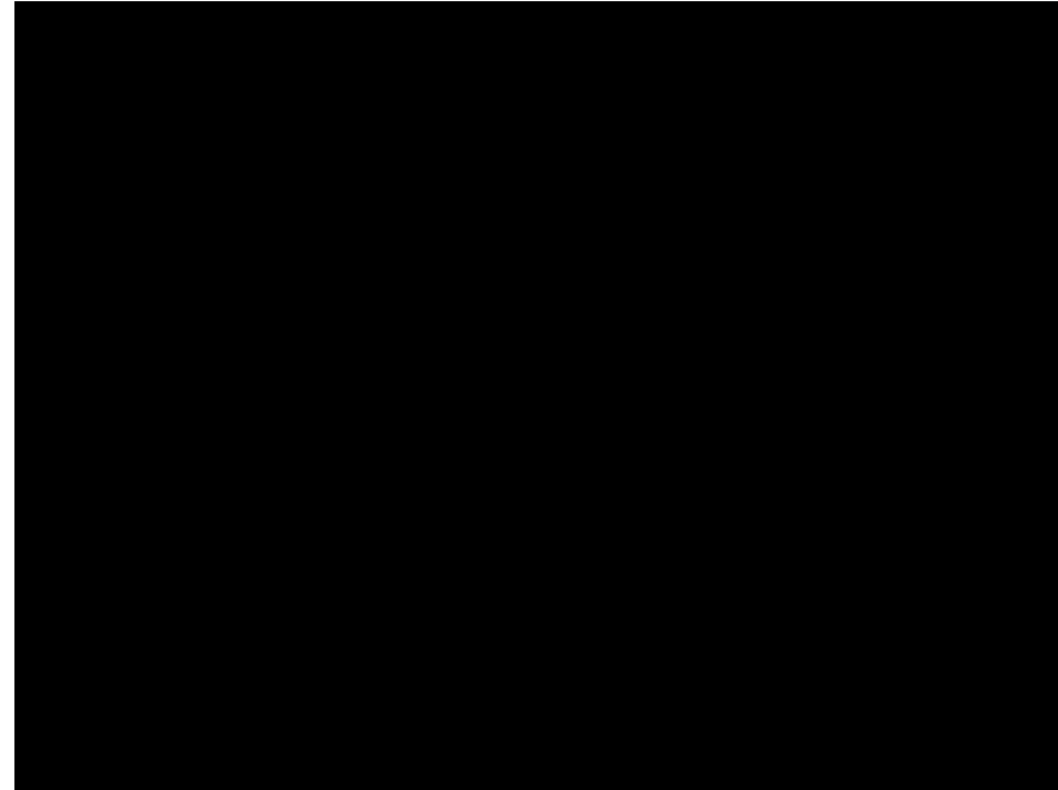


## 2. Existing Building

### Photographs



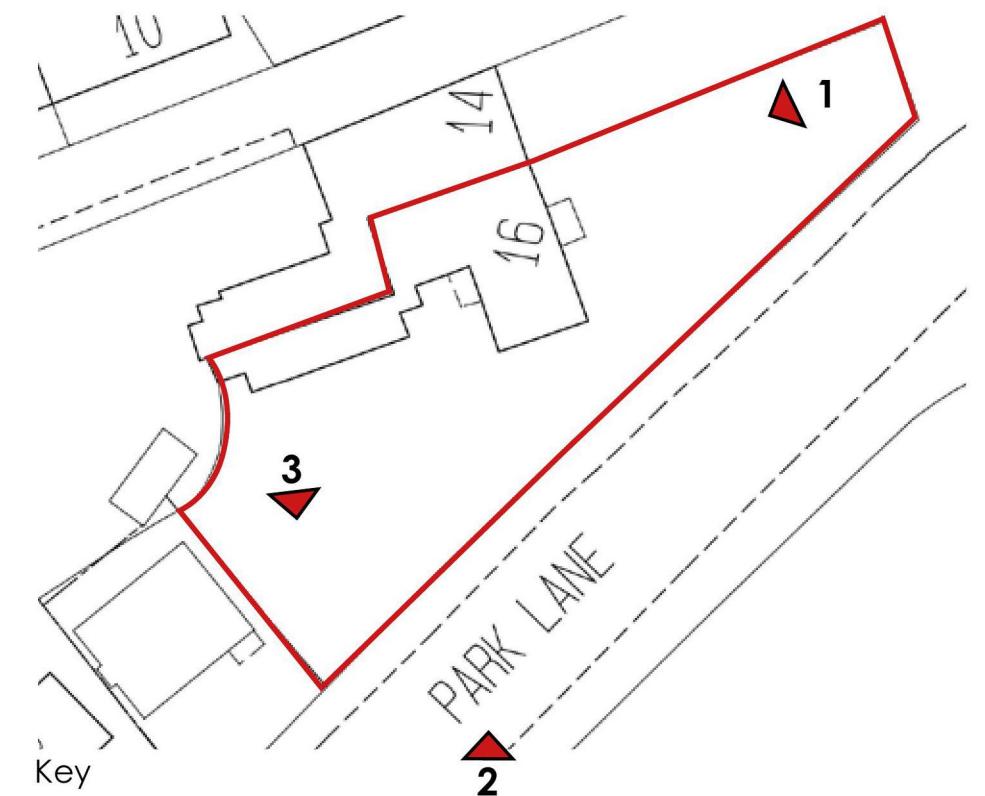
1. No. 16 (Left) and No.14 Park Road



3. Vehicle access and parking



2. Garden wall and entrance on Park Lane





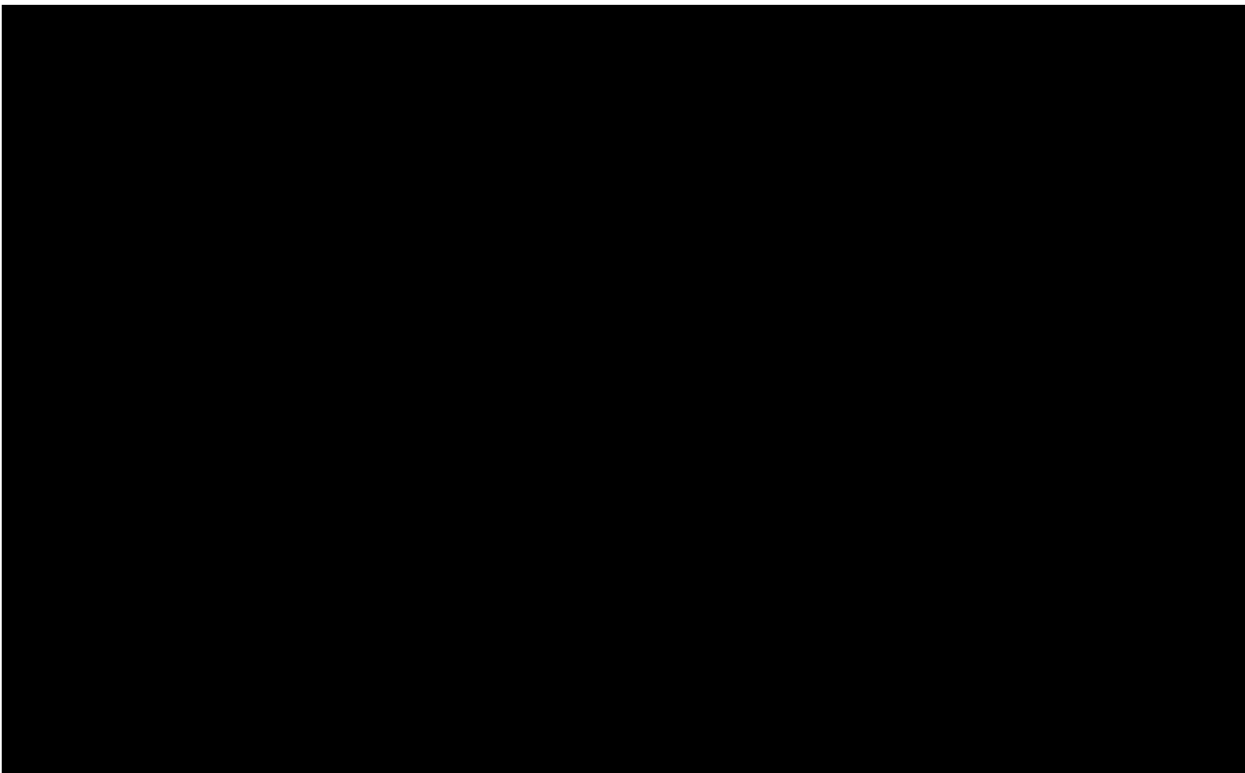
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Photographs

