

Chock

## Introduction

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32 Park Road, London, TW1 2PX

This document has been prepared to articulate and substantiate the planning application submitted on behalf of Uchechi and Ellie Okereke concerning the property located at the specified address.

The fundamental components of the proposal encompass:

- Alterations to the front facade:

Including the removal of the three unattractive rooflights from primary elevation onto Park Road and replace with one conservation rooflight.

- Alterations to the side and rear facade:

Infilling of awkward and unattractive flank elevation to host building, thus the removal of the cluttered elevation. With Internal alteration.

Alterations to the loft at the rear.

- Consolidation of ad hoc poor quality and messy rear extensions into modern, tidy and visually more attractive addition.

The property is the primary residence of our clients, Uchechi and Ellie Okereke. The principal aim of the proposed development is to enhance it spatially, to effectively accommodate their expanding family. Simultaneously, the initiative seeks to enhance the property's sustainability standards and align it with contemporary usage. It is crucial to note that these modifications are being pursued with a conscientious commitment to preserving the existing character of the surrounding area.



## Site Location

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Nestled along Park Road, near the junction with Bereford Avenue, this property is embraced by the tranquility of a suburban haven marked by charming tree-lined streets. Located just beyond the expanse of Richmond Bridge, it is a mere stone's throw from the lively Richmond Village. Positioned in close proximity to the dynamic atmosphere of Richmond Road's bustling high street, the area boasts a rich assortment of shops, cafes, and restaurants.

The residential enclave exudes a serene ambiance, offering a retreat from the hustle and bustle, while simultaneously benefiting from the vibrant energy of a thriving commercial hub. This distinctive combination renders the neighbourhood highly desirable, creating an appealing and harmonious living environment that seamlessly blends residential charm with urban convenience.



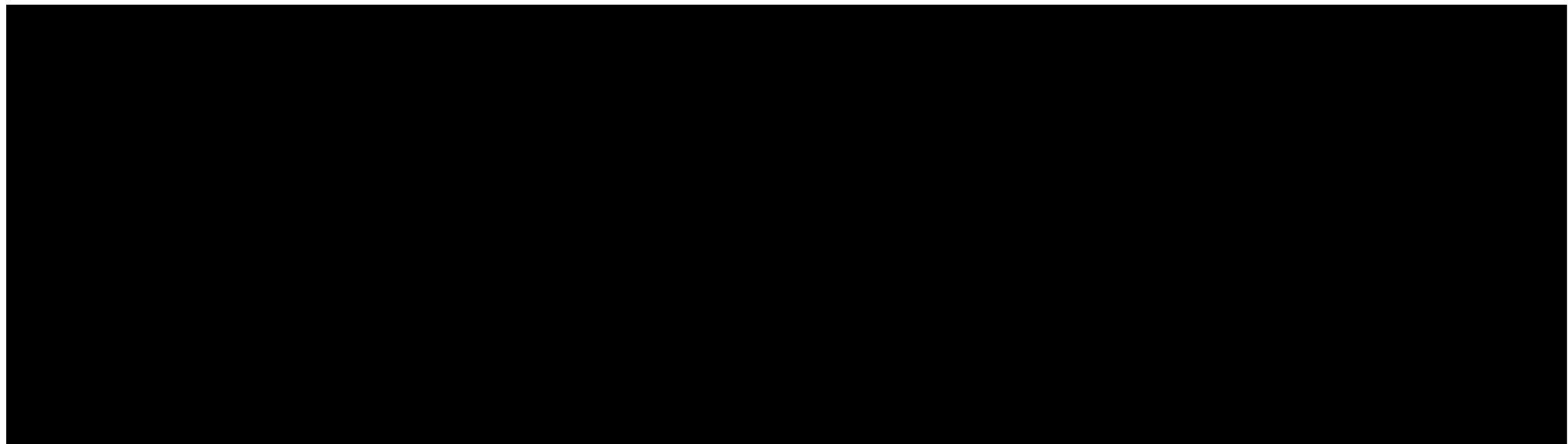
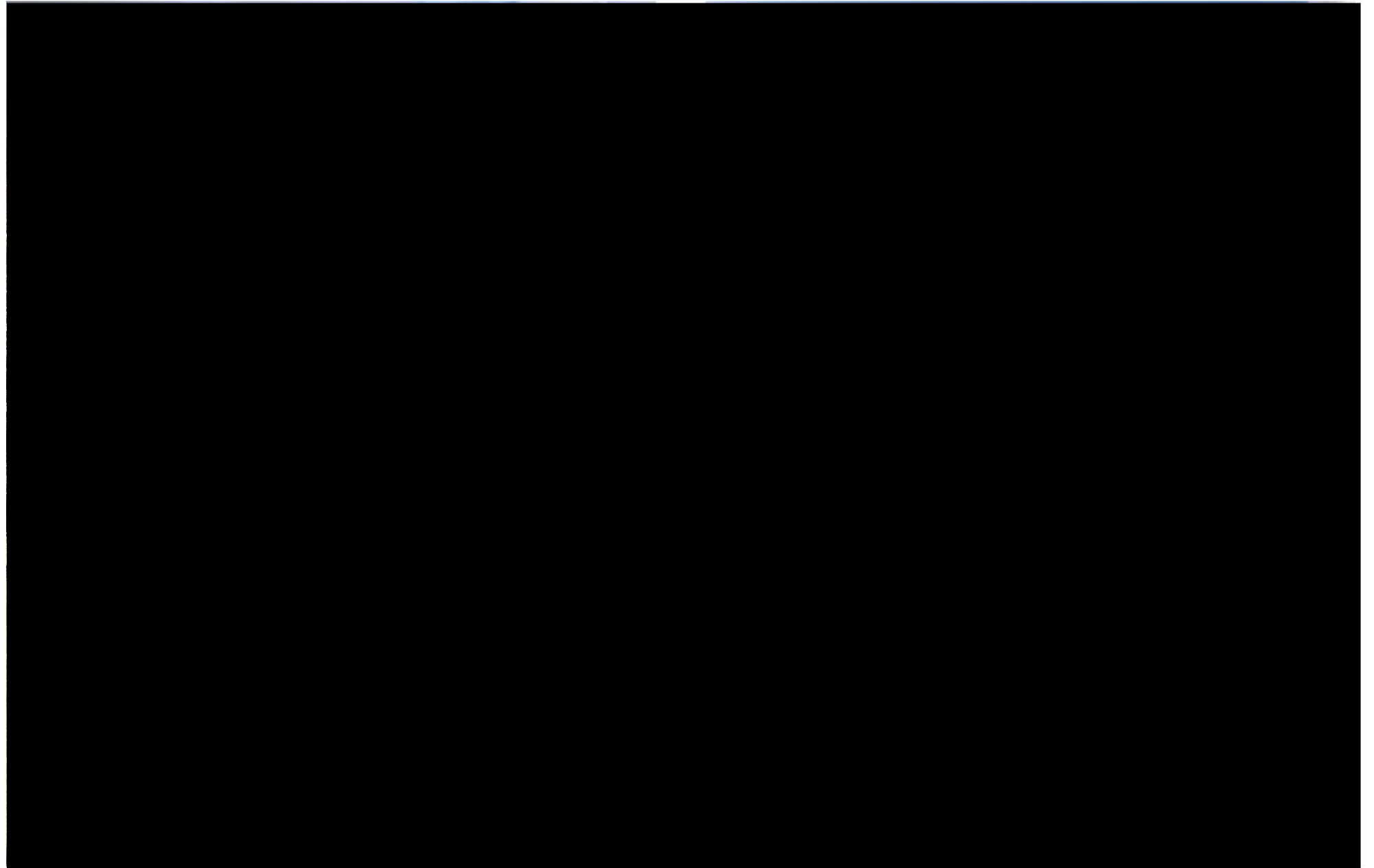


