

For the attention of;
Development Control
London Borough of Richmond Upon Thames.
Civic Centre, 44 York Street,
Twickenham TW1 3BZ

13 December 2021

Our Ref: 12-/WHT.Mw

Site Address: No.12, Whitcome Mews, TW9 4BT

Proposal: - A rear single storey extension.

DESIGN AND ACCESS STATEMENT

1 Introduction

- 1.1 The design statement is in-support of a Householder Planning Application, for a proposed house extension scheme at the site address above.

2 Site & Location

- 2.1 The application is for a property at 12 Whitcome Mews, a terraced residential dwelling that is part of a collection of mews houses on the eastern side of the Kew Riverside Development site, facing the River Thames. This is not Conservation Area nor is the property listed.
- 2.2 The site is located within Flood zones 2 & 3, with a probability of flooding however it's an area benefiting from flood defences. Additionally, the surrounding area along the frontage of the residential block is designated as Metropolitan Open Land.
- 2.3 The subject property is of a similar architectural style and sizing as the rest of houses along the terrace, with a material palette of "yellow" stock brickwork, cream finish rendered wall, PVC framed fenestrations and, a roof-scape covered with fibre cement slate tiles, incorporated with dormer windows clad in zinc.
- 2.4 The house has a generous well-kept mature front garden, a rear garden extending towards a two storey out-building that accommodates a double garage at ground level and a habitable annex at first level. The property can be accessed via a private side passage at the rear of the site, and it benefits from off street parking.

3 Design Proposal

- 3.1 The application is for a rear single storey extension. The proposed massing will extend 2.34m into the rear garden and will be set at a height of 3m from the ground level.
Similarly, as with the existing extension at No.10 Whitcome Mews, the proposed construct at No.12 will have a material palette matching the building terrace. A flat green roof incorporated with a sky window is proposed, the external walls will be rendered with a cream colour finish.
- 3.2 The detailing of all features around the house is key in narrating its design heritage and our clients are keen to keep this balance as per the proposed works. Furthermore, the scheme will maintain the original character of the house.
- 3.3 Other than considerations for minor rear garden landscaping, there will be no interference with any surrounding trees or vegetation as per our proposal.
No works will be carried out along the frontage of the building therefore no impact to the area designated Metropolitan Open Land.
- 3.4 The size of the proposed extension will not affect the amenities of the neighbourhood nor any other immediate surroundings in ways as loss of day light, privacy, overlooking or visual impact.

4 Flood Risk

- 4.1 The proposed development falls within Flood zones 2 & 3 and is therefore at risk of flooding however this is an area benefiting from flood defences.
Additionally in accordance with Flood Risk Standing Advice for this type of project, it is necessary to undertake the following flood mitigation measures to meet planning policy requirements.
- Finished floor levels within the proposed extension will not be set any lower than the existing floor levels.
 - All external ground works will fall away from the property thresholds, all joints around doors will be sealed, plus all air bricks will be mounted with flood defence covers.
 - All electrical points within the proposed extension will be set at a minimum of 600mm above the proposed floor levels.
 - No overnight accommodation will be provided, as part of this project to ensure flood risk to people is not increased from that, which already exists.
 - Due to no changes to the status quo the existing drainage provisions are considered sufficient. Where applicable will install flood alarms, plus sealing all gaps around service holes with flood resilient materials.

4.2 The proposed scheme is carefully considered with reference to the host building and the site in general. As noted above, care has been paramount in ensuring this proposal follows sound guidance. As part of the planning application, we have included the flood map of the area.

5 Access

5.1 There will be no change of access to the property. The proposal will not increase number of vehicles or pedestrian traffic to the site thus we propose no changes.

Conclusion

The proposal will not disrupt the general outlook of any acknowledged importance. There will be no harm to the amenities of the adjoining occupiers, and the appearance of the site context.

In our opinion, the care with which our clients intend to enhance the character of such a site/property is a tribute to their sensitive approach for their home, and it is their wish to maintain this approach throughout the period of their stay.

Prepared By

Singiira Architecture Ltd