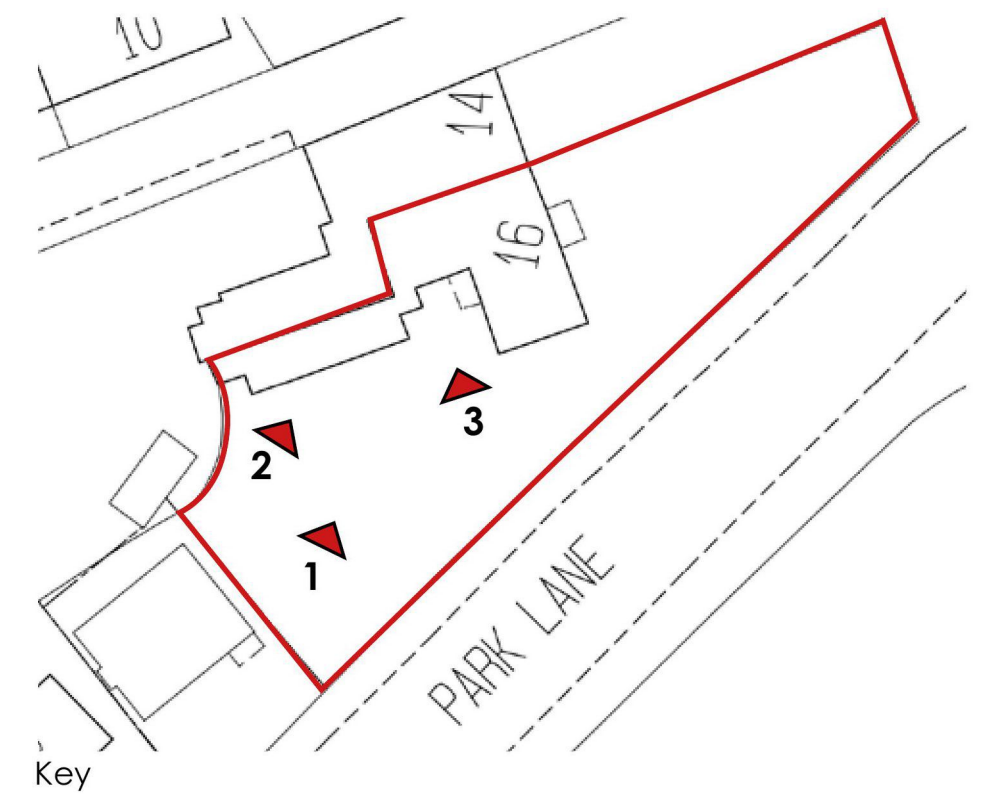


1. Rear view of garden and house

2. Rear single storey extension

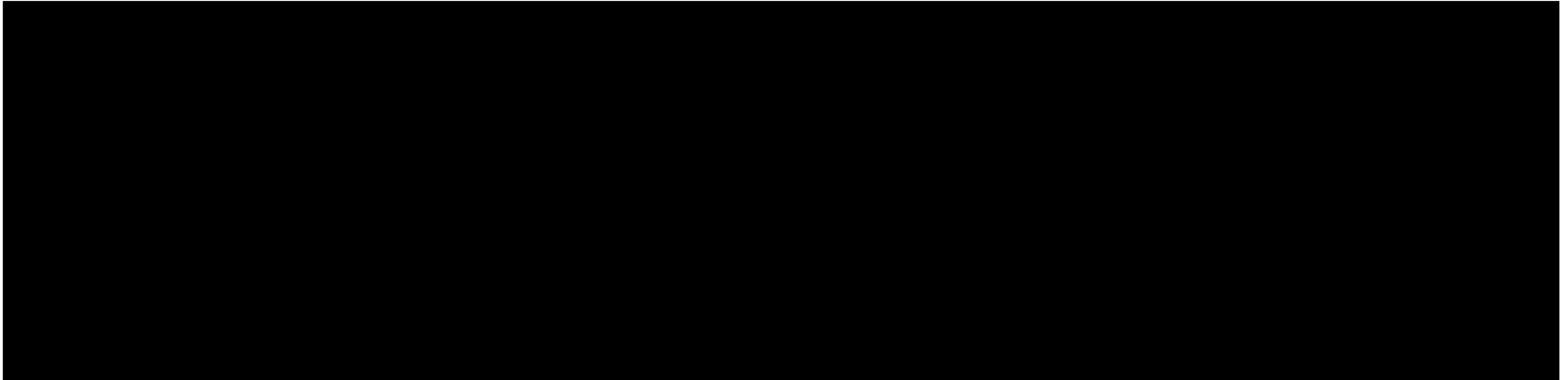


2. Rear extension to No. 16



## 2. Existing Building

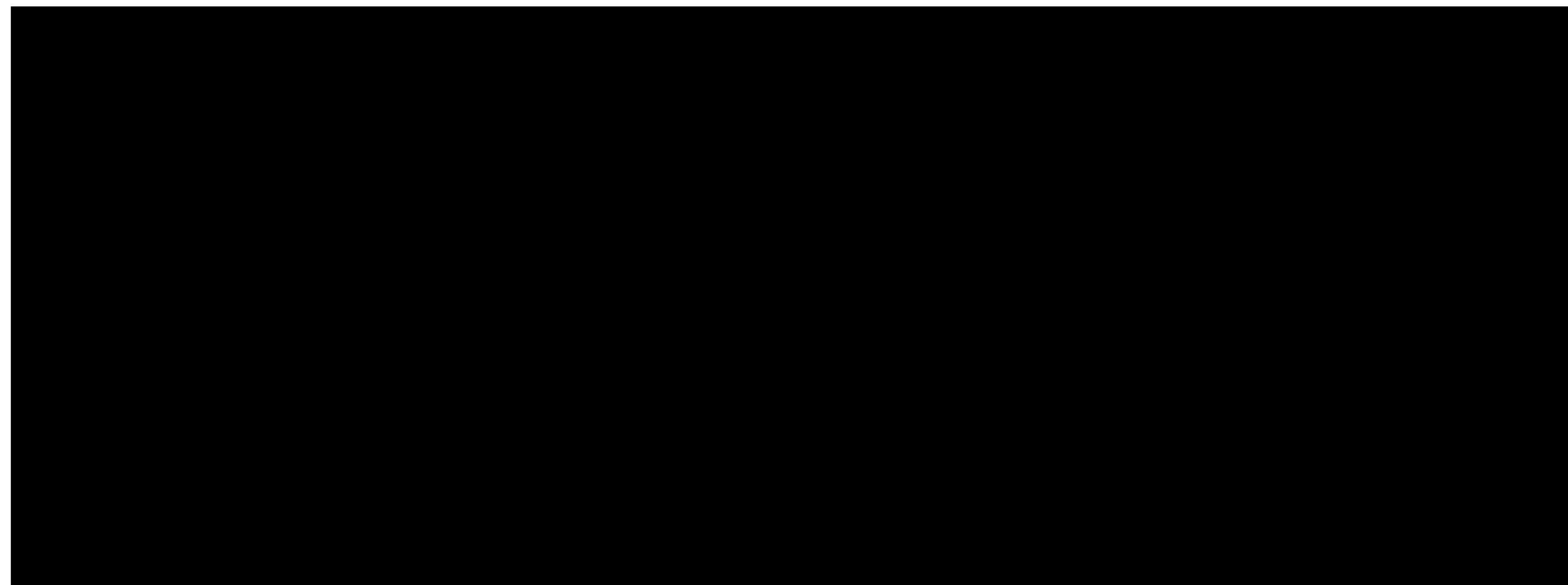
### Photographs



1. Drawing Room

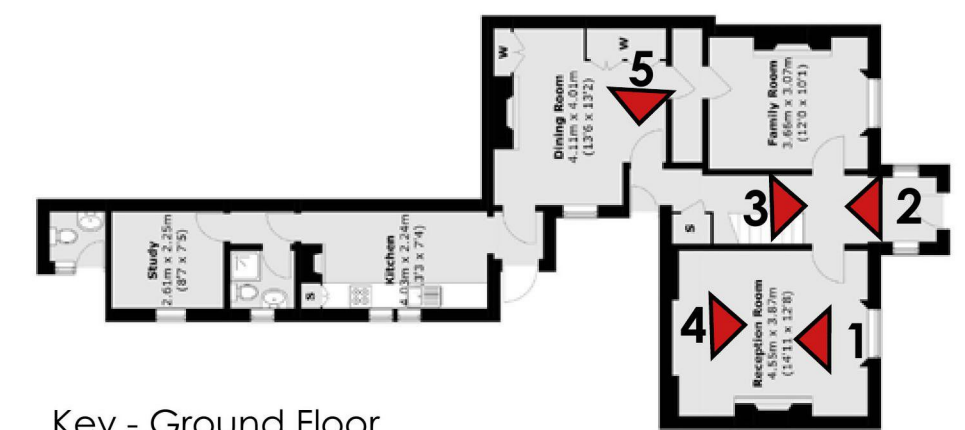
2. Hallway Staircase

3. Front entrance & hallway



4. Reception Room

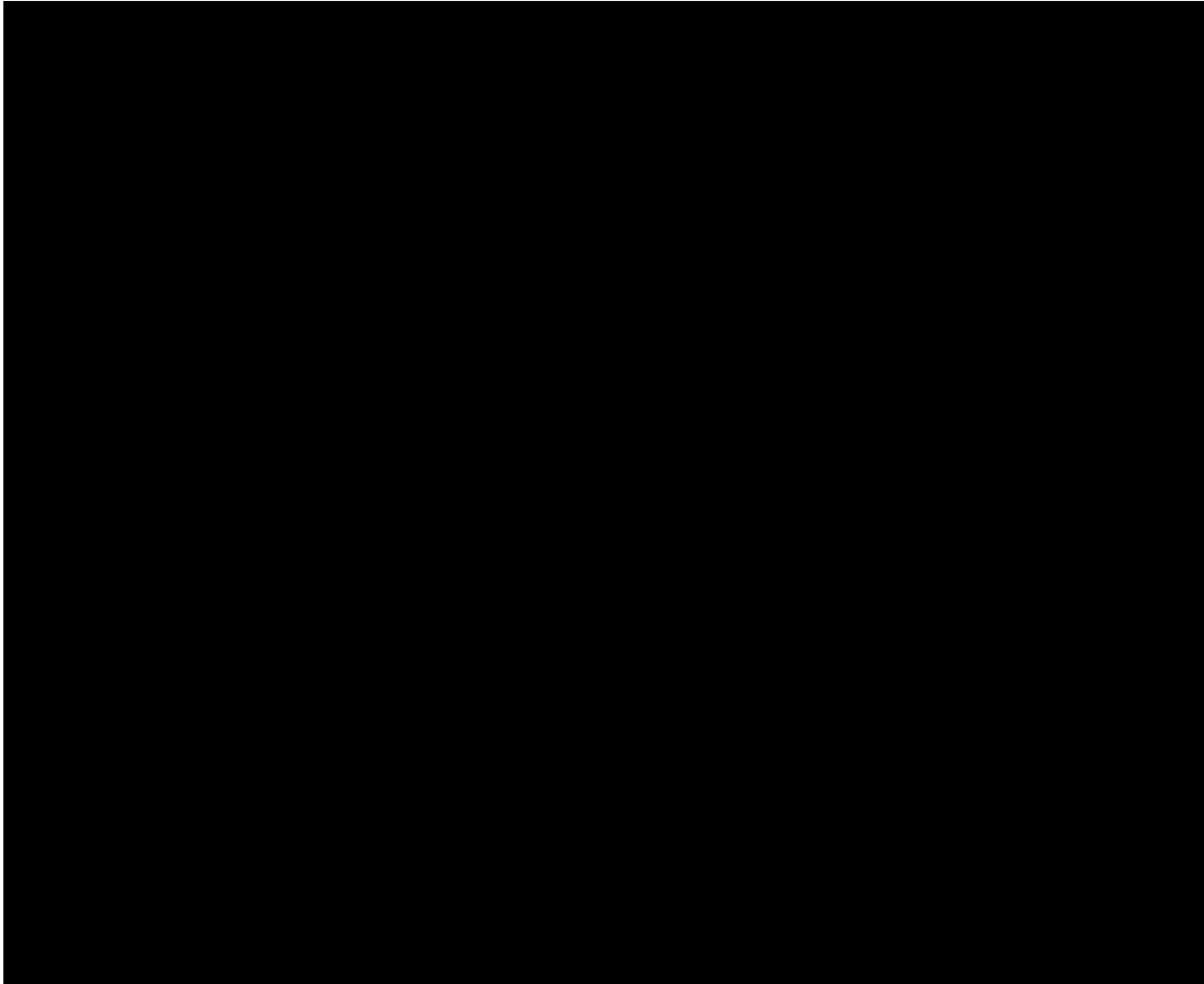
5. Dining Room



Key - Ground Floor

## 2. Existing Building

### Photographs

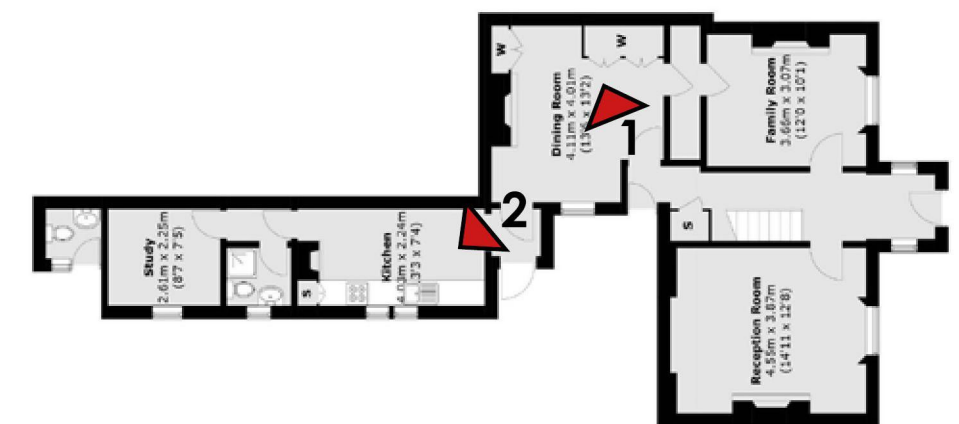


2. Ground Kitchen

4. First Bedroom (used as kitchen dining)



Key - First Floor



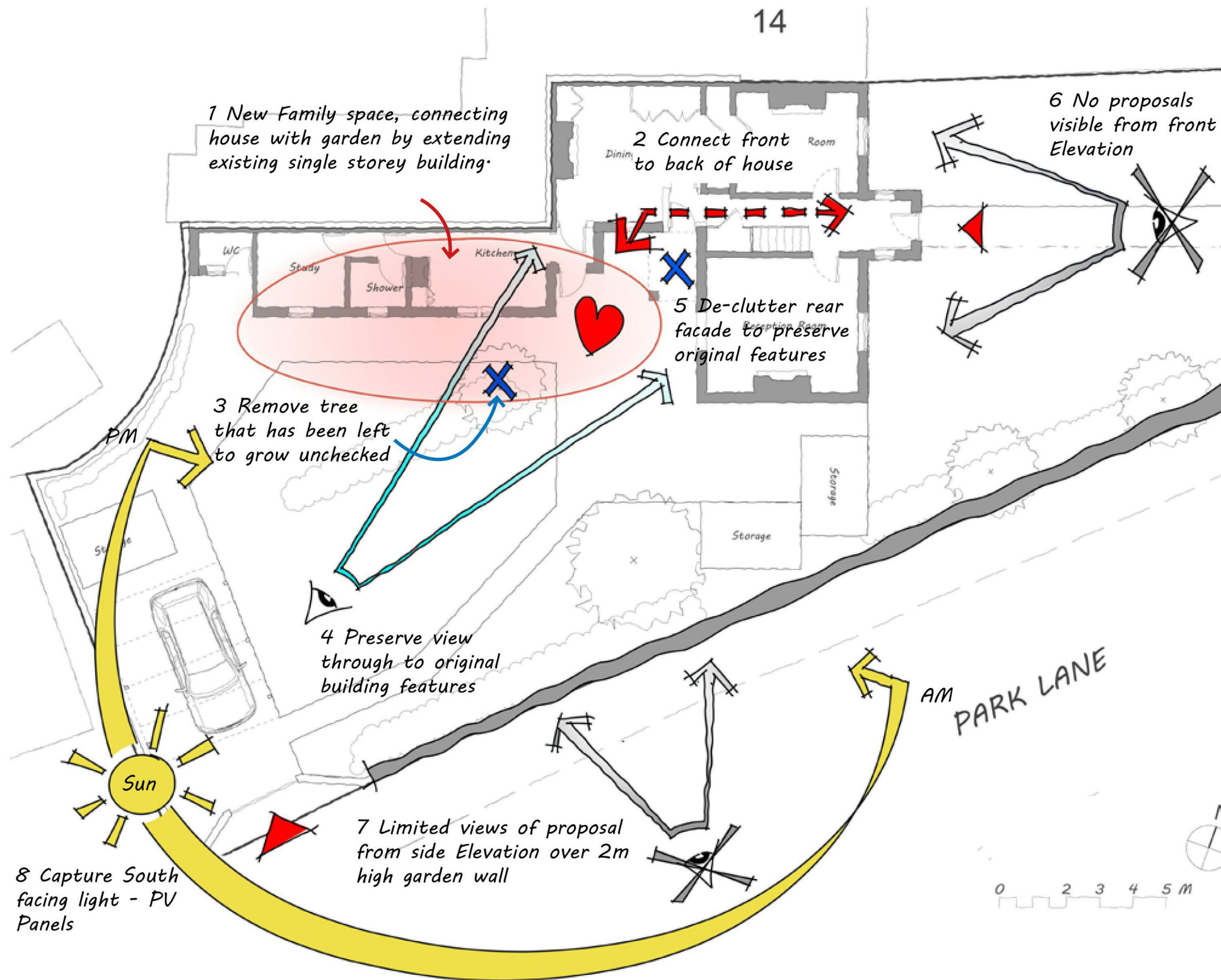
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### Opportunities & Constraints

Originally conceived as a single family dwelling, Adelaide House has become cluttered with various additions and alterations over the years. Internally several bedrooms have had temporary kitchens installed.

There is an opportunity to re-establish the building as a single family home, preserving, enhancing and reinstating its original architectural quality, whilst sensitively extending at ground floor to create a modern family environment.

- Existing single storey rear extension is not considered original. Opportunity to sensitively extend the existing rear building, connecting it with the garden and bringing light into the plan whilst allowing views through to the original house elevation.
- Minor internal alterations to better connect the front to the rear of the house.
- Remove overgrown tree that is too close to the house and may cause problems in the future.
- Preserve views through new extension to original building rear elevation.
- De-clutter rear facade removing unsightly 1st floor extension and reinstating original window.
- Avoid any new build elements that are visible from the sensitive front elevation.
- Limited views of ground floor extension from Park Lane over 2m high brick garden wall.
- Maximise opportunity for bringing sunlight into house.



### 3. Planning History

### 3. Planning History

#### Previous Applications

The most recent planning history available is given over to the erection of a detached 2 storey coach-house on the site of a single storey double detached garage, formerly belonging to No.16 but forming a separate site to the south west.

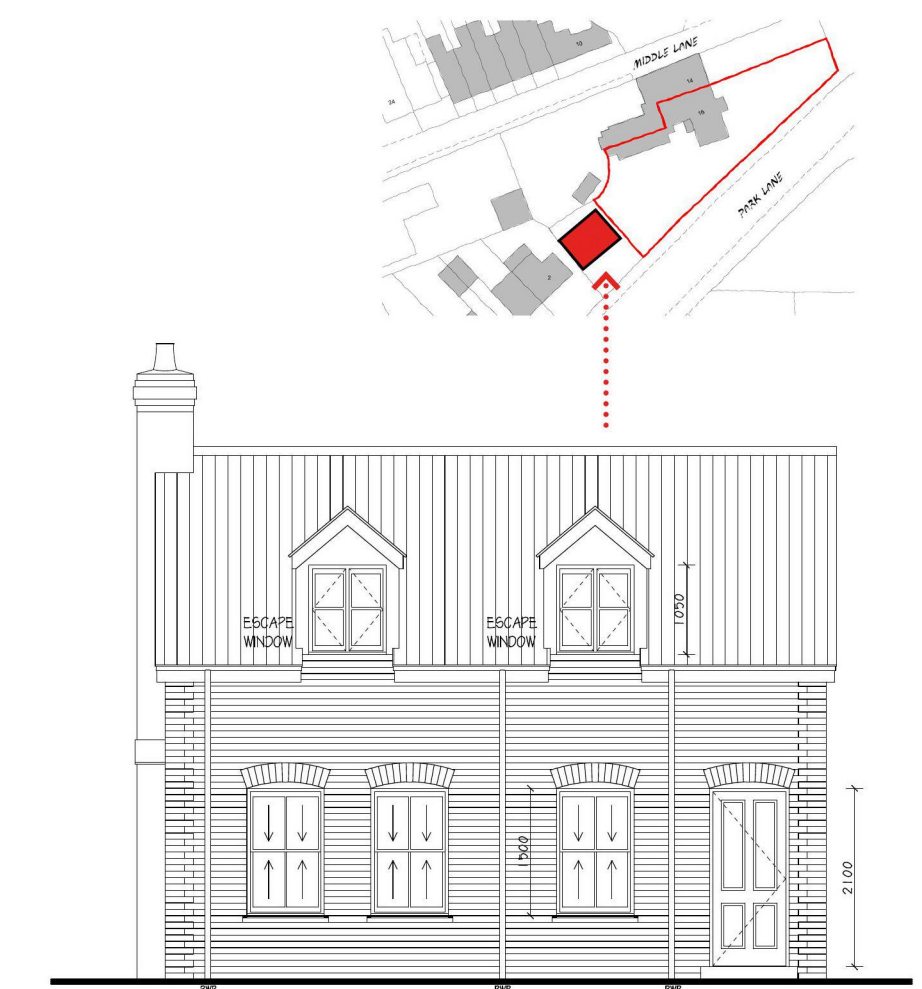
A list of applications available are set out below: -

#### Planning Applications 16 Park Road, Teddington TW11 0AG

- **Application Number: 16/0412/HOT**  
Description: Proposed canopy above the front entrance.  
Validation Date: 03/02/2016
- **Application Number: 16/T0109/TCA**  
Description: T1-2 - Lime - Reduce crown by 30% (approx 3m) & remove deadwood.  
Validation Date: 09/02/2016
- **Application Number: 13/3555/NMA**  
Description: To allow for changes to the approved drawing nos. to 13/3555/FUL: substitution of plans showing minor changes to the fenestration of both front and rear elevations to improve the window proportions, to correctly show the approved construction heights.  
Validation Date: 22/10/2015
- **Application Number: 15/T0586/TCA**  
Description: T1 - Paulownia Tomentosa - Fell  
Validation Date: 17/08/2015
- **Application Number: 13/3555/DD01**  
Description: Details pursuant to appeal decision conditions 2 - materials, 3 - joinery, 5 - refuse, 9 - hard/soft landscaping, 10 - tree protection, 11 - cycle parking  
Validation Date: 26/06/2015

- **Application Number: 13/3555/FUL**  
Description: Erection of detached 2 storey coach-house on the site of the single storey double detached garage including a new vehicle access off of Park Lane.  
Validation Date: 24/02/2014
- **Application Number: 14/0809/LBC**  
Description: Erection of detached 2 storey coach-house on the site of the single storey double detached garage including a new vehicle access off of Park Lane.  
Validation Date: 24/02/2014
- **Application Number: 12/2834/FUL**  
Description: Erection of detached 2 storey coach-house on the site of the single storey double detached garage. Provision of vehicular access to no. 16  
Validation Date: 07/09/2012
- **Application Number: 76/0103**  
Description: Use of ground and first floor as office accommodation with retention of flat on second floor.  
Validation Date: 30/01/1976
- **Application Number: 63/0413**  
Description: Erection of a garage.  
Validation Date: 03/05/1963
- **Application Number: 47/7875**  
Address: Adelaide House Park Road Teddington  
Description: Erection of four maisonettes with garages.  
Validation Date: 29/01/1957
- **Application Number: 47/7876**  
Address: Adelaide House Park Road Teddington  
Description: Erection of six maisonettes with garages.  
Validation Date: 29/01/1957

- **Application Number: 47/3464**  
Address: Adelaide House 16 Park Road Teddington  
Description: The use of outbuildings as stores and registered offices.  
Validation Date: 28/07/1952
- **Application Number: 47/1007**  
Address: Adelaide House Park Road Teddington  
Description: Use of outbuildings as stores and registered offices.  
Validation Date: 05/07/1949



2 storey coach-house (12/2834/FUL)

### 3. Planning History

#### Pre-Planing Proposal

A pre-planning application was lodged with the council on 19 February 2021.