## The Building

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Constructed in the 1930s, the residence at 32 Park Road is part of a semi-detached pair of homes, reflecting the architectural charm of its era. This property presents expansive living spaces characterised by well proportioned rooms that benefit from abundant natural light. Over the years, the residence has undergone various additions and alterations, which has led to the side and rear elevations being of poor quality and ad hoc in nature.

The primary living areas are predominantly located on the ground floor. The upper two levels house five bedrooms and two bathrooms. Notably, a top-floor extension has been incorporated into the design, offering panoramic views of the picturesque Thames and the iconic Richmond Hill.





### Conservation Area

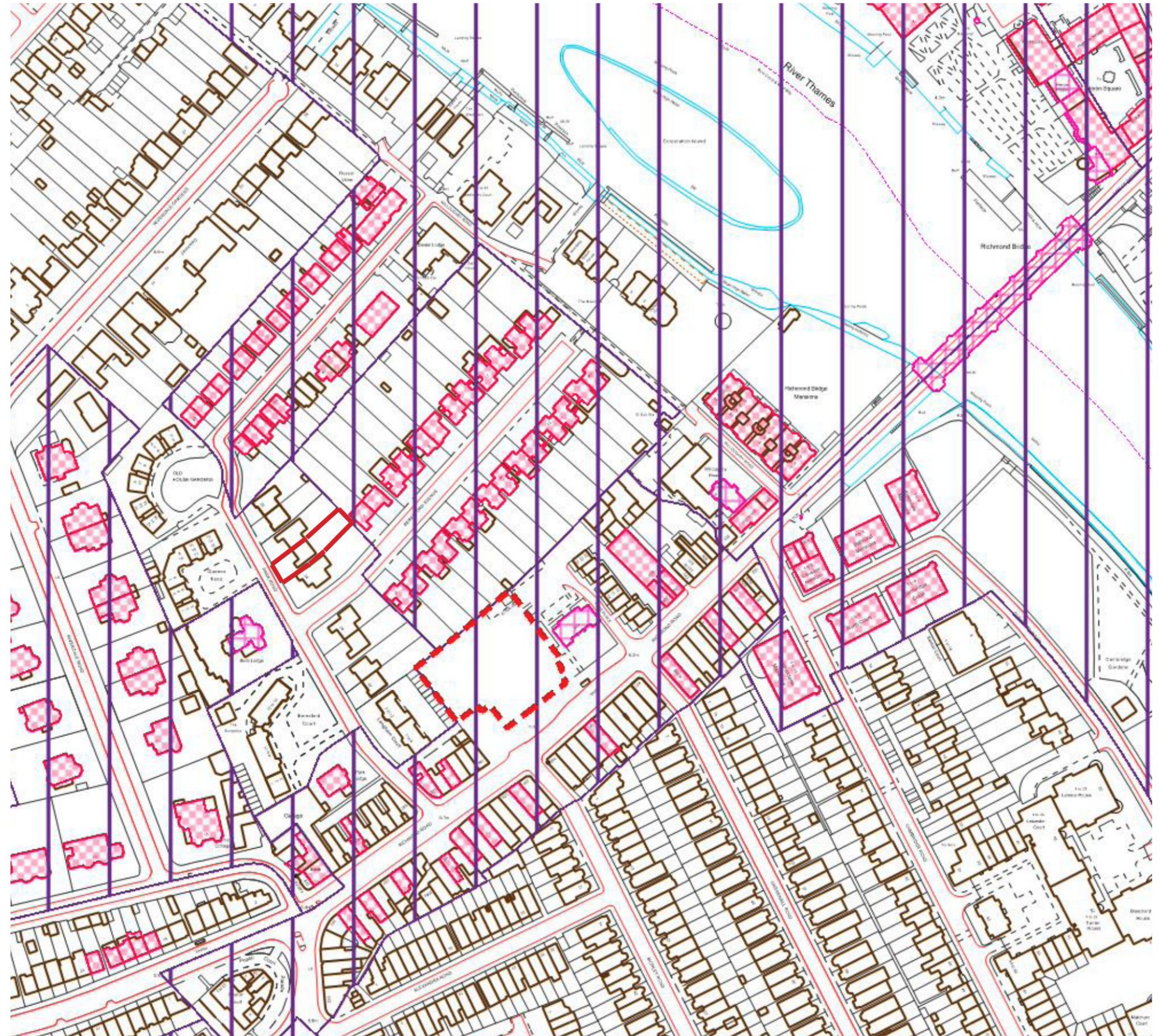
While not situated within a designated conservation area, it is noteworthy that 32 Park Road resides in a Village character area and in close proximity to significant conservation areas such as Richmond Riverside, Twickenham Park, and Beresford Avenue, all falling under the jurisdiction of the London Borough of Richmond Upon Thames. Consequently, it is imperative to carefully consider the historical context of the surrounding area and assess how the proposed development aligns with and contributes to its historical fabric. The objective is not merely to be sympathetic to the existing context but to strategically enhance it through our proposed design.

