

62 Church Road

Design, Access & Heritage Statement

Introduction

This Design and Access Statement has been prepared to accompany the proposed planning application for a residential single storey ground floor side and rear extension.

This report should be read in conjunction with the following drawings:

- PO100 Location Plan
- P1000 Existing Drawings
- P2000 Proposed Drawings

Site & Location

The property is located on Church Road within Richmond Upon Thames' conservation area, 'Church Road Conservation Area'.

Heritage

The area represents a Victorian and Edwardian mixed commercial and residential street which was developed during the 1870s-1880s.

The area has a domestic character, with buildings generally being two storeys in height, with the more public buildings being larger and more prominent in the street scene.

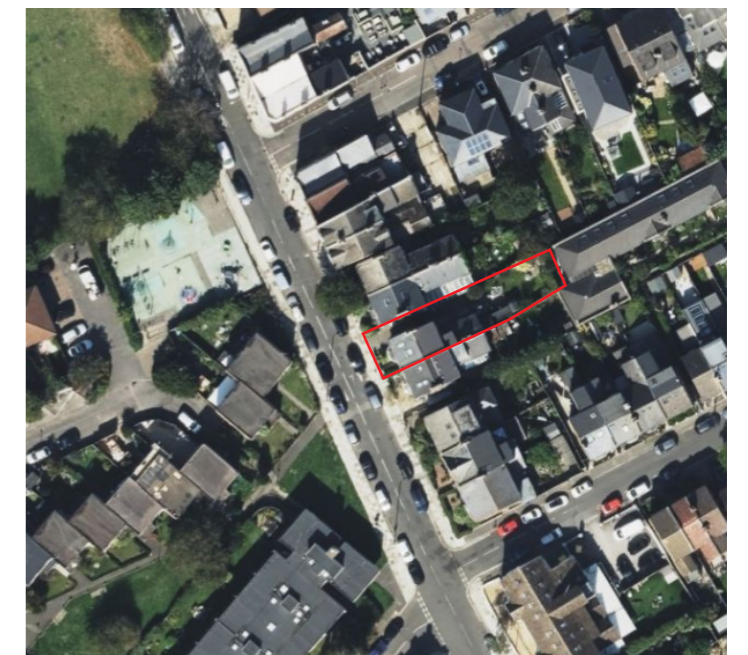
The majority of houses on the street are constructed of London mixed stock brick with red brick detailing, with some façades having been painted over.

During the Second World War, buildings along Church Road were damaged by bombing, including the houses and Willoughby Hotel directly opposite the site. This has since been redeveloped for the St. Mary's and St. Peter's Church of England School and the Gresham House apartment complex.

62 Church Road



Church Road Conservation Area Map



62 Church Road
Teddington,
London
TW11 8EY

Existing Building

62 Church Road is a two-storey semi-detached house with a rear loft extension. The house was constructed around the 1870s-80s with red brick to the front elevation and yellow stock bricks to the side and rear of the building.

Key features of this Victorian property include the canted bay to ground floor and a decorative portico with a recessed front door. These features are mirrored with the attached property, and centred between the two is a painted stone name plaque.

The house has a number of decorative details including the brick corbels that run below the primary and bay roof soffit, and a pair of decorative string courses; a dog tooth style string course at the top of the facade and a finer patterned string course between ground and first floor.

Timber sash windows are installed across the property. To the front, stone lintels with a patterned key stone above the window openings mirror the detail above the door portico. In contrast, on the rear elevations stock bricks stacked vertically form a soldier course above these sash windows openings.

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Front Elevation

Existing Building Photographs



Front/ Side elevation



Brick detailing to front elevation



Rear elevation



Passage way

Design Proposal

Proposal

The proposal comprises of the demolition of the existing single storey side extension and rear lean to extension, which will be replaced by a new single storey side infill and small extension to the rear.

Use

The new ground floor extension will replace the existing kitchen with a naturally lit, well insulated, open plan kitchen and dining area and separate utility room.

Access

Existing primary access to the building will remain via the front garden path to the front door. The side extension will enable a secondary access door via the side passage gates.

Design

The proposal aims not only to preserve but positively enhance the conservation area through high quality design that responds to its context. This has been achieved considering the following:

1. Materiality

The existing side extension is constructed from poor quality and poorly matched yellow stock brick which will be replaced with reclaimed yellow stock brick to the extension to better match the original side and rear elevations. The yellow tone brick references the materiality of the secondary elevations to reinforce its subordinate nature when compared to the red brick of the existing front elevation.