This included replacement of existing single storey rear extension, first floor WC extension and minor alterations to the existing internal walls of this Grade 2 listed property.

A Microsoft Teams meeting was held on Tuesday 30 March 2021 with Planning Officer, Madara Tukisa, and Conservation Officer, Lauren Way. An informal email covering notes of this meeting was then issued by the Madara Tukisa on 1 April 2021, summarised as follows: -

1. It was mentioned during the meeting that the property is in residential use, with kitchenettes on every floor. Historic planning history shows that the property may have had other uses over the years and may have been subdivided. Given that the official use is not known and that the property is intended to be in use as a single family dwelling house, it is advised that the proposal includes the continued use of the property as a dwelling house.
2. We would be averse to allowing the removal of the present rear outbuilding due to its 19th century date and potential for retaining original fabric. Before considering any form of rear extension to this property or its removal, further analysis needs to be undertaken by the applicant to ascertain the age, survival of original fabric and, ultimately, significance of this element.
3. As discussed, the proposed extension does not appear subservient to the main building and it would be advised that the design is revised to reduce the scale of the extension as well as retaining the separation from the main building by potentially creating a glazed link between the main building and the extension.
4. There would be no objections to the principle of

removing the first floor extension if it is deemed as modern, subject to review of a method statement which would need to form part of an application which sets out how the historic fabric of the listed building will be protected.

5. Generally, there is not likely to be any objections to removal of modest partitions unless they delineate original plan form. In the case of the ground floor partitions, this does not appear to be the case and therefore, should in principle be acceptable. The introduction of new fitted cupboards is generally accepted if they sit below the cornicing and cut around the skirting boards to ensure protection of these important features.
6. The introduction of new bathrooms within the building also needs to be carefully justified. Any application will

need to be supported with full M&E and drainage plans to show how the associated plumbing will be introduced within the building. Existing soil pipes need to be used and the proposals should avoid large risers especially if there exists original cornicing and skirting boards. Ultimately further details and a site visit (when restrictions allow) would be needed to ascertain acceptability.

7. The proposal includes the removal of a tree in the garden. It is advised that this is included in the proposal description and that an Arboricultural Method Statement and tree protection plan is provided as part of your application.



Sketch of original pre-planning proposal issued on 19 February 2021.

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## 3. Planning History

### Pre-Planning Application

#### Response to Comments

The proposal has been amended and further detail provided in response to the council's written advice as detailed on the previous page. (See also - supporting 'Heritage Statement under separate cover).

1. The application will retain its existing use as a single family dwelling house.
2. Extensive research has been undertaken and documented within the supporting **Heritage Statement** to determine the age, survival of original fabric and significance of the existing single storey rear outhouse. In conclusion, it is proposed that extending the existing single storey rear outhouse will not create any harm to the listed building.
3. The proposed extension has been reduced in height and a new 4.2m wide glazed link (matching the existing gap) has been introduced between the proposed extension and the original rear elevation of the main house.
4. The council have no objections with the removal of the 1st floor wc extension.
5. The council have no objections in principal with the removal of the ground floor internal partition. See Heritage Statement.
6. The introduction of a bathroom at first floor level has been detailed with free standing partitions and a lightweight bath to avoid additional structure. A detailed response to this proposal, including services can be found in the Heritage Statement.
7. The proposal includes the removal of a small tree that has been allowed to grow near to the existing structure of the existing single storey outhouse. An Arboricultural method statement has been submitted to support this.



## 4. Proposal

## 4. Proposal

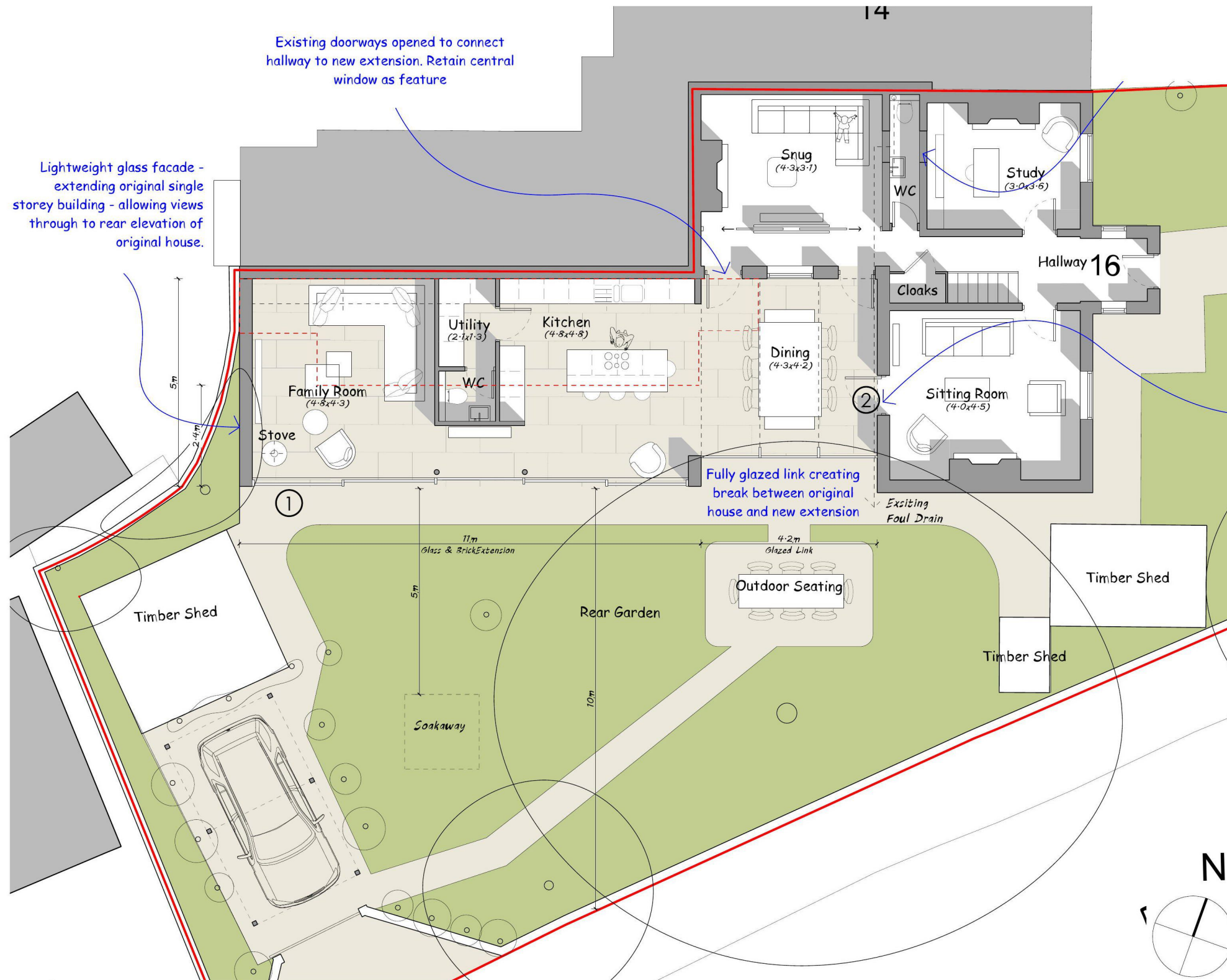
### GA Plans

The proposal is for the: -

'Extension of the existing single storey out-building to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property'.

The GA plans opposite (next page) illustrate these proposals numbered as follows: -

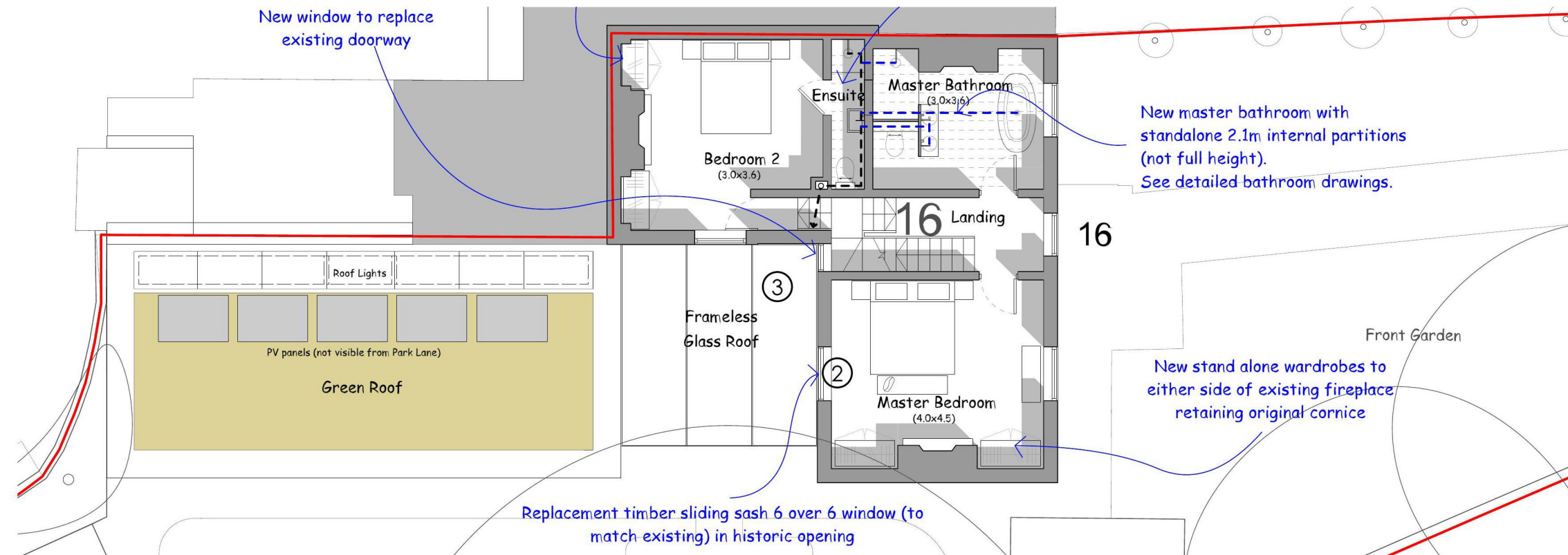
1. Extend the existing single storey rear building by 2.4m, preserving its original nature as a subservient and separate entity from the main house.
2. Reinstatement of the original window openings at ground & first floors. Extend Ground floor window cill to create doorway and reintroduce 6 over 6 timber sliding sash window to first floor window to match existing.
3. Remove 19 Century 1st floor WC extension and introduce new window opening on principal rear elevation in place of staircase doorway behind. Use reclaimed bricks to make good facade. (See existing floor plans).
4. Remove the non-structural internal wall and doors to the ground floor dining room. (See existing floor plans).
5. Remove non-original Joinery to ground floor dining room and modern kitchen units to 1st & 2nd floors. (See existing floor plans).