### Setting and Building Character

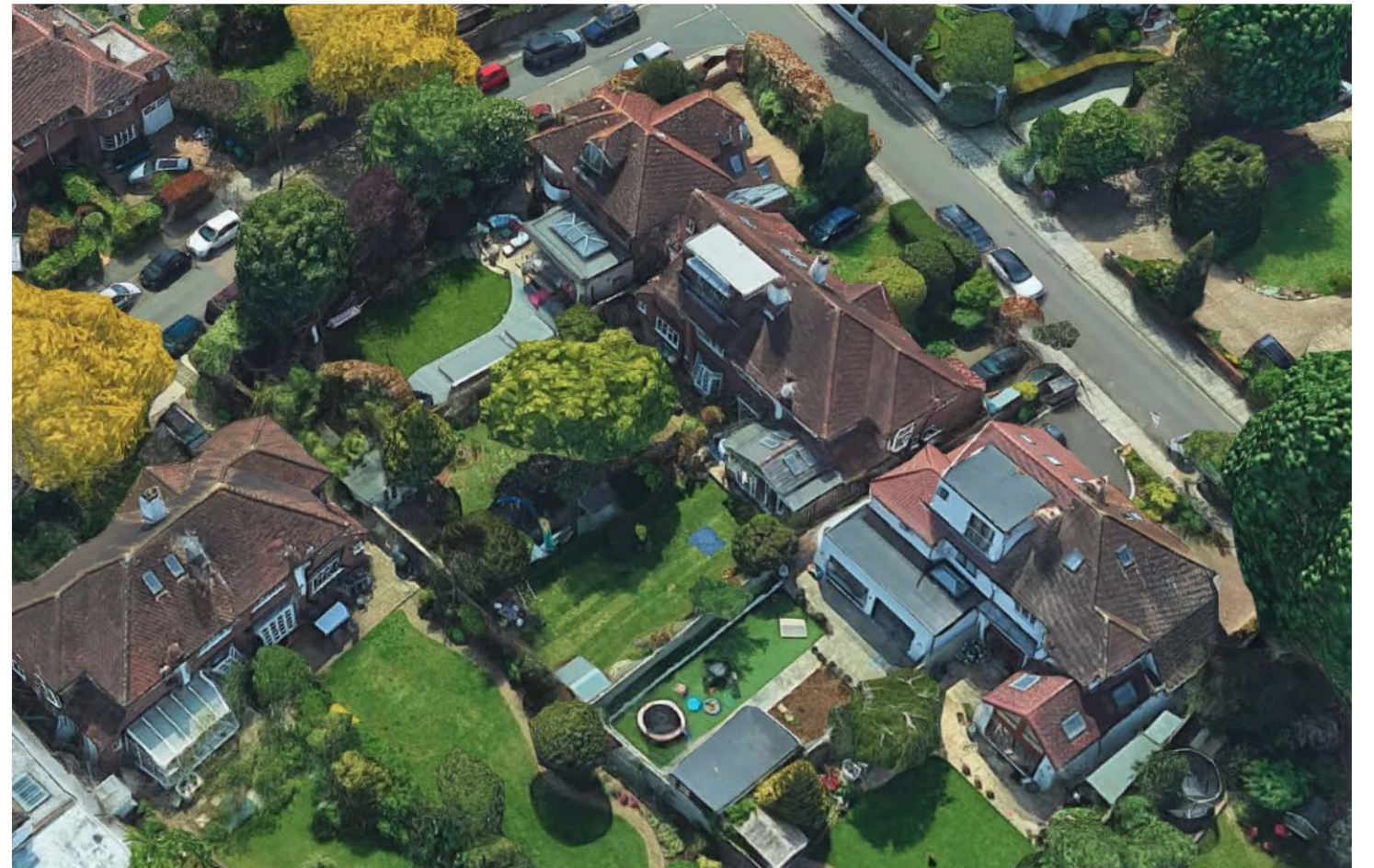
Park Road and its surrounding environment boast a distinctive architectural character, prominently characterised by buildings from the 1920s and 1930s modern movement. This architectural style is exemplified by structures featuring white render, metal-framed windows, and clean lines, echoing the principles of modern design. The influence of the Arts and Crafts movement is also discernible in building within the area design ethos, observable through hanging tiles adorning front elevations.

Adding to this eclectic mix are buildings that draw inspiration from 18th and 19th-century brick architecture. These structures, set against the backdrop of mature tree-lined streets, showcase angled leaded-light windows that contribute to a nuanced and varied streetscape. The juxtaposition of architectural styles spanning different eras creates a rich tapestry of visual elements along Park Road and its vicinity, reflecting the evolution of design principles over time. This unique blend of architectural influences contributes to the overall charm and character of the neighborhood.

In this architectural milieu, the evolutionary nature of the built environment is palpable, with a notable trend of building extensions. A discernible pattern emerges wherein these extensions take diverse forms, encompassing front, side, rear, and loft additions. This architectural narrative reflects a collective inclination towards upgrading existing buildings, as residents and property owners seek to enhance both aesthetic appeal and functional capacity.



