

Design and Access Statement

For a Householder Planning Application to erect a rear Ground Floor Extension at 08 Headway Close, Richmond, TW10 7YW



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EXISTING

02 Introduction

This document is a Design and Access Statement for a householder Planning Application to create a rear Ground Floor extension and a First Floor rear windows enlargement at 08 Headway Close, TW10 7YW.

The proposed works are to create:

- 1) A Ground Floor rear extension, as approved under the previously granted Certificate of Lawfulness (Planning Ref:22/1738/PS192).
- 2) Refurbishment and enlargement of the two First Floor rear windows.

The proposed design aims to create a contextually respectful extension in scale and height to its neighbours, ensuring that a visual impact is adequate to the locality, meets all building regulations, and does not cause harm to the amenity of neighbours. The design approach maximises the benefit of daylight, orientation and privacy. The First Floor design is to match the proposed extension, adding much-needed light to the Bedrooms. The volume, materiality, and relevant dimensions are as per the Granted Certificate of Lawfulness.

With this application, please find enclosed:

- Existing floor plans, elevations and section for No.08
- Proposed floor plans, elevations and section for No.08
- Site Location Plan
- Block Plan
- Planning application form
- CIL application form
- Payment note to Richmond Council

EXISTING

03 Site Location

The application site is a two-storey end of terrace building located in the Richmond area, approx. 15min from the closest station. The terrace buildings located at Headway Close are unified in style - predominantly two storeys with pitched roofs, Red London Stock brick and dark grey clay roof tiles. No.08 is a two-bedroom dwelling with no added extensions.

The property is not in a Conservation Area.



■ Site Area (as per ownership deed)



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Design and Access Statement (Rev A)
Project Address: 08 Headway Close, Richmond, TW10 7YW
Project Code: HEAc08

EXISTING

04 Local Context



1. View from Headway Close



1. View from Headway Close looking towards No.03



3. View from Locksmeade Road towards the back gardens of Headway Close



4. View from Locksmeade Road towards the back gardens



EXISTING

05 Site Analysis and Constraints

The site was analysed against possible opportunities and constraints to find the best design response.

Location:

The rear of the site is South-West facing, which allows afternoon sunlight/ daylight to be gained, and the enlargement of the window would fully activate the top-floor bedrooms. The distance to the neighbour (No.2 Locksmeade Road) is approx. 18m so that the impact would be minimal.

Scale and Massing:

The matter of scale was explored in order to ensure the proposed extension volume is acceptable. The height and length of the proposed Ground Floor extension is within the Permitted Development Guidelines and does not impact the amenity of the closest neighbours (No.02, 03 Anglers Close, and No.07 Headway Close).

Site Key

Scale 1:1250



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EXISTING

06 Relevant Planning Policies and History

Site location and Surroundings:

- Land is not listed nor in a Conservation Area
- Neighbouring buildings are two Storey Terrace Houses
- No Ecological constraints were identified that would limit the development

Planning History:

Application Number: 22/1738/PS192

Description: Ground Floor rear extension

Validation Date: 30/05/2022

Decision: Granted

Application Number: 22/1739/HOT

Description: Replacement dark grey Aluminium frame windows

Validation Date: 15/06/2022

Decision: Refused

Application Number: 21/3695/PS192

Description: A rear single storey extension

Validation Date: 25/10/2021

Decision: Granted

Planning Policy:

- NPPF
- London Plan (2021)
- Richmond Local Plan

Land Use:

- The application aims to preserve the Use Class as C3.

Design and Heritage:

- No Heritage constraints
- The proposal should respect Richmond Council's Supplementary Planning Document House Extensions and External Alterations (May 2015)
- High Quality Design
- Preserve /enhance local character and respect the appearance
- allow adequate daylight, sunlight, and privacy.

EXISTING

07 Rear Elevation Analysis

The Rear elevation is analysed to identify the dominant style, relevant Grids and key elements to help identify a correct design response.

- 1) Rear Ground and First Floor windows near the site.
- 2) Dominant black uPVC guttering, flashing and downpipes.
- 3) Local detailing of the Ground Floor extensions. Example found at No.3 Headway Close.
- 4) Local extensions: an example of an end of terrace rear Ground Floor extension located near the site (No.9 Locksmeade Road).

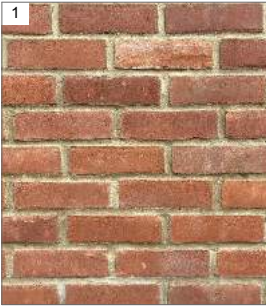


PROPOSED

08 Rear Elevation Design and Materials

The proposed materials are selected based on the local materiality analysis, reflecting the local vernacular, ensuring the continuity of visible context, and introducing modern accents providing a successful architectural response.

- 1) Red brick mix to match the existing London Stock
- 2) Off-White (RAL 9016) Powder Coated Aluminum double glazed Bi-Fold Window
- 3) Off-White (RAL 9016) Powder Coated Aluminum double glazed windows
- 4) Off-White flat Porceline coping stone
- 5) Rectangular black uPVC downpipe and guttering



PROPOSED

09 Impact Study: Local Vistas

In order to ensure the proposed changes to the rear elevation is contextually acceptable and of the correct scale, the scheme was tested from important local vistas:

- 1) No.02 Angler Close Rear Garden View
- 2) No.02 Angler Close Rear Garden View
- 3) No.06 Headway Close Rear Garden View



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PROPOSED

10 Impact Study: Local Vistas

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PROPOSED

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PROPOSED

12 Fire Strategy

Fire Safety Assessment (Policy D12):

-The proposed works are to create a Ground Floor rear extension and to enlarge the two Top Floor rear windows.

-The proposed alterations and the proposed extension will not affect the existing internal configuration of the escape routes, nor will change the existing Top floor level, which is approx. 2.6m above Ground Level.

-All the proposed Alterations to the building will comply with the Building Regulations and, in particular, with the Guidance contained in the Approved Document (Part B) of the Building Regulations.

Proposed Fire Safety guidance:

a) The proposed escape routes are to follow Approved Document (Part B), with the total vertical flight distance from the top floor's lobby to be approx. 6m. The street is open and at a suitable distance for fire evacuation purposes. The evacuation policy from the dwelling follows the current strategy adopted by the owner/ occupants.

b) In case of emergency, a Fire Appliance will have access from either Riverside Drive or Headway Close (as existing), following the requirements outlined in the Approved Document (Part B, Section B5) of the Building Regulations.

c) All structural elements will be to a 60-minute fire-resisting standard, and a heat/ smoke detection and alarm system conforming to a minimum of BS 5839-6LD2 standard will be installed in all new rooms in accordance with the Approved Document (Part B2) of the Building Regulations.

d) All new internal doors are to be min. FD30 fire rated.

e) All new internal linings are to be in accordance with the Approved Document (Part B1).

f) The provision of fire extinguishers will be a matter of choice for the owners/occupants.

g) All the newly formed external elements of the property are to be in accordance with the Approved Document (Part B4) of Building Regulations.

APPENDIX

Existing Drawings:

HEAc08_PL_EX_A_001 OS Map
HEAc08_PL_EX_A_002 Site Location
HEAc08_PL_EX_A_100 Existing Floor Plans
HEAc08_PL_EX_A_200 Existing Section
HEAc08_PL_EX_A_300 Existing Elevations
HEAc08_PL_EX_A_301 Existing Elevations

Proposed Drawings:

HEAc08_PL_GA_A_100 Proposed Floor Plans
HEAc08_PL_GA_A_200 Proposed Section
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HEAc08_PL_GA_A_301 Proposed Elevations