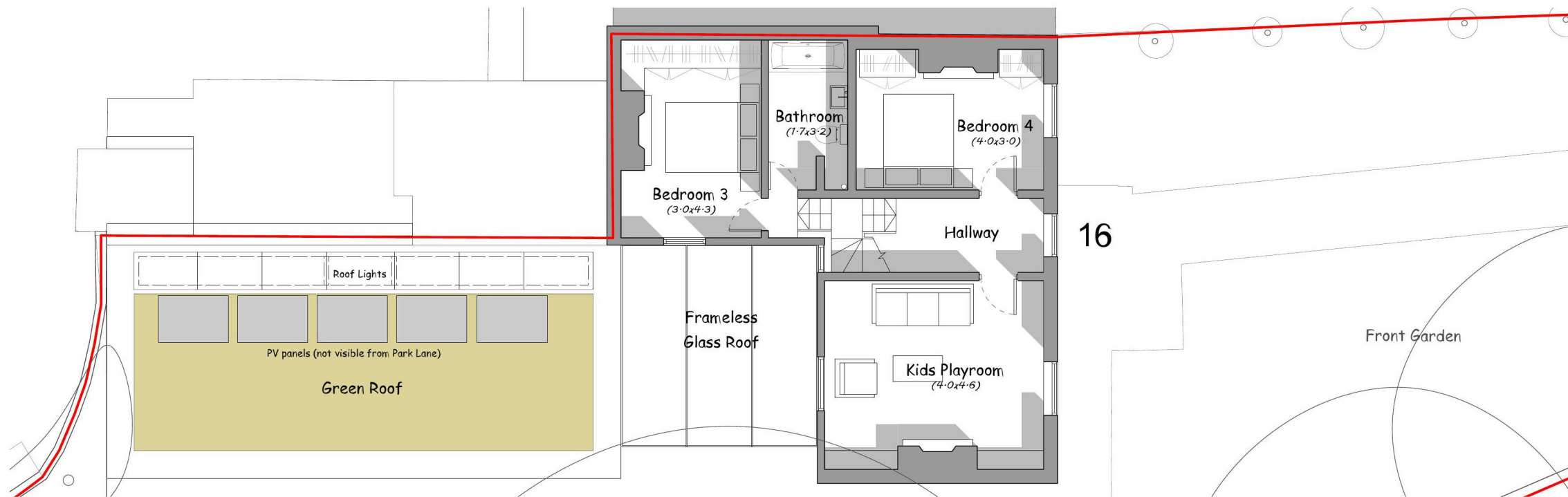
Proposed Ground Floor Plan

# 4. Proposal

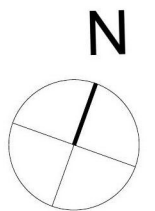
## GA Plans



Existing First Floor

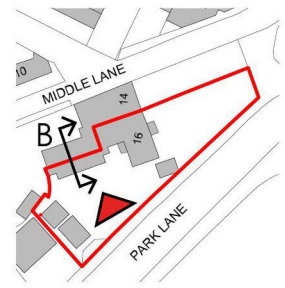


Proposed Second Floor



# 4. Proposal

## Elevations



Key



Existing Out Houses

Existing Side Elevation



Existing single storey rear building

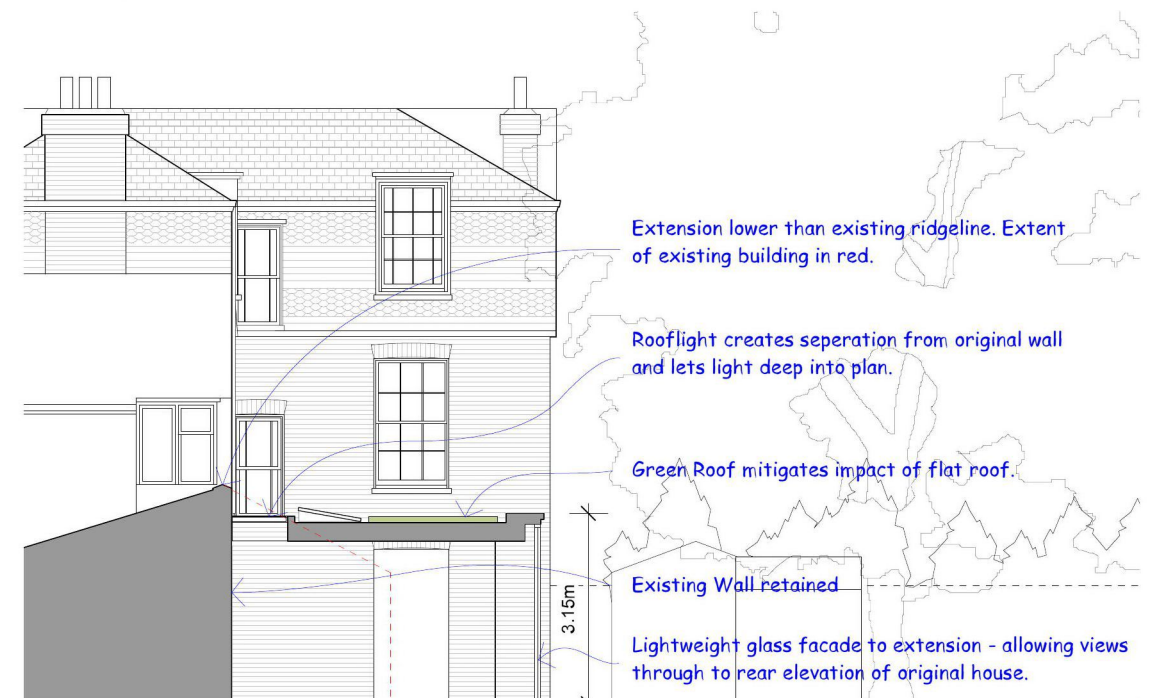
14 Park Road 16 Park Road (The Site)

Existing Section B



Glass & Brick Extension Glazed Link

Proposed Side Elevation



Extension lower than existing ridgeline. Extent of existing building in red.

Rooflight creates separation from original wall and lets light deep into plan.

Green Roof mitigates impact of flat roof.

Existing Wall retained

Lightweight glass facade to extension - allowing views through to rear elevation of original house.

3.15m

14 Park Road 16 Park Road (The Site)

Proposed Section B

## 4. Proposal

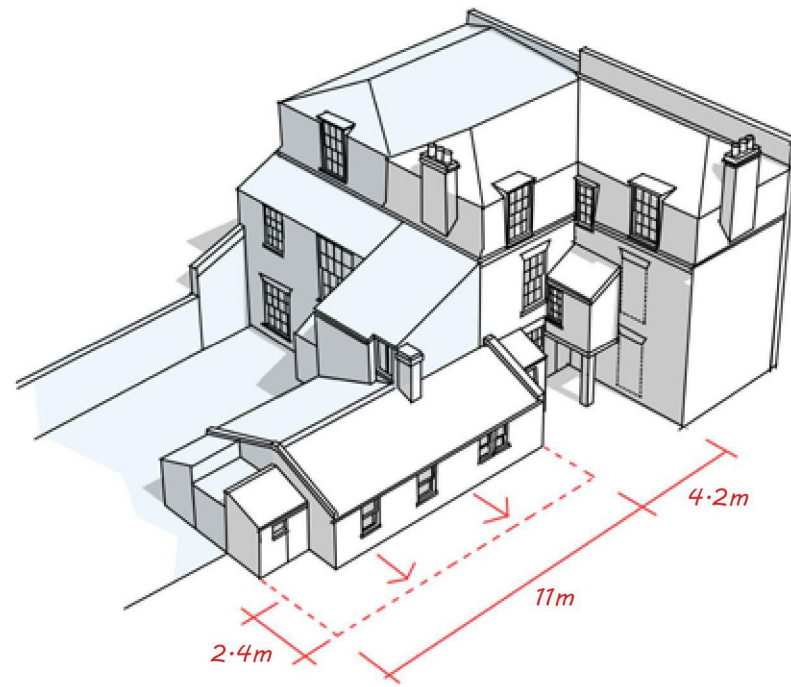
### Design

#### Extension

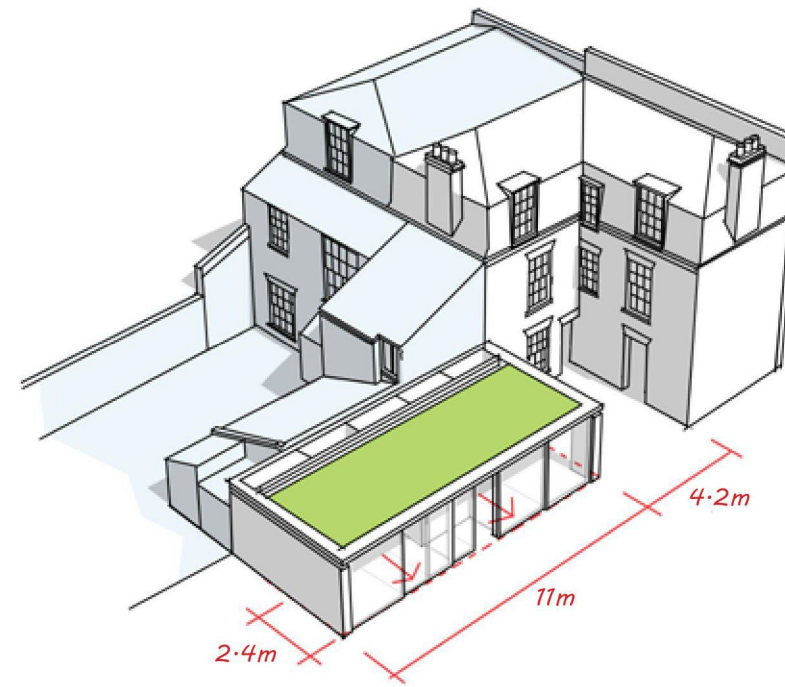
The proposal looks to extend the existing single storey rear out-building as illustrated on the diagrams to the left.

The following key design criteria have been adopted in the design, including amendments in response to the Pre-planning application advice: -

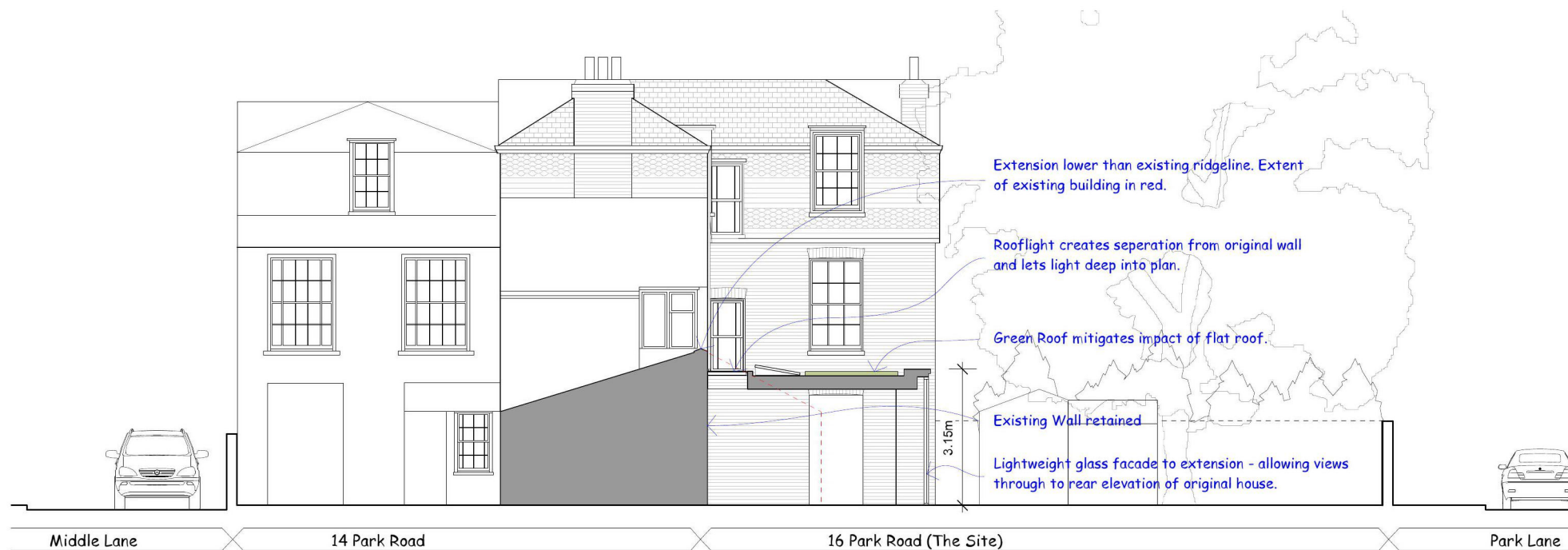
- The existing back wall will be retained, replacing the pitched tile roof with a flat green roof and extending the front elevation further towards garden by 2.4m with a contemporary glass elevation.
- The restrained, transparent, contemporary elevation will be deferential to the Georgian style of the main house creating views through to the original architecture. Delicate, thin frame glazed doors will echo and compliment the delicate thin bars on the 6 over 6 sliding sash windows.
- The height of the replacement extension will be no greater than the ridge line of the existing rear extension.
- At 11m, the width of the replacement extension will be the same as the existing footprint, leaving the existing 4.2m gap to the rear of the original house. This gap will be maintained using a glass link-way which will provide a highly transparent visual divide between the extension and the listed building
- The proposal will use reclaimed bricks to match with the existing property.
- The lightweight design forms a looking glass to the side of the listed building and remains fully subservient to the Georgian elevation.



Existing Building



Proposed Extension



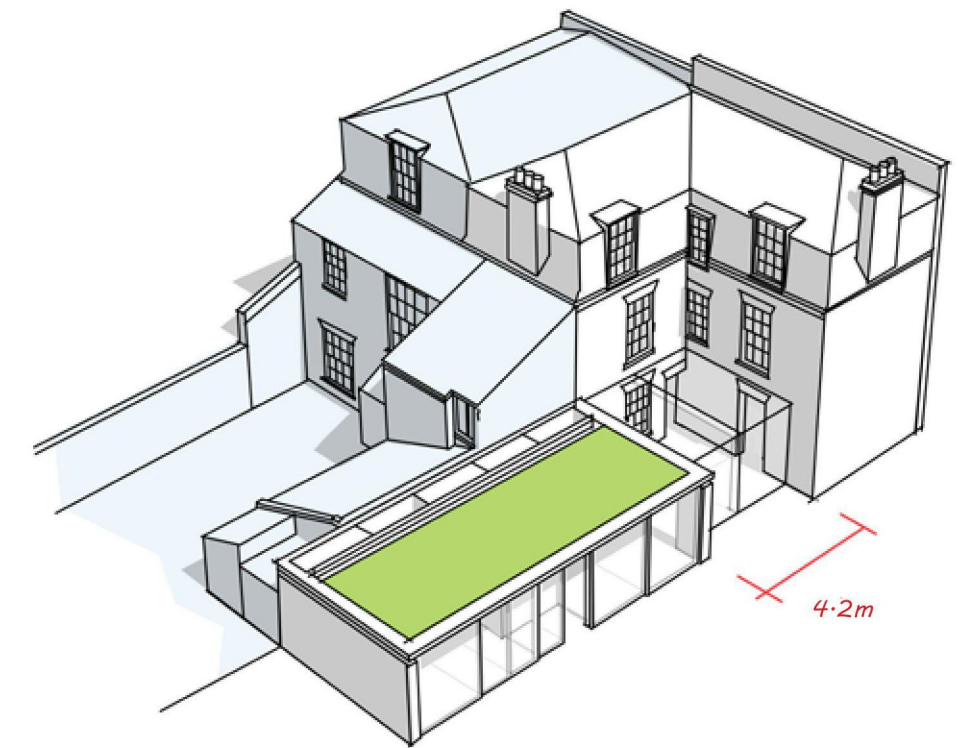
Proposed Section BB - Through extension

## 4. Proposal

### Design



Proposed Side Elevation - Showing Glass Link



Proposed Glass link



Examples of Glass Links on Heritage Buildings

- There is a 4.2m gap between the single storey building and the main house rear elevation. This gap will be maintained using a glass link-way which will provide a highly transparent visual divide between the new extension and the listed building. (See visual overleaf)
- Whilst no neighbouring windows will overlook the new proposed extension, the appearance of the appearance from 1st and 2nd floor will be greatly softened by the introduction of a green roof, also dramatically improving heat loss and rainwater drainage.

## 4. Proposal

The delicate roof profile and the narrow glazing bars of the new glazing mirror those of the Georgian windows all detached from the house with an almost invisible glazed link. Careful use of matching and complimentary materials make the extension fully subservient to the fully restored, historically maintained Georgian House.



View from garden

## SIMONBROWN **ARCHITECTS**

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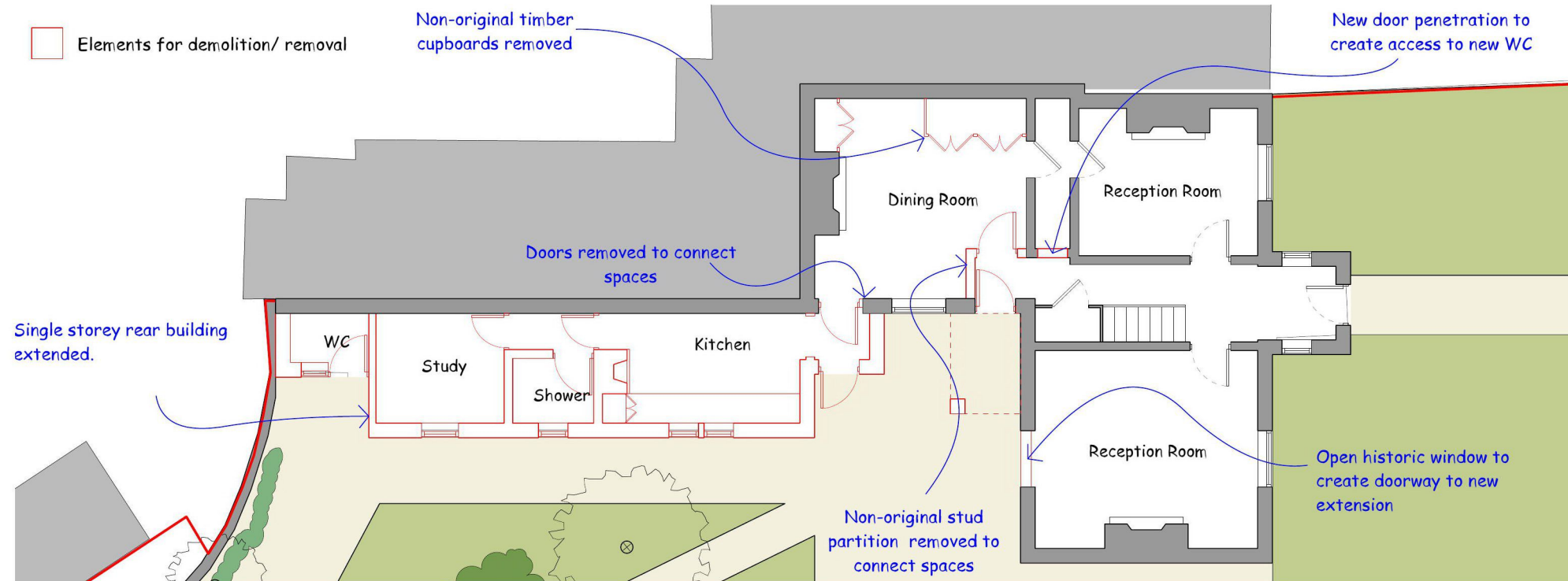