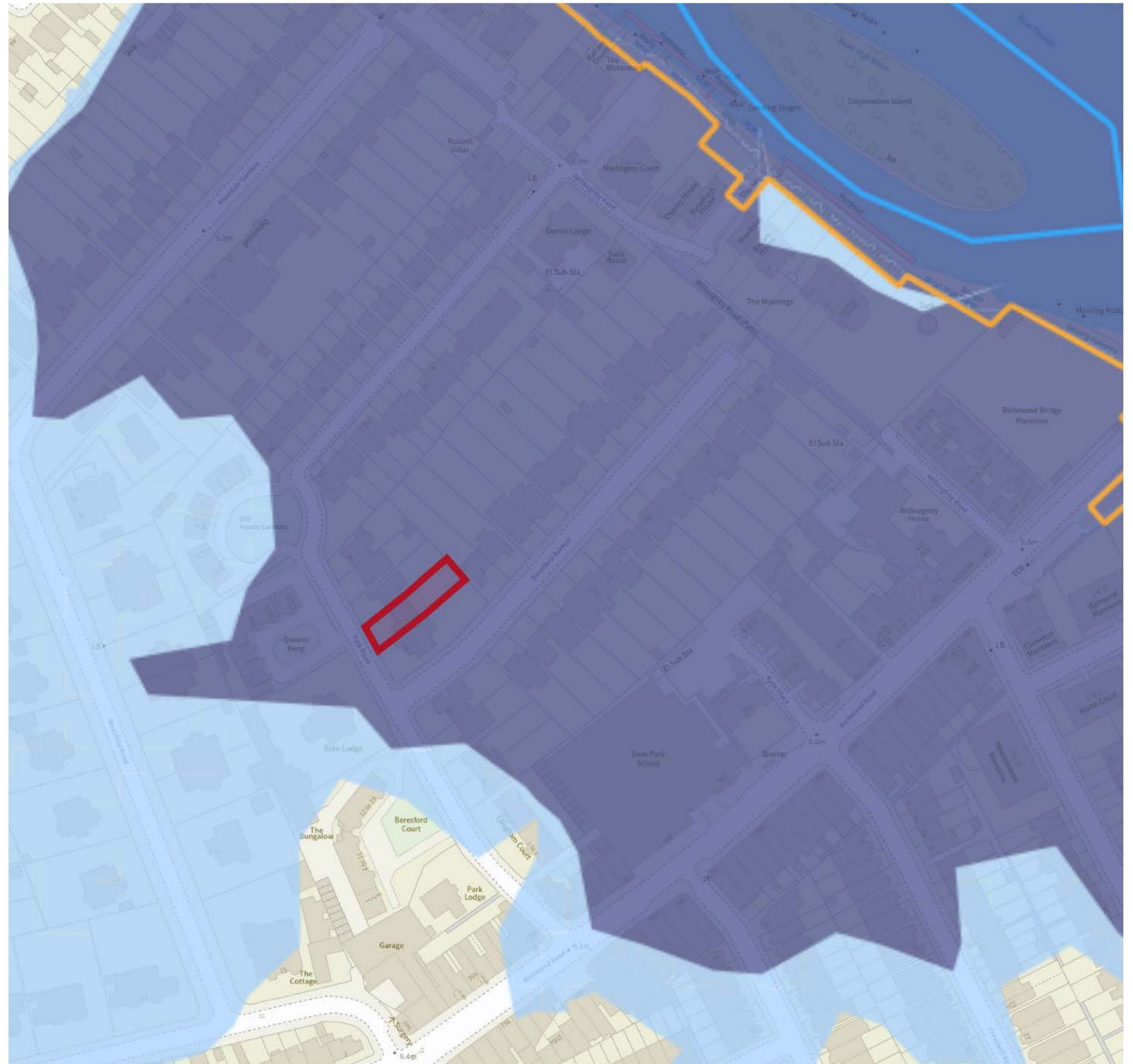






### Flood Zone

It is important to acknowledge that the property is situated within Flood Zone 3, this would normally necessitate a comprehensive Flood Risk Assessment and Drainage Planning Report. However, in the instance, this would not be necessary due to the proposed extension being located on the first floor and loft level and will not have any additional impact to the existing condition.



### **Key Drivers / Justification**

The design philosophy guiding the external alterations is meticulously crafted to ensure minimal disruption to the character of the street scene and the quality of life for residents in the immediate vicinity. Deliberate choices in materials and forms have been made to curate an addition that seamlessly integrates with the existing architectural context, purposefully avoiding any undue impact on the original composition of the house.

The selected materials and forms are tailored to harmonise with the pre-existing structure, prioritising a balanced aesthetic that safeguards the overall architectural coherence. This conscientious approach is aimed at preventing any overwhelming or unbalancing effect, preserving the visual and spatial harmony of the property within its context.

Furthermore, the proposed alterations align with principles of sustainable development, underscoring a commitment to responsible and context-sensitive architectural interventions. In accordance with the National Planning Policy Framework (NPPF), the design respects the unique circumstances of the site, reflecting a nuanced understanding of the local context and contributing positively to the overall built environment.

In forthcoming details, this document aims to articulate the rationale behind each decision, offering a comprehensive breakdown of considerations from the front elevation through to the rear elevation. This approach aims to provide a transparent and thorough account of the design reasoning, ensuring a holistic understanding of the proposal's compatibility with the existing setting and its adherence to sustainable development principles.

The guiding principles behind the proposed alterations are rooted in a comprehensive understanding of key drivers, namely:

#### **Respect for Front Elevation and Public Realm:**

The design endeavors to uphold and honor the distinct character of the front elevation, ensuring that any modifications contribute positively to the overall aesthetics of the public realm.

#### **Consideration of Neighbouring Properties:**

The proposal takes into careful consideration the visual relationships with neighboring properties, aiming to foster a harmonious coexistence within the immediate context.

### **Massing / Scale / Form:**

Attention is given to the massing, scale, and overall form of the addition, with a commitment to proportionality and a design that seamlessly integrates into the existing fabric while responding to contemporary needs.

#### **Design:**

The architectural design is driven by a commitment to excellence, with a focus on creating spaces that are not only functional but also aesthetically pleasing, contributing positively to the overall built environment.

#### **Materiality:**

The choice of materials is thoughtfully considered, ensuring that they complement the existing structure and contribute to a cohesive and visually appealing composition.

