

DESIGN, ACCESS & HERITAGE STATEMENT 60 MADRID ROAD, BARNES, LONDON, SW13 9PG

Introduction

This Design, Access and Heritage Statement has been prepared by Shape, on behalf of Mr. & Mrs. Inkster in support of the Householder planning application and Conservation Area consent required for the proposed works as described below. It should be read in conjunction with the accompanying drawing information.

The scheme looks to refurbish and extend the existing house. This includes alterations to the front of the building and extensions to the rear to provide a modern living arrangement, making best use of the site. The front alterations have been carefully considered to ensure that it will enhance the streetscape and extensions to the rear will not harm the amenity of the neighbouring properties within the conservation area.

The Site and Surroundings

No. 60 is a three-bedroom single-family detached property located on the east side of Madrid Road. The property is not locally listed or a Building of Townscape Merit but is within the Conservation Area No.76 and Flood Zone 3 (areas benefitting from flood defences).

The building is an Edwardian property with accommodation arranged over two floors and a substantial loft space. The property has a paved front garden, as well as a generous rear garden bounded by close board fence to No.66 and concrete panel fence to No.58B.

The existing ground floor provides living and dining to the front and kitchen, cloakroom, utility, and w/c to the rear of the property. First floor has three bedrooms and a bathroom. The existing loft space is mostly used for storage.

The building's exterior elevations are finished in brown brickwork at both ground and first floor, along with tiled porch and bay window. A white roughcast pebbledash finish has been applied to the gable above first floor with painted mock Tudor timber work. Windows are primarily upvc and painted white. The roof is finished with brown tiles.

The dwellings on both the sides of Madrid Road maintain a very well planned and thought-out speculative development. The dwellings are mostly semi-detached, and present a coherent art and crafts influence with each of the dwellings having a forward-facing gable, clad in mock Tudor style timber arrangement with canted bay window and timber porches. The dwellings also utilise pebbledash, with intact original features such as doors, windows, and tiled paths leading up to tiled entry door surrounds. Many of the original brick pier front boundary walls are also intact which contributes to the integrity of the architectural detailing found along the road.

Design Statement

The application seeks to make best use of the site and potential habitable space by refurbishing and extending the existing family house.

Use

The use of the site will remain C3 residential – single family dwelling.

Layout

The existing Ground Floor to the rear will be extended with rearrangement of living spaces. It will significantly enhance the quality of living accommodation. The existing loft will be used as fourth bedroom with en-suite and the addition of roof light and rear dormer.

Scale and Amount of Development

To the rear, the ground floor will be extended by 2.2m and will add approximately 10m² to the property. The overall height of the proposed extension will be the same as the current rear extension.

Landscaping

The front garden will be re-designed to accommodate bikes and bin store along with new lawn, planting, hedges, and walkway.

The flat roof above the new rear extended ground floor of the house will be green which has many sustainability benefits including the reduction in surface water run-off.

To the rear, the garden will be re-landscaped with lawn, along with peach trees on both sides of the lawn and with soft planting and walkway to access the outbuilding.

Appearance and Materials

The proposed palette, whilst sympathetic to the street scene and Conservation Area will rejuvenate the tired external appearance of the property.

The brickwork on the front will be painted in off-white colour and the bay window tiles will be replaced with an off-white render. All timberwork to the front will also be painted to match render finish, including the new windows.

The rear extension will be finished in off-white render (to match the front of the building) with zinc detailing to the parapet and drainpipes. The new extension will also have a large sliding glazed door and window. The new flat roof above the extension will feature a rooflight providing light to space below.

The cheeks of new rear dormer and the overall roof will be finished in slate roof tiles. Front of the dormer to be finished in zinc. The rear new ground floor window and door, and dormer window to be finished in powder coated aluminium.



Access Statement

There are no changes to the existing access to this property.

Local Planning Policy

The proposals have been carefully designed with reference to relevant local and national planning policies. In particular:

- National Planning Policy Framework and London Plan
- Core Strategy Policy CP7
- Development Management Plan Policies DM DC1, DM HD1, DM DC5 & DM TP8.
- Supplementary Planning Document, House Extensions and External Alterations, May 2015

Conservation Area

Within the Barnes Conservation Area.

There will be no major changes to the front elevation, and the rear of the house cannot be seen from the street.

The works will have no impact on any of the trees or landscaping around the building.

Therefore, we do not consider that the proposals will affect the character of the local Conservation Area.

Residential Amenity

The proposals are for a single storey extension. The site consists of a detached house and the nearest buildings will therefore be unaffected by a loss of daylight, sunlight or privacy.

Conclusion

This is a house on a large plot which can easily and successfully accommodate the proposed extension without looking out of character and will not create any overlooking, privacy or loss of light issues for the neighbouring houses.

On the basis of the above the proposal, whilst modest in its scale, will offer significant benefits and will enhance the quality of the living space within this family home without adversely impacting the character of the area, existing property or its neighbours we therefore believe it should be approved.





Front View



Rear View



Rear View