Aerial View of Site

## 2. Existing Building

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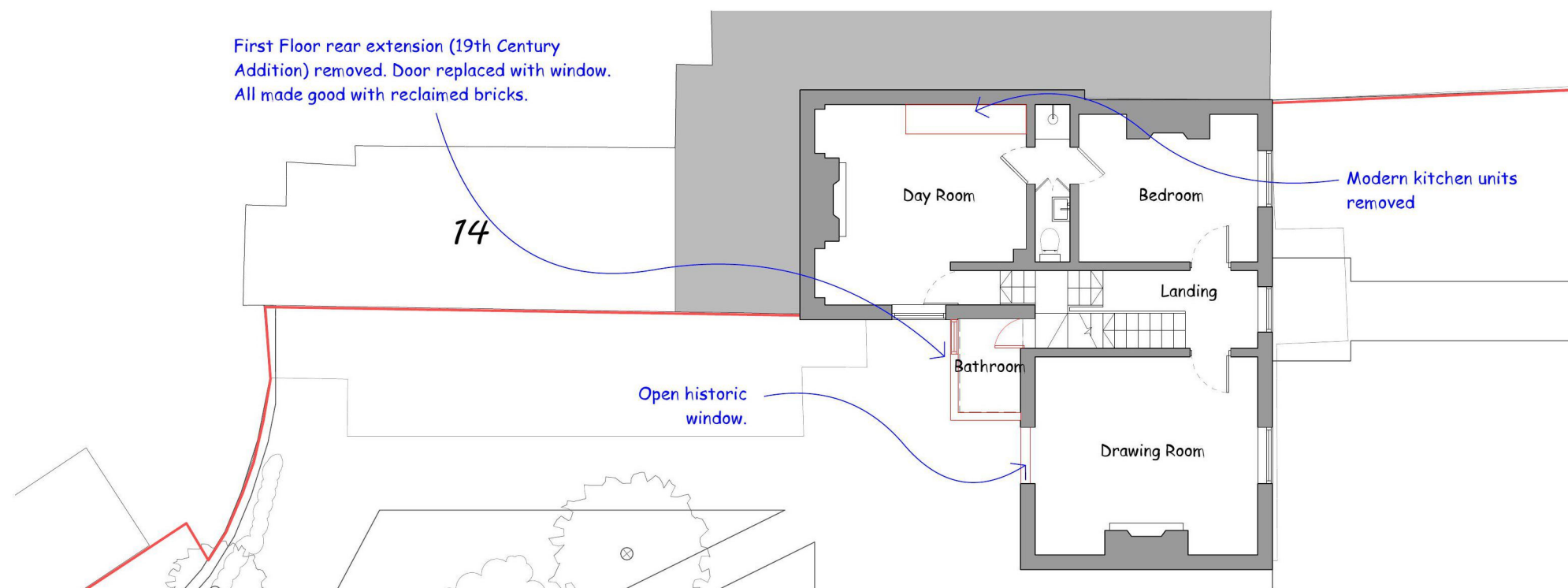
### GA Plans



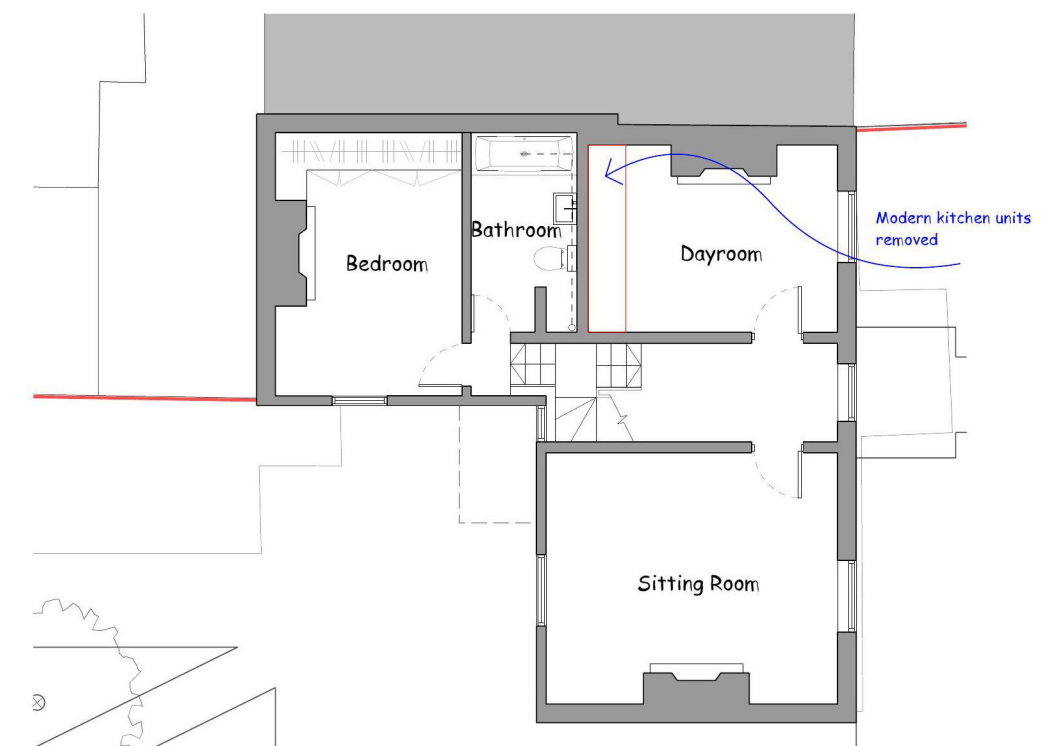
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Existing 1st Floor Plan



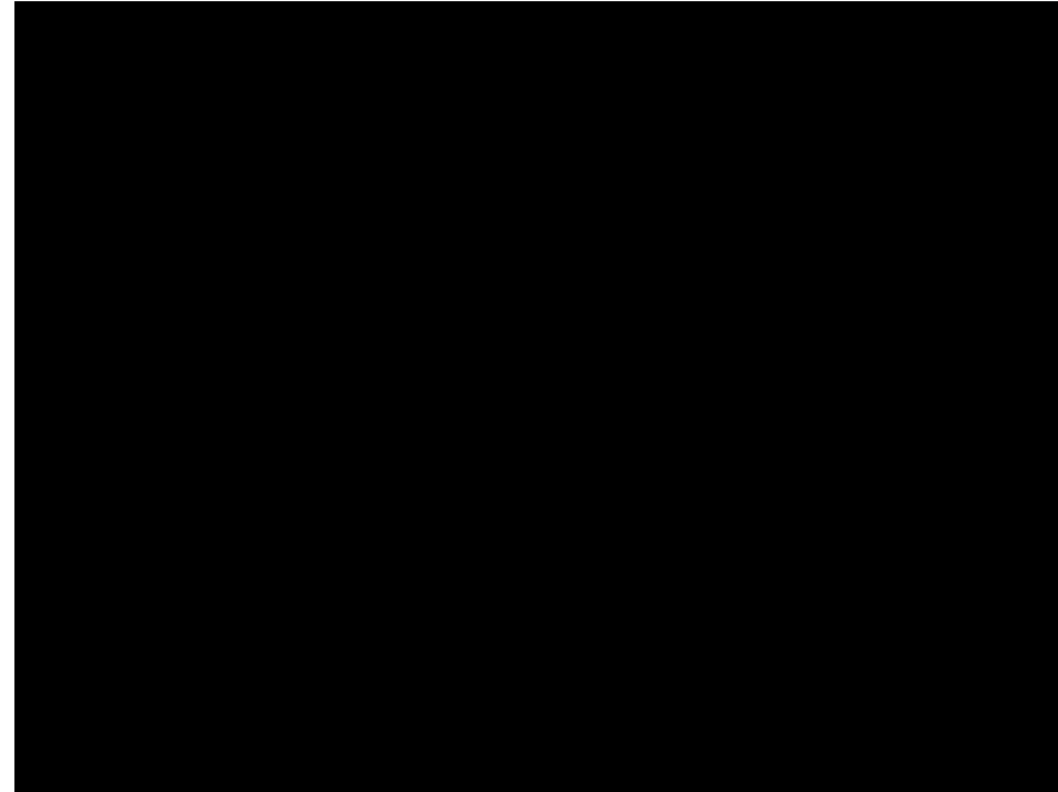
Existing 2nd Floor Plan

## 2. Existing Building

### Photographs



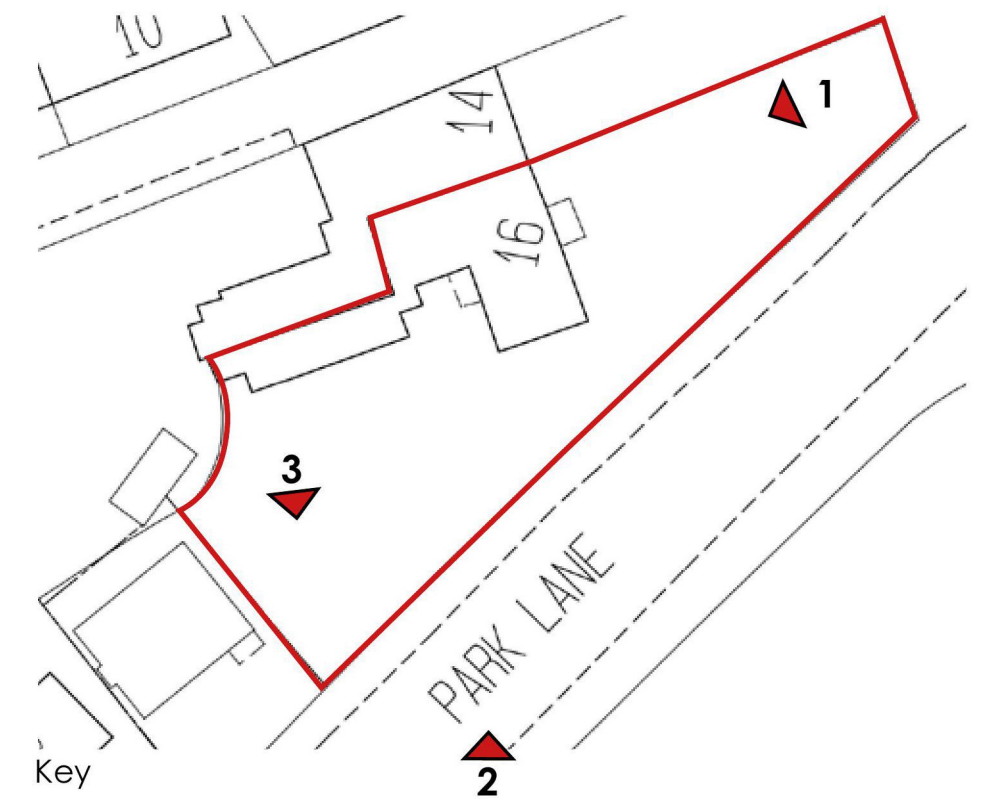
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2. Garden wall and entrance on Park Lane





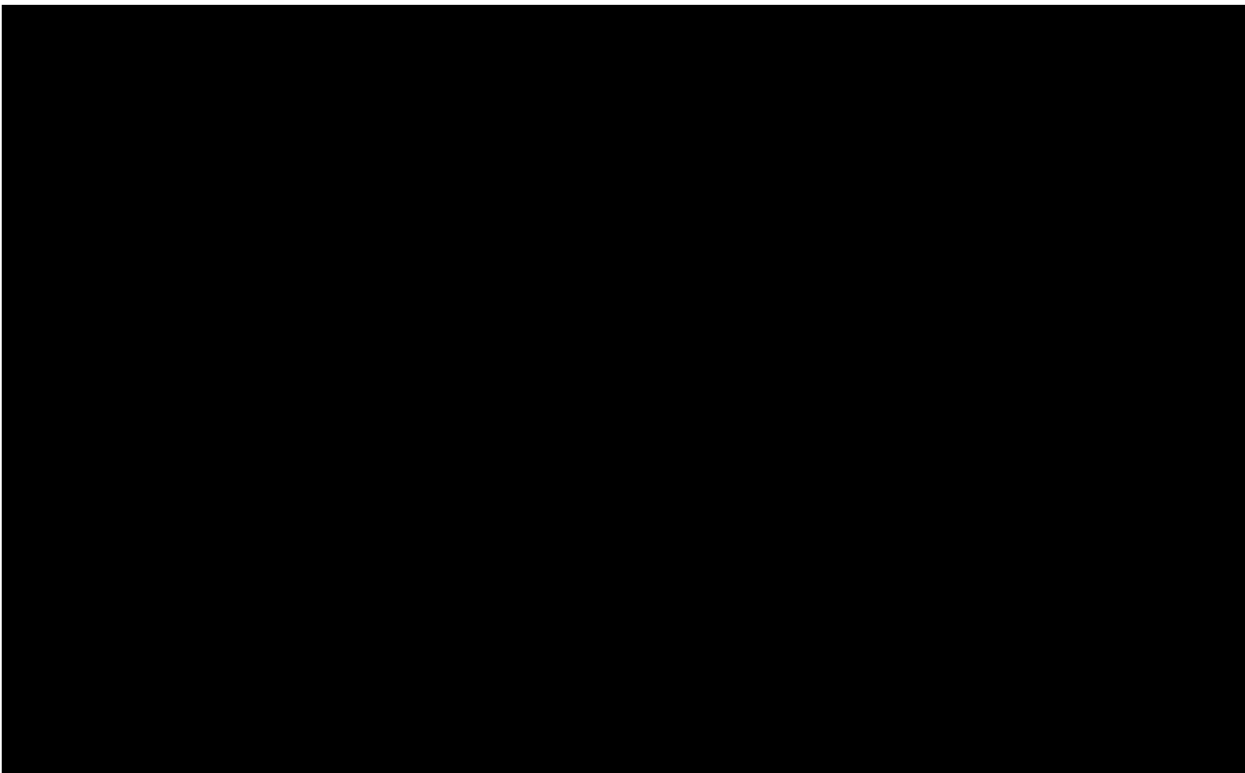
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Photographs