In light of historical records indicating planning permission granted in 1983 (Application Number: 83/1369), it is acknowledged that previous additions and internal alterations may have resulted in a dissonant architectural language. The current proposal seeks to rectify this by addressing odd-shape additions, finishes, and details that deviate from the original character.

#### **Precedent:**

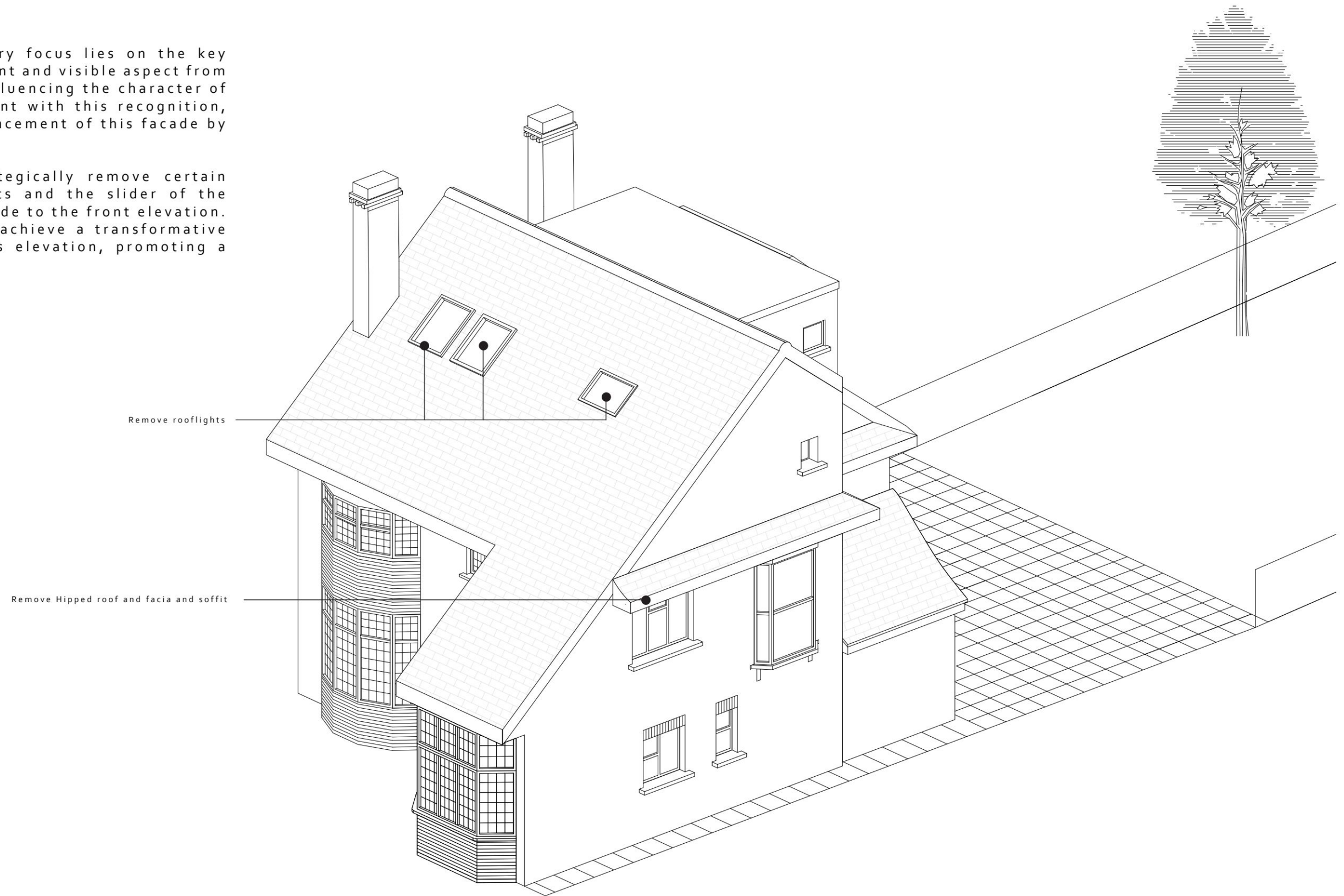
The proposed design draws inspiration from and aligns with several noteworthy precedents in the area, most notably, properties numbered 28. These neighboring structures serve as influential examples, and our design approach takes positive cues from their architectural features, volume and design elements.