New steel framed doors with elegant slim frames and glazing bars enhance the natural light into the kitchen whilst referencing the existing rear elevation sash windows that consist of multiple smaller panes of glass.

2. Scale

The size of the side infill has been prepared with much consideration towards the existing building, neighbouring properties and the general character of the area.

The side infill has a substantial set back from the front of the house to maintain the front elevation as the dominant facade. This also enables an area to conceal bins and bikes behind the relocated gates to remove clutter from the front garden and street view.

The height of the extension has been designed to maintain the existing internal ceiling height and to enable a perimeter roof upstand so gutters are not required on any of the elevations to reduce clutter from the facade. The final height of the extension remains significantly below the cill to the first floor and from street view is closely aligned to the existing bay wall height.

The length of the side infill is set back by over 2 meters from both the front and rear of the neighbour's existing side infill extension and therefore there is no impact on daylight into neighbouring windows and does not create a sense of enclosure.

The rear elevation is stepped to maintain the articulation of the existing two storey outrigger above and as a sensitive and more considered addition compared to a full width rear extension.

3. Details

The detailing on the new extension has been inspired by the brickwork from the existing building to ensure there is a cohesive design language between the new and the old.

A brick soldier course band wraps above the proposed windows and doors, referencing the detailing above the existing sash windows to the rear elevation.

This horizontal band is also enhanced by a dog tooth brick course that caps the top of the front and rear extension adding texture and interest as light moves across the facades throughout the day. This references the traditional dog tooth brick pattern on the front elevation in a more contemporary style to distinguish between the original and new building elements.

Policy compliance

Design

There is clear guidance on what is deemed acceptable in Policy LP1 of the Local Plan and accompanying SPD's with regard to the design. The following demonstrates the proposals compliance.

Design/Visual Amenity Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area

The SPD also specifies:

- The external appearance of any extension must be carefully designed in order to avoid the visual confusion that can result when the style and materials of the original house are ignored.*
- The overall shape, size and position of rear and side extensions should not dominate the existing house or its neighbours. They should harmonise with the original appearance, which should be taken as the starting point for any future changes.*
- The extension is made to appear as an obvious addition which is subordinate to the main structure.*

The proposal is of a high quality, introducing a contemporary take on the existing glazed arrangement of the rear extension through a fully glazed corner. Brick detailing on the proposed extension references the decorative banding on the existing buildings ornate front elevation. The materials will ensure the proposal is in keeping whilst enhancing the quality of the existing house significantly, improving daylight levels internally and creating a much more functional living arrangement for the applicant.

Reclaimed brick to match existing rear and side elevations will be used for the new extension walls.

The extension does not occupy the entire depth of the house, a conscious decision to maintain articulation in the rear elevation that follows the stepped form of the original outrigger.

The proposed extension is a single storey with a maximum height of 3.15m, below the existing front bay window eaves to ensure the extension would remain subservient to the property.

The set back of the side infill elevation from the existing front elevation allows the host building to remain the dominate facade. This is reinforced by the brick material matching the colour of the rear and side elevation compared to the red front elevation.

Policy compliance

Impact on neighbour amenity

The following demonstrates the proposals compliance with policy LP8 of the Local Plan. The two points relevant to the proposal are points 1 and 3.

'1. Ensure the design and layout of buildings enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development; where existing daylight and sunlight conditions are already substandard, they should be improved where possible;'

Floor to ceiling glass doors and wrap around glass corner will ensure a good amount of daylight to the extension. This will be enhanced by three roof lights that are north facing, to take advantage of natural light without risking overheating.

'3. Ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure;'

There is an existing infill extension to number 64 of which the proposed side infill does not extend beyond the length of this, set back from both the front and rear elevations by over 2m. Therefore the higher eaves height of 3.15m should not have a detrimental impact on the neighbouring property.

The SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terraced property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing.

There will be no impact to the neighbours at number 60 as the proposal does not extend beyond the existing rear lean to extension and is lower than existing height at the boundary.

Conclusion

The proposed scheme will be similar to many of the granted developments on Church Road and will be in keeping with the character and architectural history of the area.

The general appearance of the road will not be significantly altered. The scale, materiality and overall design of the extension has been carefully considered against the existing building and general character of the conservation area. The key features of the existing building will remain the dominant feature and as such the proposed development will be subordinate to the original building.