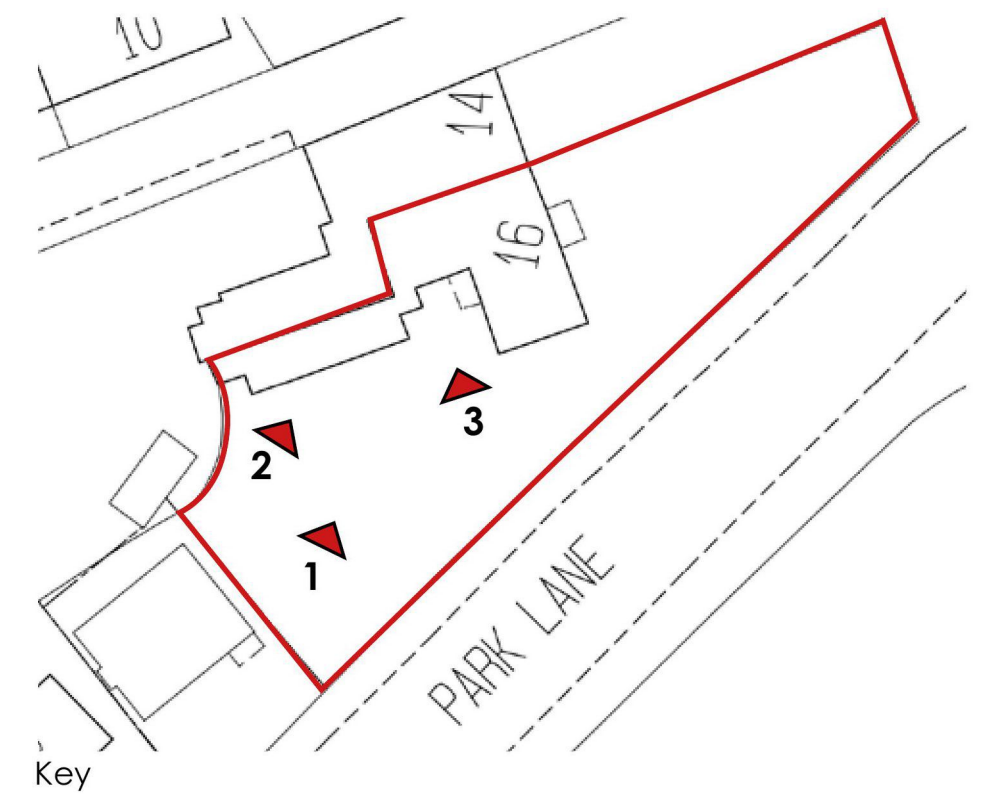


1. Rear view of garden and house

2. Rear single storey extension

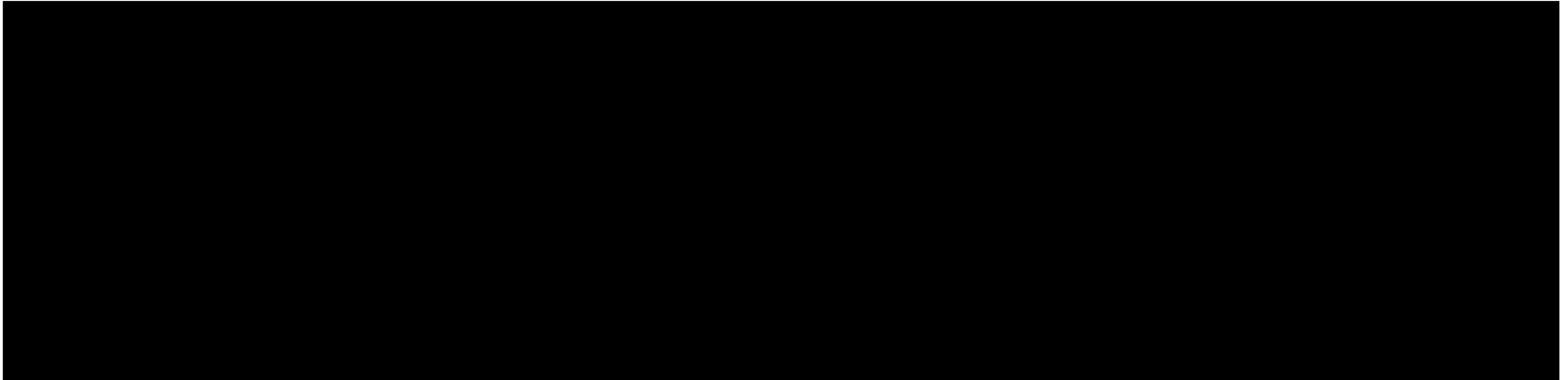


2. Rear extension to No. 16



## 2. Existing Building

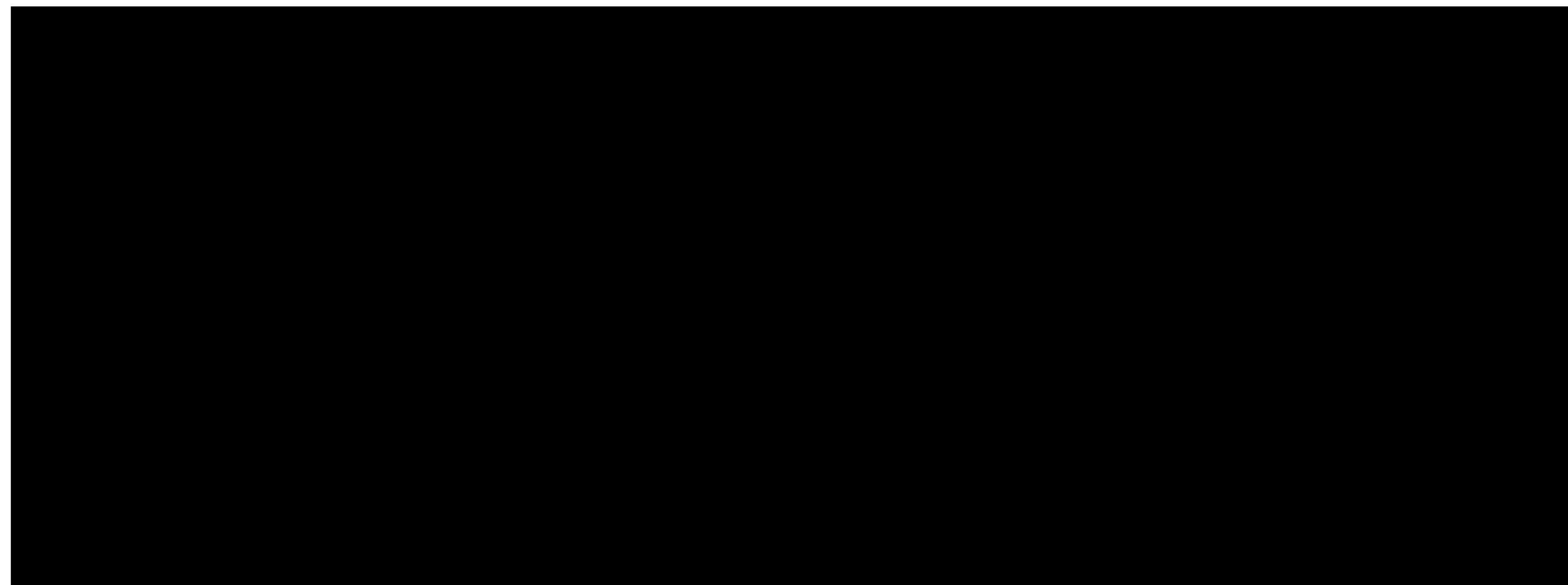
### Photographs



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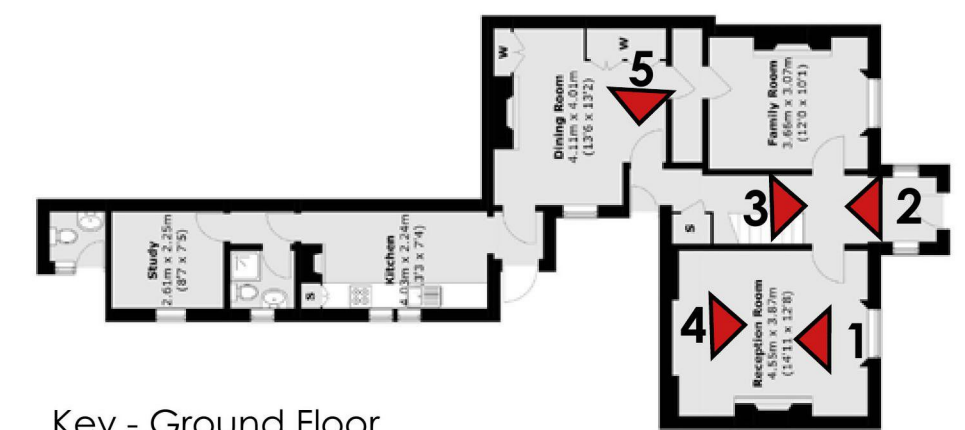
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3. Front entrance & hallway



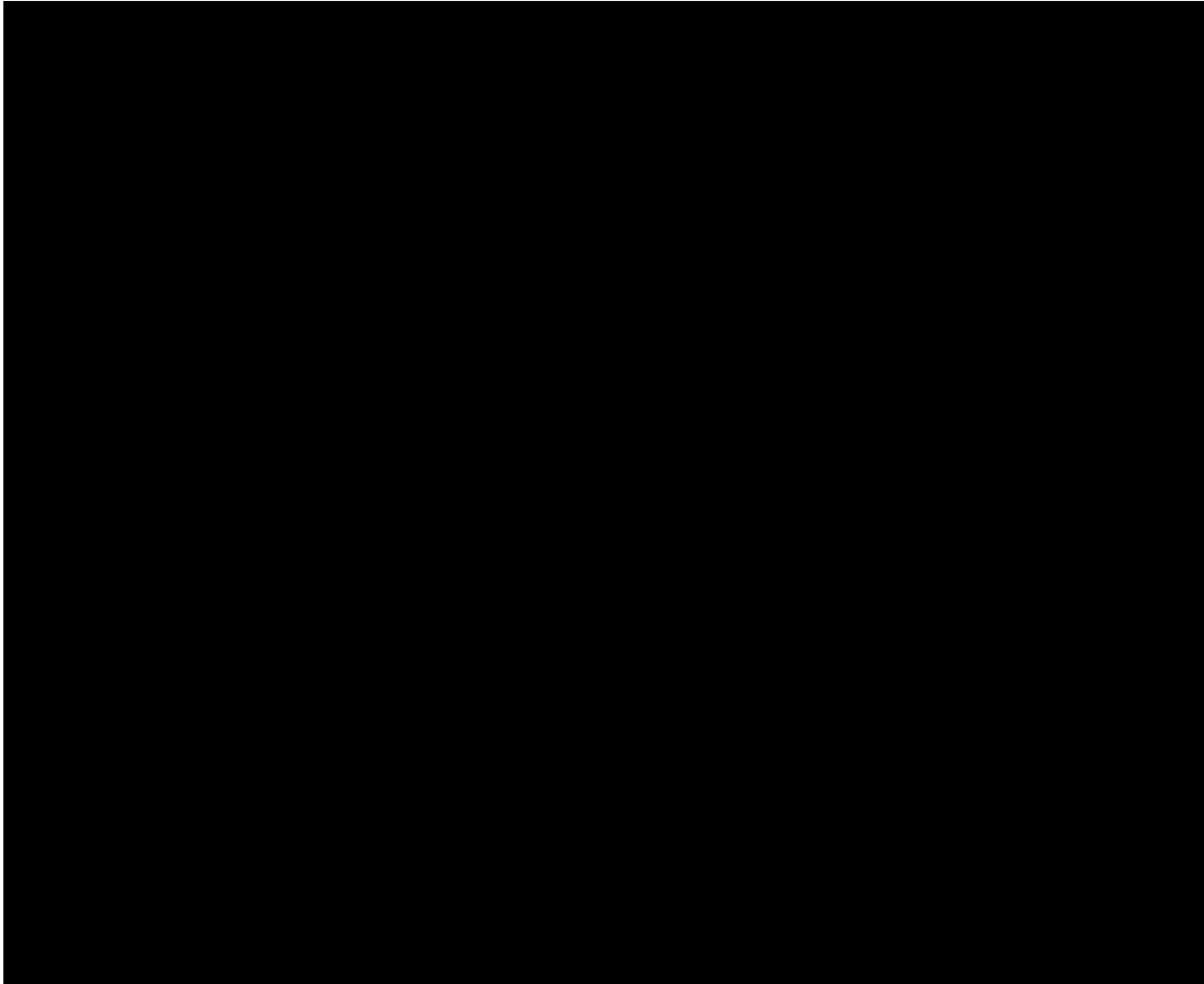
4. Reception Room

5. Dining Room



## 2. Existing Building

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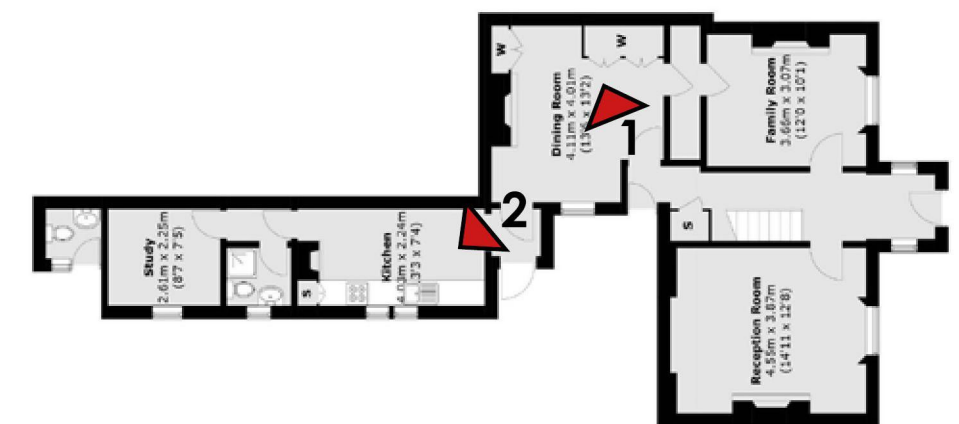


2. Ground Kitchen

4. First Bedroom (used as kitchen dining)



Key - First Floor



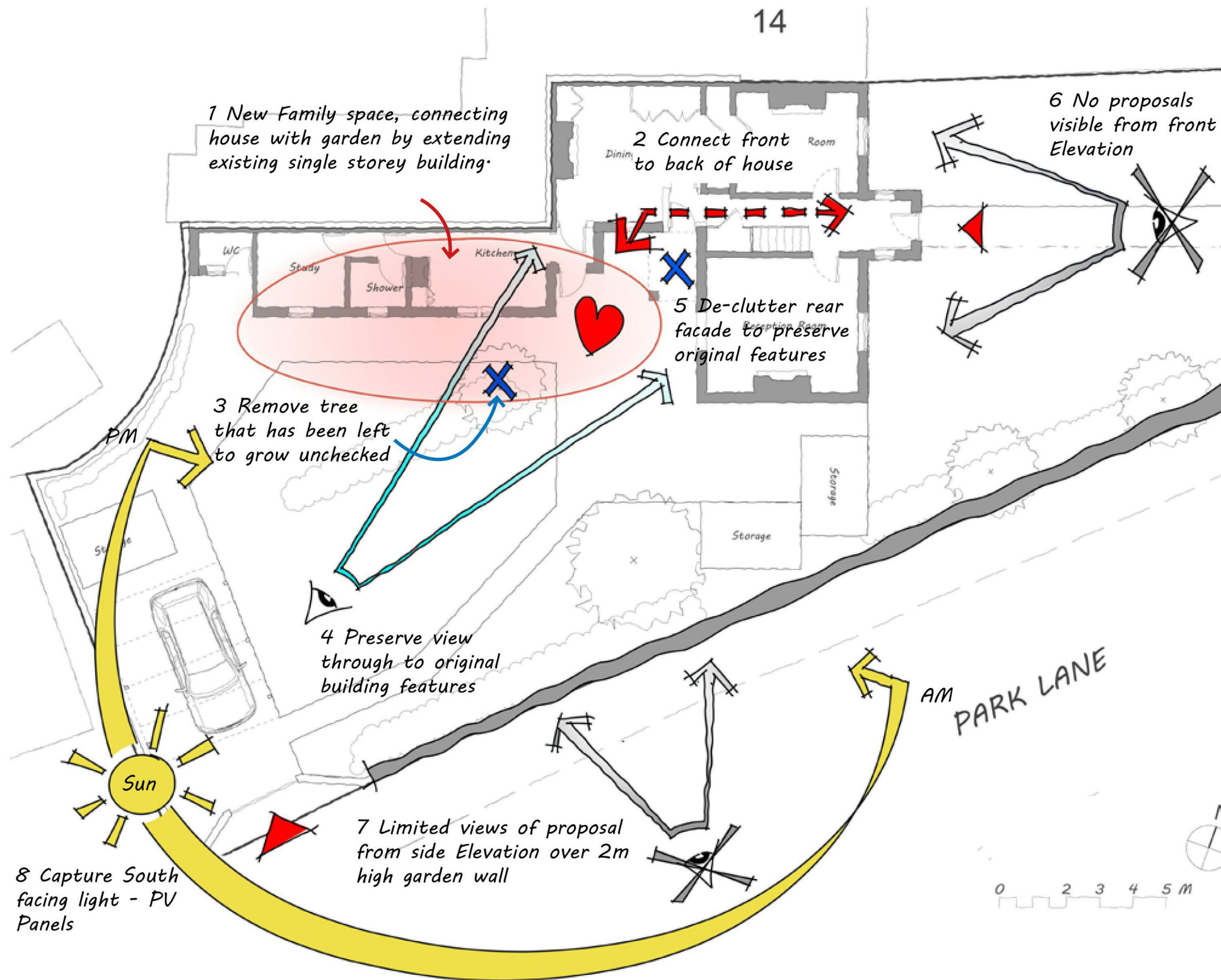
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### 3. Planning History

## 3. Planning History

### Previous Applications

The most recent planning history available is given over to the erection of a detached 2 storey coach-house on the site of a single storey double detached garage, formerly belonging to No.16 but forming a separate site to the south west.