### Front Elevation

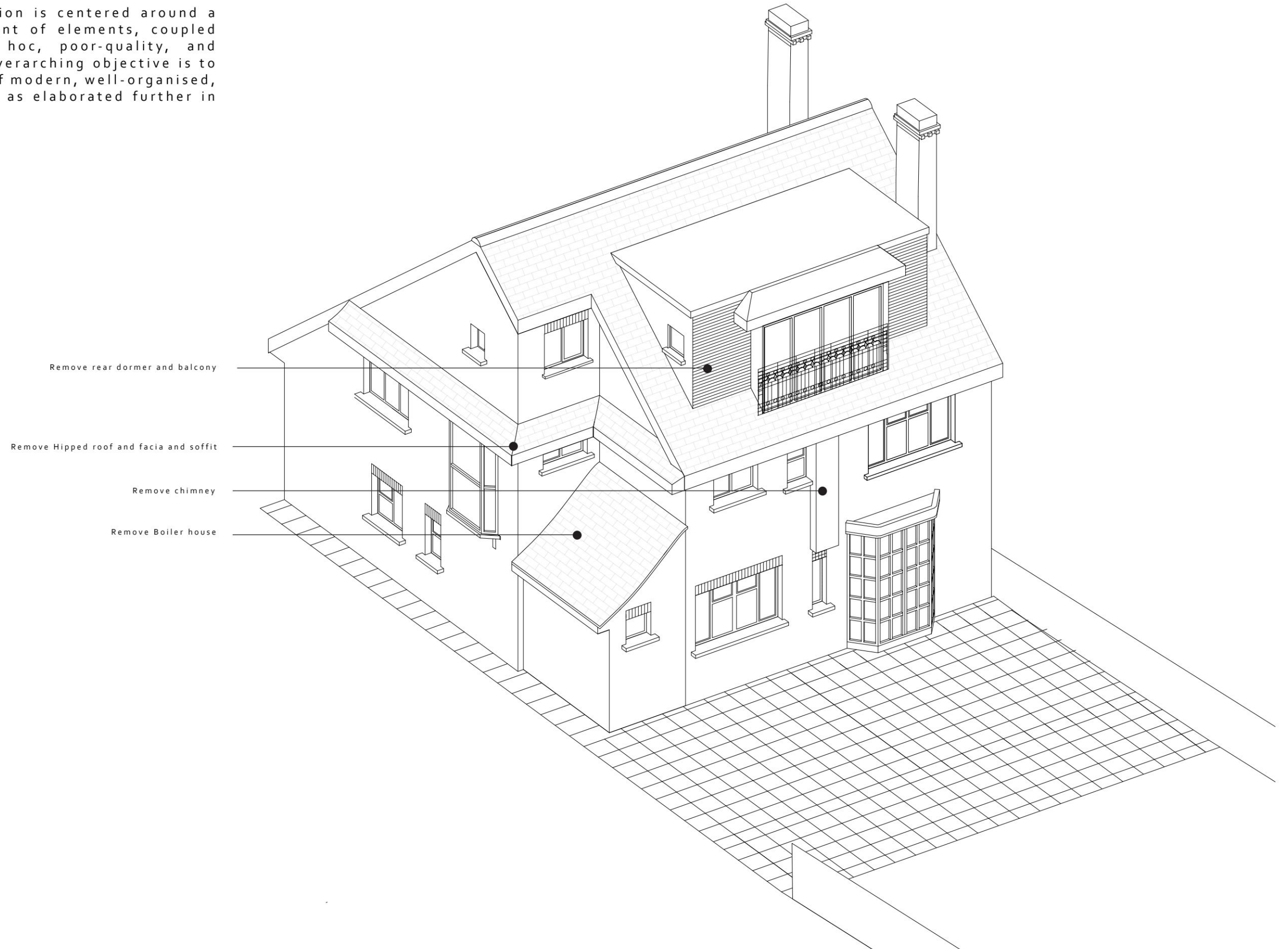
As mentioned earlier, the primary focus lies on the key façade, which is the most prominent and visible aspect from the public realm, significantly influencing the character of the surrounding area. In alignment with this recognition, the proposal prioritises the enhancement of this facade by undertaking specific measures.

The initial objective is to strategically remove certain elements, notably the roof lights and the slider of the hipped roof projecting from the side to the front elevation. This deliberate removal aims to achieve a transformative effect on the appearance of this elevation, promoting a positive visual impact.



### Rear Elevation

The emphasis on the rear elevation is centered around a strategic removal and replacement of elements, coupled with the consolidation of ad hoc, poor-quality, and disorderly rear extensions. The overarching objective is to pave the way for the integration of modern, well-organised, and visually appealing additions, as elaborated further in this document.



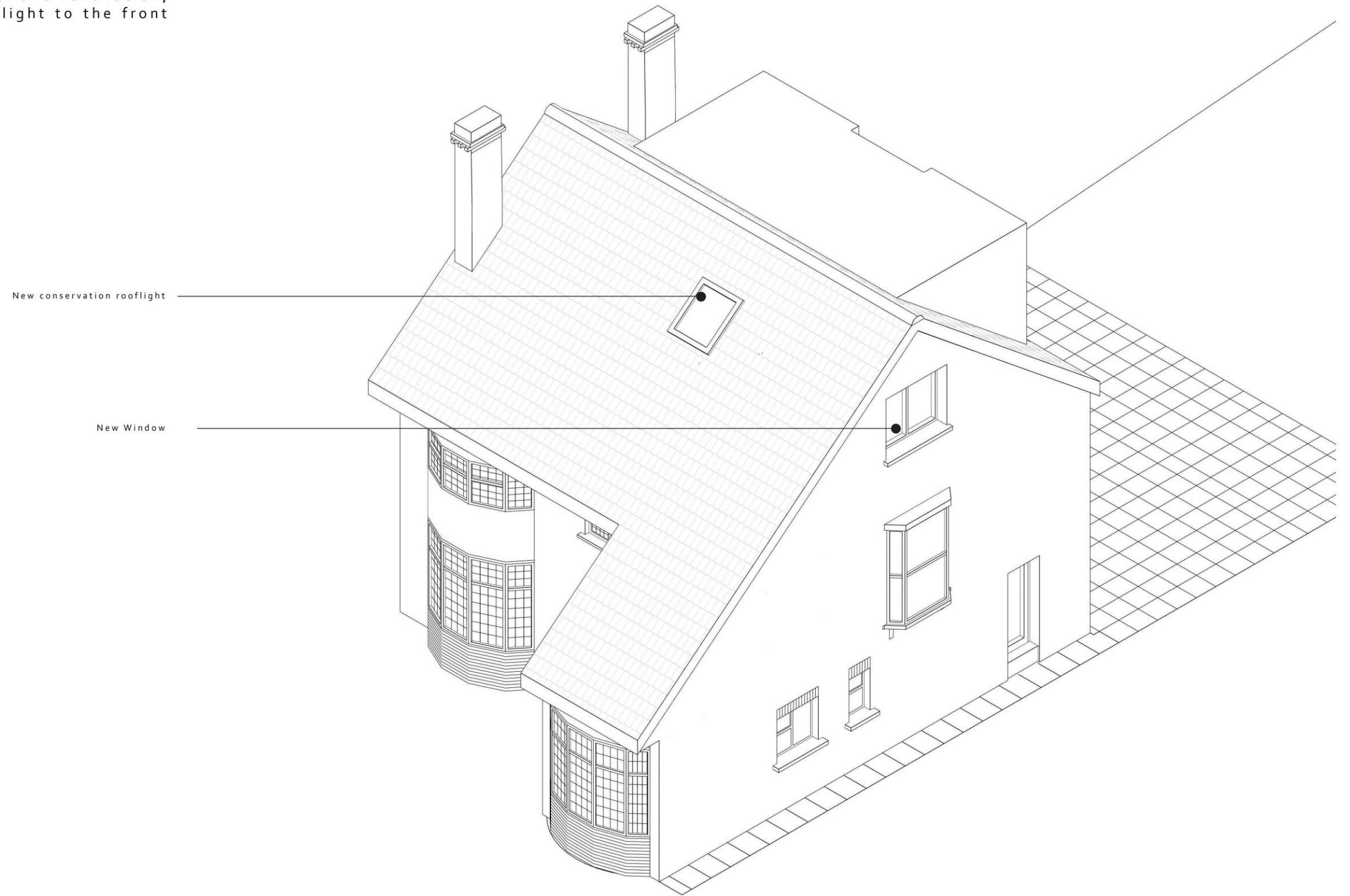


Design Development:

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**Front Elevation**

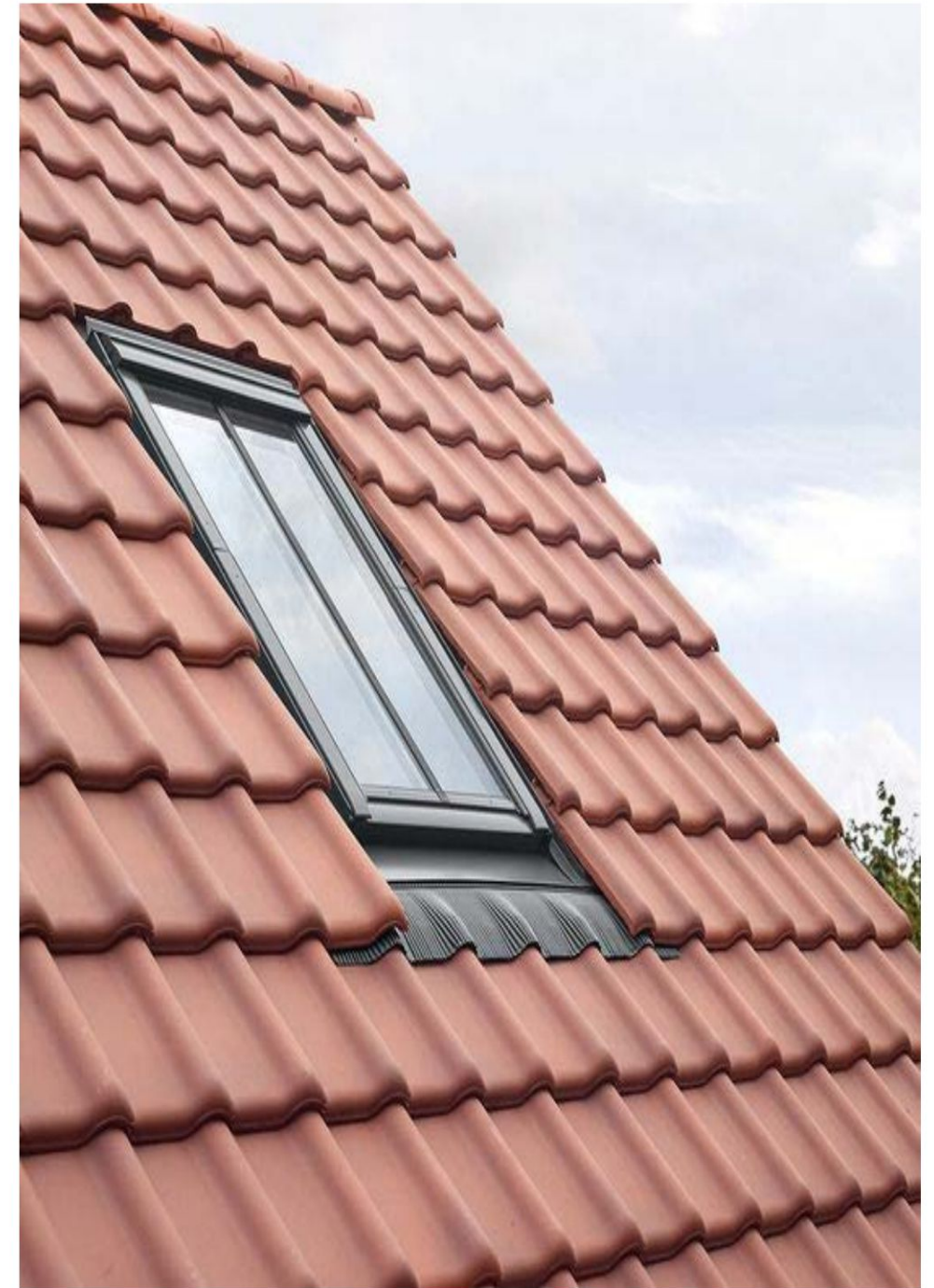
In an effort to achieve visual equilibrium within the front elevation, a strategic proposal is set forth. The intention is to introduce a new conservation roof light in the loft to serve the proposed bathroom with both light and ventilation; while reducing the impact of the of rooflight to the front facade.



**Front Elevation - Appearance**

Given the significance of this key facade and its notable impact on the surrounding context, the proposal is dedicated to revitalising the distinctive elements that contribute to the character of this property. The comprehensive upgrade plan encompasses the removal and replacement of rooflights windows and renewal of the clay tile roof.

The proposed upgrades are not merely about modernisation but aim to breathe new life into the elements that define the property's character.