A list of applications available are set out below: -

#### Planning Applications 16 Park Road, Teddington TW11 0AG

- **Application Number: 16/0412/HOT**

Description: Proposed canopy above the front entrance.  
Validation Date: 03/02/2016

- **Application Number: 16/T0109/TCA**

Description: T1-2 - Lime - Reduce crown by 30% (approx 3m) & remove deadwood.  
Validation Date: 09/02/2016

- **Application Number: 13/3555/NMA**

Description: To allow for changes to the approved drawing nos. to 13/3555/FUL: substitution of plans showing minor changes to the fenestration of both front and rear elevations to improve the window proportions, to correctly show the approved construction heights.  
Validation Date: 22/10/2015

- **Application Number: 15/T0586/TCA**

Description: T1 - Paulownia Tomentosa - Fell  
Validation Date: 17/08/2015

- **Application Number: 13/3555/DD01**

Description: Details pursuant to appeal decision conditions 2 - materials, 3 - joinery, 5 - refuse, 9 - hard/soft landscaping, 10 - tree protection, 11 - cycle parking  
Validation Date: 26/06/2015

- **Application Number: 13/3555/FUL**

Description: Erection of detached 2 storey coach-house on the site of the single storey double detached garage including a new vehicle access off of Park Lane.  
Validation Date: 24/02/2014

- **Application Number: 14/0809/LBC**

Description: Erection of detached 2 storey coach-house on the site of the single storey double detached garage including a new vehicle access off of Park Lane.  
Validation Date: 24/02/2014

- **Application Number: 12/2834/FUL**

Description: Erection of detached 2 storey coach-house on the site of the single storey double detached garage. Provision of vehicular access to no. 16  
Validation Date: 07/09/2012

- **Application Number: 76/0103**

Description: Use of ground and first floor as office accommodation with retention of flat on second floor.  
Validation Date: 30/01/1976

- **Application Number: 63/0413**

Description: Erection of a garage.  
Validation Date: 03/05/1963

- **Application Number: 47/7875**

Address: Adelaide House Park Road Teddington  
Description: Erection of four maisonettes with garages.  
Validation Date: 29/01/1957

- **Application Number: 47/7876**

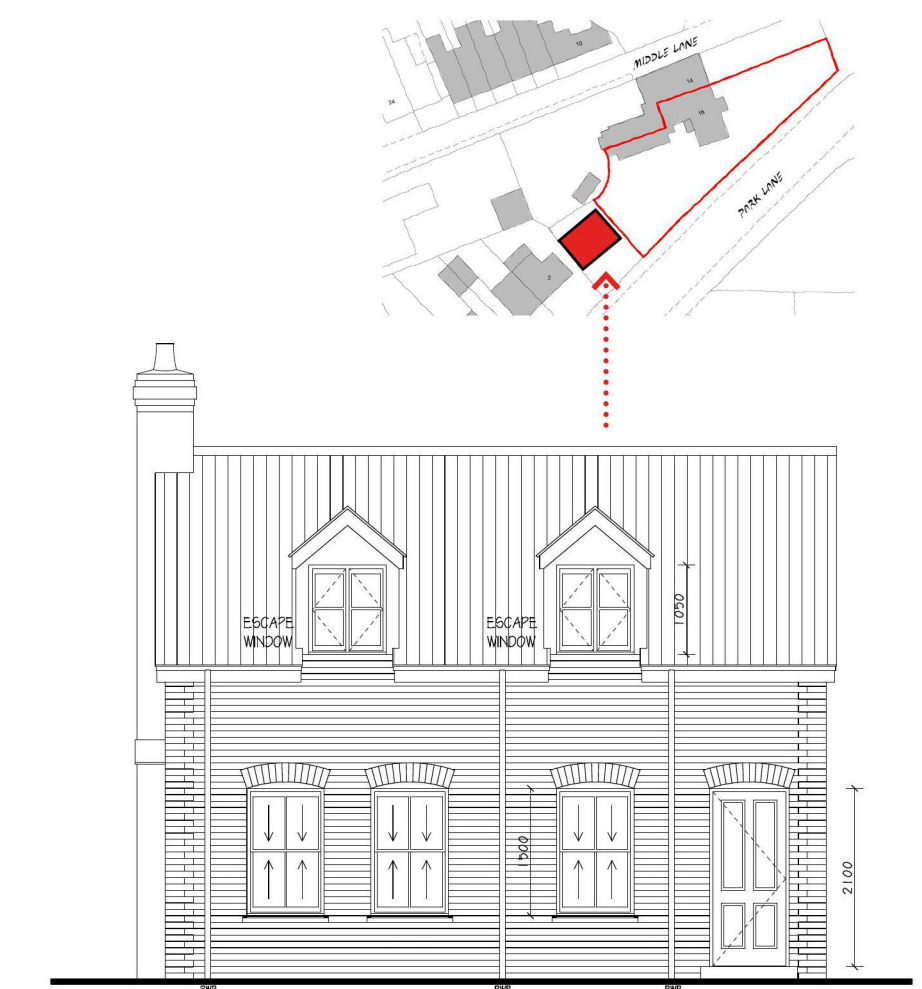
Address: Adelaide House Park Road Teddington  
Description: Erection of six maisonettes with garages.  
Validation Date: 29/01/1957

- **Application Number: 47/3464**

Address: Adelaide House 16 Park Road Teddington  
Description: The use of outbuildings as stores and registered offices.  
Validation Date: 28/07/1952

- **Application Number: 47/1007**

Address: Adelaide House Park Road Teddington  
Description: Use of outbuildings as stores and registered offices.  
Validation Date: 05/07/1949



2 storey coach-house (12/2834/FUL)

### 3. Planning History

#### Pre-Planing Proposal

A pre-planning application was lodged with the council on 19 February 2021.

This included replacement of existing single storey rear extension, first floor WC extension and minor alterations to the existing internal walls of this Grade 2 listed property.

A Microsoft Teams meeting was held on Tuesday 30 March 2021 with Planning Officer, Madara Tukisa, and Conservation Officer, Lauren Way. An informal email covering notes of this meeting was then issued by the Madara Tukisa on 1 April 2021, summarised as follows: -

1. It was mentioned during the meeting that the property is in residential use, with kitchenettes on every floor. Historic planning history shows that the property may have had other uses over the years and may have been subdivided. Given that the official use is not known and that the property is intended to be in use as a single family dwelling house, it is advised that the proposal includes the continued use of the property as a dwelling house.
2. We would be averse to allowing the removal of the present rear outbuilding due to its 19th century date and potential for retaining original fabric. Before considering any form of rear extension to this property or its removal, further analysis needs to be undertaken by the applicant to ascertain the age, survival of original fabric and, ultimately, significance of this element.
3. As discussed, the proposed extension does not appear subservient to the main building and it would be advised that the design is revised to reduce the scale of the extension as well as retaining the separation from the main building by potentially creating a glazed link between the main building and the extension.
4. There would be no objections to the principle of

removing the first floor extension if it is deemed as modern, subject to review of a method statement which would need to form part of an application which sets out how the historic fabric of the listed building will be protected.

5. Generally, there is not likely to be any objections to removal of modest partitions unless they delineate original plan form. In the case of the ground floor partitions, this does not appear to be the case and therefore, should in principle be acceptable. The introduction of new fitted cupboards is generally accepted if they sit below the cornicing and cut around the skirting boards to ensure protection of these important features.
6. The introduction of new bathrooms within the building also needs to be carefully justified. Any application will

need to be supported with full M&E and drainage plans to show how the associated plumbing will be introduced within the building. Existing soil pipes need to be used and the proposals should avoid large risers especially if there exists original cornicing and skirting boards. Ultimately further details and a site visit (when restrictions allow) would be needed to ascertain acceptability.

7. The proposal includes the removal of a tree in the garden. It is advised that this is included in the proposal description and that an Arboricultural Method Statement and tree protection plan is provided as part of your application.



Sketch of original pre-planning proposal issued on 19 February 2021.

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## 3. Planning History

### Pre-Planning Application

#### Response to Comments

The proposal has been amended and further detail provided in response to the council's written advice as detailed on the previous page. (See also - supporting 'Heritage Statement under separate cover).

1. The application will retain its existing use as a single family dwelling house.
2. Extensive research has been undertaken and documented within the supporting **Heritage Statement** to determine the age, survival of original fabric and significance of the existing single storey rear outhouse. In conclusion, it is proposed that extending the existing single storey rear outhouse will not create any harm to the listed building.
3. The proposed extension has been reduced in height and a new 4.2m wide glazed link (matching the existing gap) has been introduced between the proposed extension and the original rear elevation of the main house.
4. The council have no objections with the removal of the 1st floor wc extension.
5. The council have no objections in principal with the removal of the ground floor internal partition. See Heritage Statement.
6. The introduction of a bathroom at first floor level has been detailed with free standing partitions and a lightweight bath to avoid additional structure. A detailed response to this proposal, including services can be found in the Heritage Statement.
7. The proposal includes the removal of a small tree that has been allowed to grow near to the existing structure of the existing single storey outhouse. An Arboricultural method statement has been submitted to support this.



## 4. Proposal

## 4. Proposal

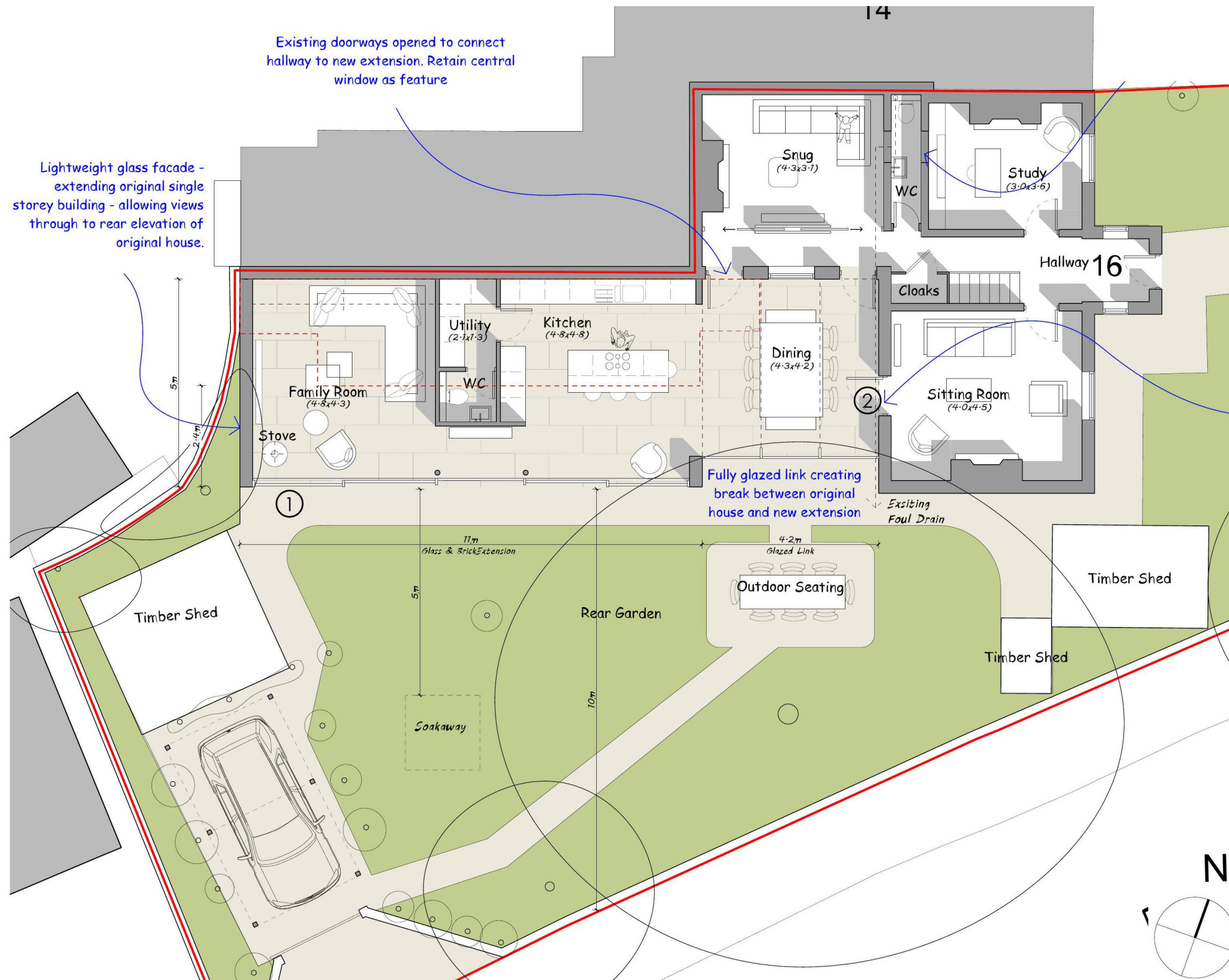
### GA Plans

The proposal is for the: -

'Extension of the existing single storey out-building to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property'.

The GA plans opposite (next page) illustrate these proposals numbered as follows: -

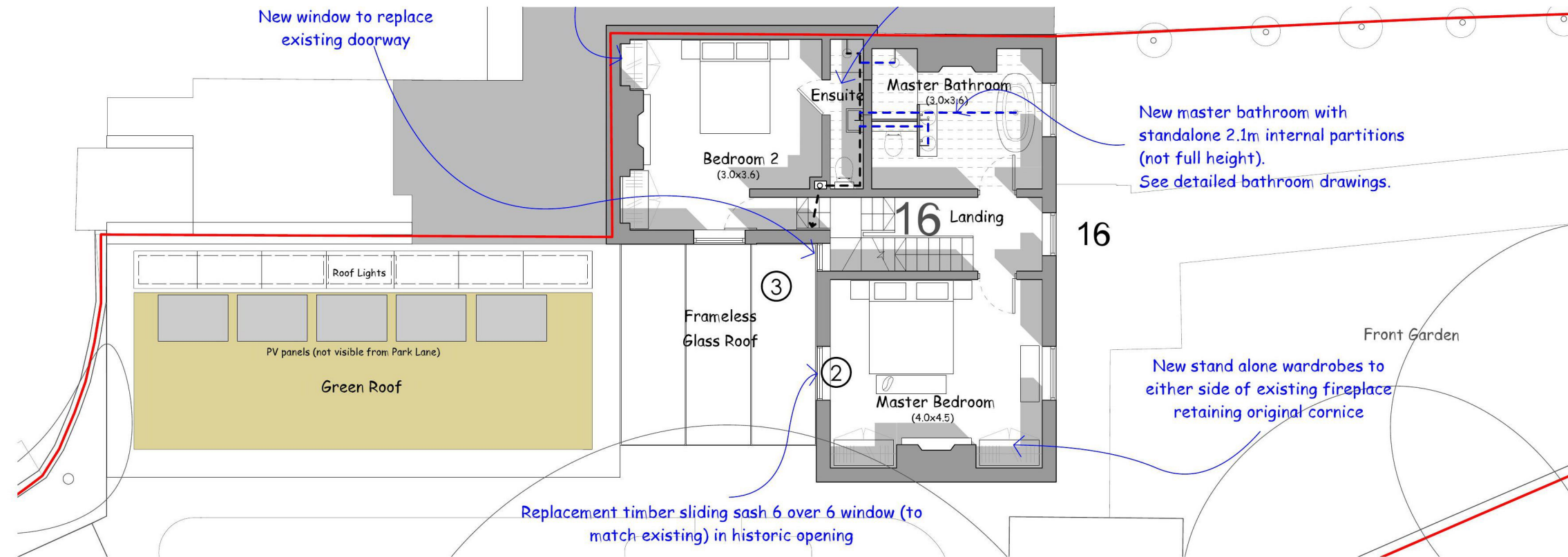
1. Extend the existing single storey rear building by 2.4m, preserving its original nature as a subservient and separate entity from the main house.
2. Reinstatement of the original window openings at ground & first floors. Extend Ground floor window cill to create doorway and reintroduce 6 over 6 timber sliding sash window to first floor window to match existing.
3. Remove 19 Century 1st floor WC extension and introduce new window opening on principal rear elevation in place of staircase doorway behind. Use reclaimed bricks to make good facade. (See existing floor plans).
4. Remove the non-structural internal wall and doors to the ground floor dining room. (See existing floor plans).
5. Remove non-original Joinery to ground floor dining room and modern kitchen units to 1st & 2nd floors. (See existing floor plans).



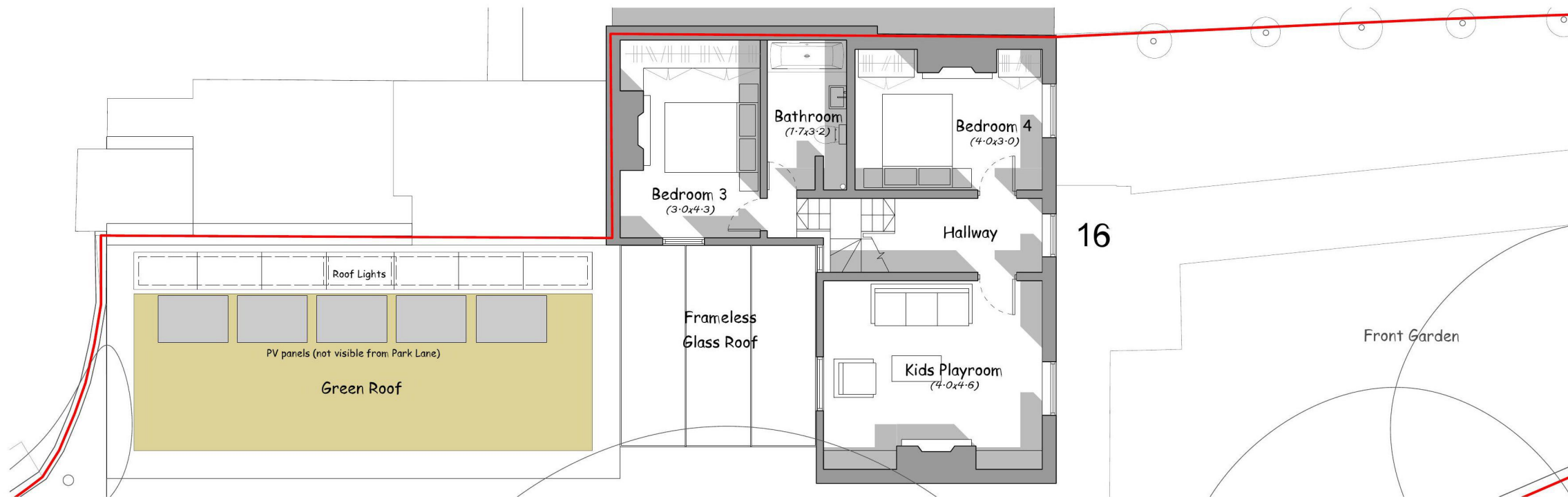
Proposed Ground Floor Plan

# 4. Proposal

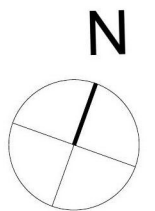
## GA Plans



Existing First Floor

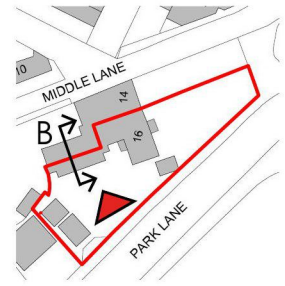


Proposed Second Floor



# 4. Proposal

## Elevations



Key



Existing Out Houses

Existing Side Elevation



Existing single storey rear building

14 Park Road 16 Park Road (The Site)

Existing Section B



Glass & Brick Extension

Glazed Link

Proposed Side Elevation



Extension lower than existing ridgeline. Extent of existing building in red.

Rooflight creates separation from original wall and lets light deep into plan.

Green Roof mitigates impact of flat roof.

Existing Wall retained

Lightweight glass facade to extension - allowing views through to rear elevation of original house.

3.15m

14 Park Road 16 Park Road (The Site)

Proposed Section B

## 4. Proposal

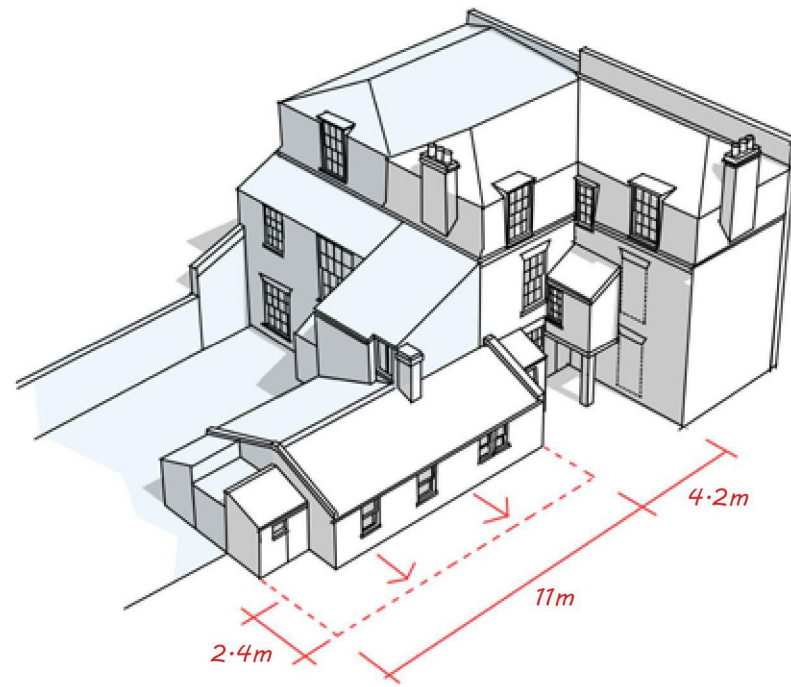
### Design

#### Extension

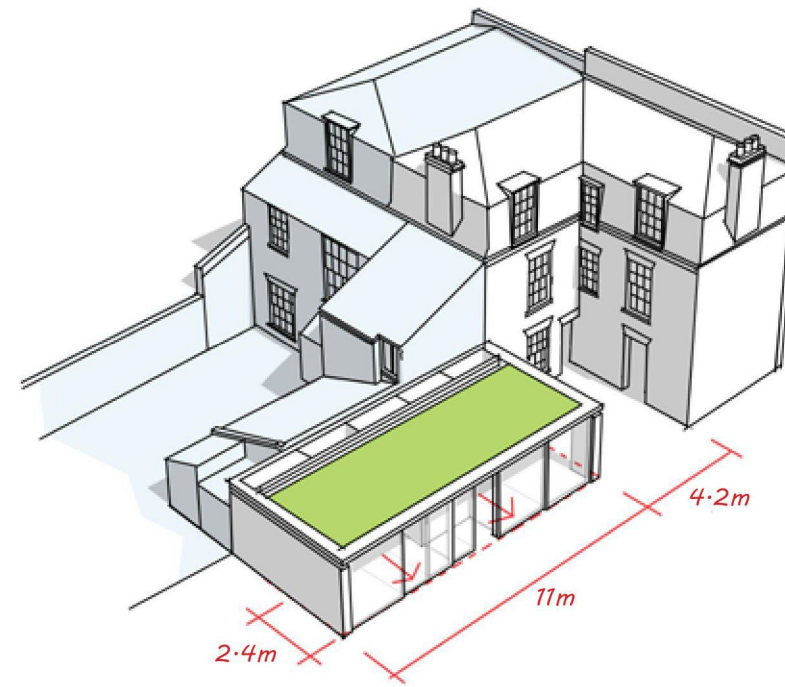
The proposal looks to extend the existing single storey rear out-building as illustrated on the diagrams to the left.

The following key design criteria have been adopted in the design, including amendments in response to the Pre-planning application advice: -

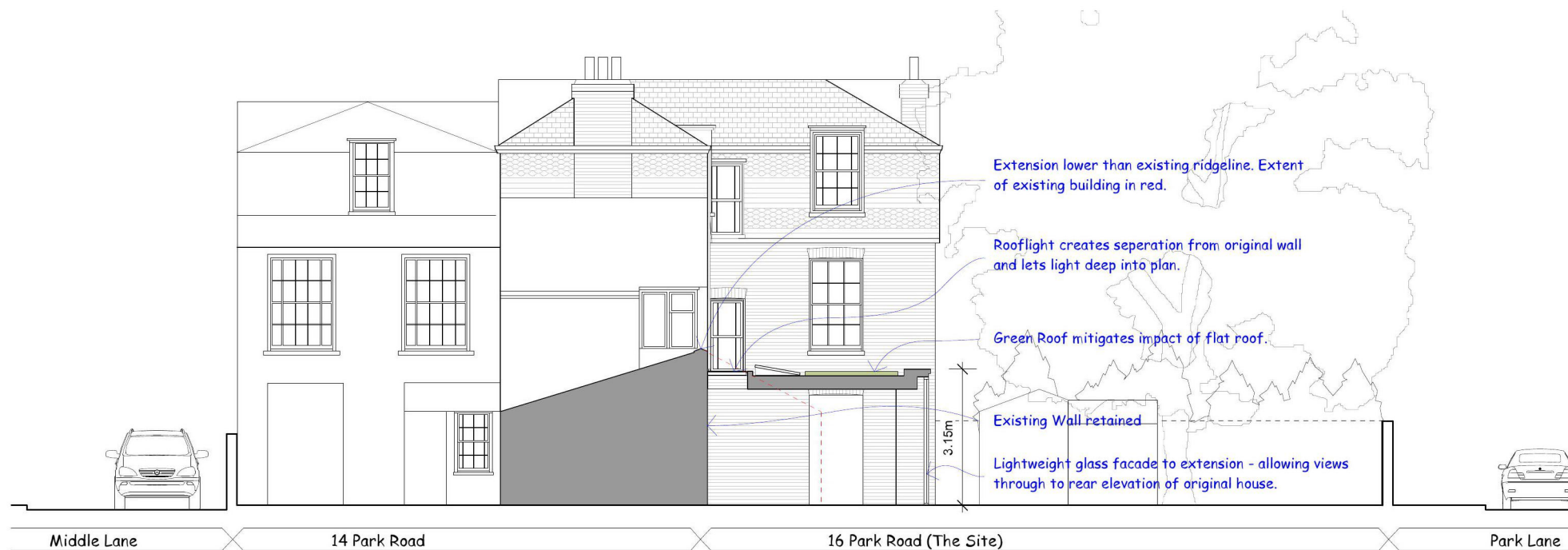
- The existing back wall will be retained, replacing the pitched tile roof with a flat green roof and extending the front elevation further towards garden by 2.4m with a contemporary glass elevation.
- The restrained, transparent, contemporary elevation will be deferential to the Georgian style of the main house creating views through to the original architecture. Delicate, thin frame glazed doors will echo and compliment the delicate thin bars on the 6 over 6 sliding sash windows.
- The height of the replacement extension will be no greater than the ridge line of the existing rear extension.
- At 11m, the width of the replacement extension will be the same as the existing footprint, leaving the existing 4.2m gap to the rear of the original house. This gap will be maintained using a glass link-way which will provide a highly transparent visual divide between the extension and the listed building
- The proposal will use reclaimed bricks to match with the existing property.
- The lightweight design forms a looking glass to the side of the listed building and remains fully subservient to the Georgian elevation.



Existing Building



Proposed Extension



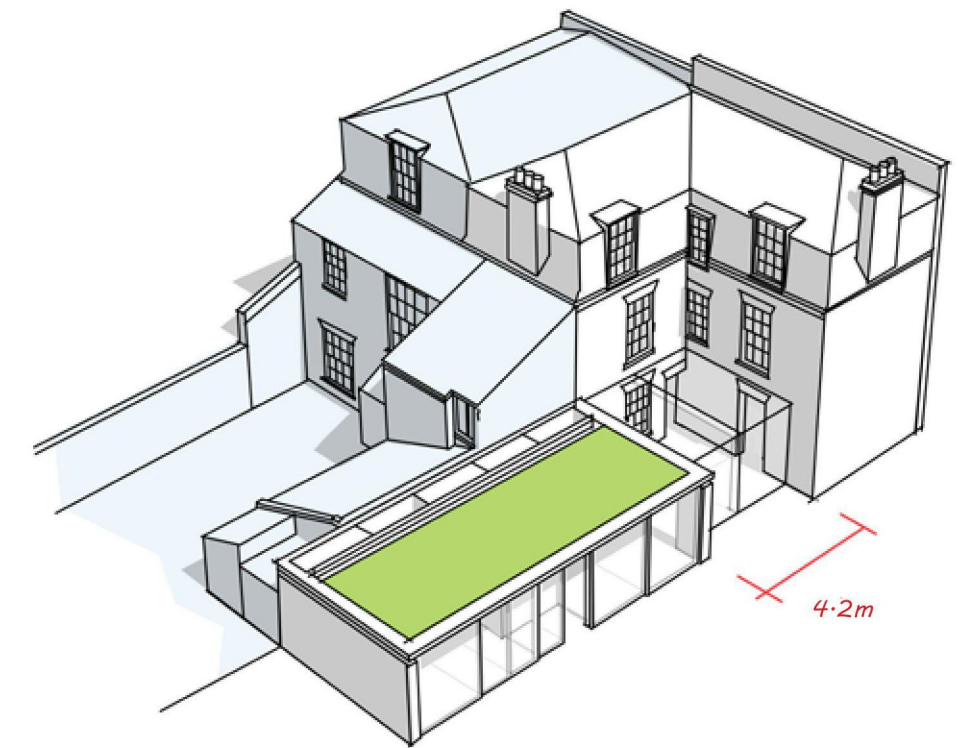
Proposed Section BB - Through extension

## 4. Proposal

### Design



Proposed Side Elevation - Showing Glass Link



Proposed Glass link



Examples of Glass Links on Heritage Buildings

- There is a 4.2m gap between the single storey building and the main house rear elevation. This gap will be maintained using a glass link-way which will provide a highly transparent visual divide between the new extension and the listed building. (See visual overleaf)
- Whilst no neighbouring windows will overlook the new proposed extension, the appearance of the appearance from 1st and 2nd floor will be greatly softened by the introduction of a green roof, also dramatically improving heat loss and rainwater drainage.

## 4. Proposal

The delicate roof profile and the narrow glazing bars of the new glazing mirror those of the Georgian windows all detached from the house with an almost invisible glazed link. Careful use of matching and complimentary materials make the extension fully subservient to the fully restored, historically maintained Georgian House.



View from garden

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