## Rear Elevation

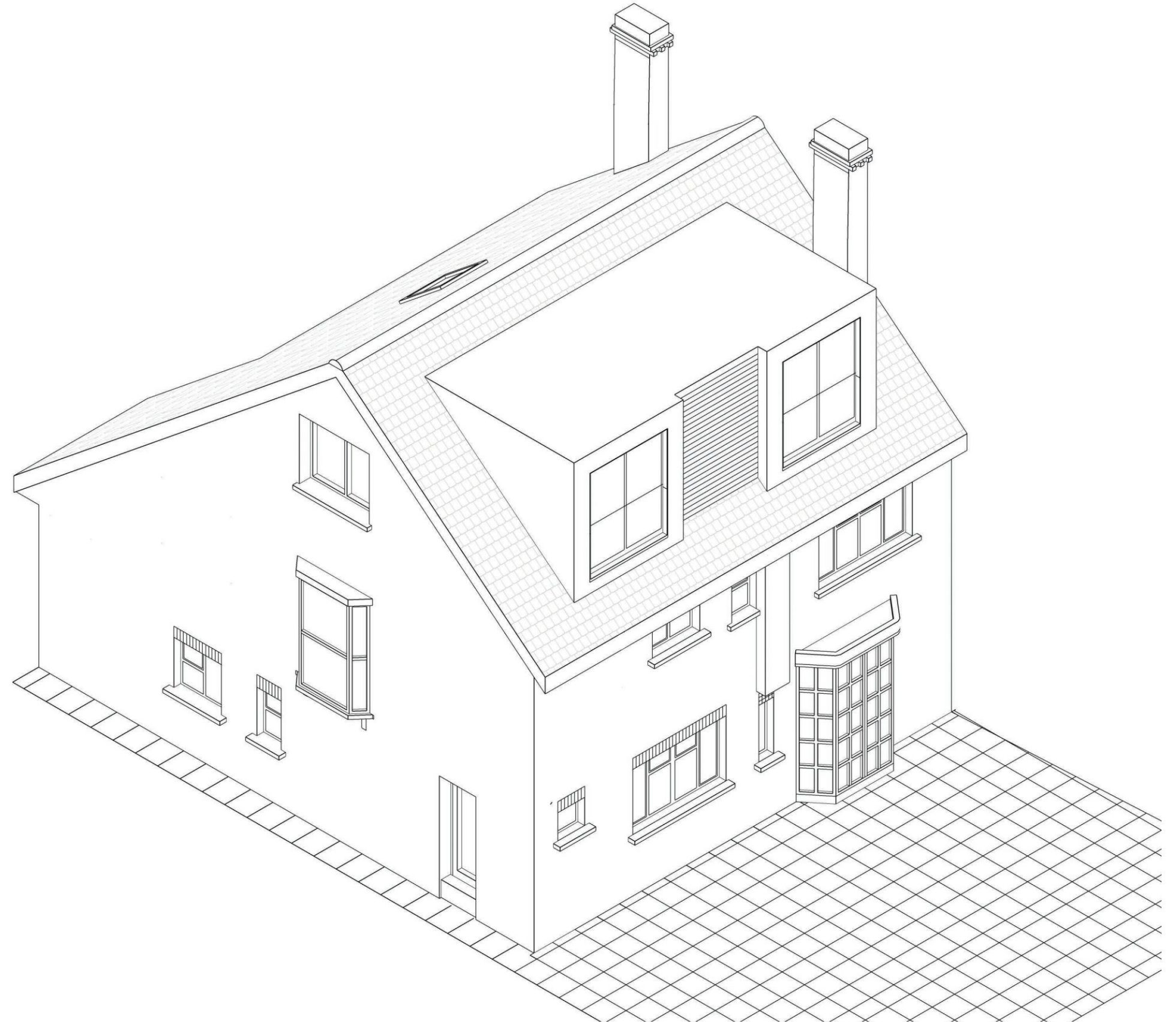
### First Floor

The proposal thoughtfully considered to enhance architectural composition. A squared off the design is introduced to the property, allowing for the extension of the roof over the first floor level. This strategic adjustment serves to mitigate the verticality of the existing wall, creating a more balanced and visually appealing structure.

### Loft

The proposed revision involves the removal of the existing substantial and bulky dormer and the infilling of the corner element. This transformation will be executed through the installation of a more sympathetic dormer, carefully designed to visually break up its mass through material treatment, incorporating render and clay tiles. Additionally, stepped elements will be introduced to effectively reduce the overall volume, ensuring a more nuanced and harmonious integration with the existing structure. The selected contemporary materials will serve to be subservient to the overarching roof design.

Internally, this modification will create space for the accommodation of two bedrooms and a bathroom. The thoughtful restructuring aims to optimise the available space, enhancing both the functionality and visual appeal of the upper floor. This proposed alteration is driven by a commitment to refining the architectural expression of the property while concurrently improving its internal layout to meet the evolving needs of the occupants.





**Rear Elevation - Appearance**

The aesthetic finishes planned for the rear elevation have been carefully curated to strike a balance between reverence for the original design and the infusion of a contemporary architectural sensibility. The incorporation of white render, clay tiles, and metal windows is a deliberate choice, as it harmoniously blends elements of the property's 1930s origins with a contemporary flair.

The utilisation of white render contributes to a timeless and elegant appearance, echoing the sophistication often associated with the architectural style of the 1930s. Meanwhile, the use of clay tiles introduces warmth and texture, connecting the rear elevation to the traditional building materials of the era. The introduction of metal windows not only aligns with the contemporary aesthetic but also adds a sleek and refined quality to the overall composition.





## Conclusion

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The details provided in this Design and Access Statement aim to elucidate the underlying design philosophy that informs the proposal.

Certainly, the fundamental components of the proposal covered in this report include

- Alterations to the front facade:

Including the removal of unattractive rooflights from primary elevation onto Park Road.

Addition of a conservation rooflight.

- Greatly improve living accommodation:

At first floor level rear extension, incorporating internal alterations.

Alterations to the loft at the rear.

- Infilling of awkward and unattractive flank elevation to host building, thus the removal of the cluttered elevation.

- No public vantage points of the rear of the property.

- There is precedent created by neighbouring extensions.

The proposed alterations have been meticulously crafted to align with and complement the existing building, ensuring minimal visual impact from the street. This approach is rooted in a commitment to architectural sensitivity, preserving the established character of the property within its immediate context.

Furthermore, the design proposal adheres closely to prevailing planning policies, finding support in robust planning precedents within the street. By doing so, it not only conforms to regulatory guidelines but also respects and contributes to the established urban fabric.

Beyond regulatory compliance, the proposal is forward-looking, addressing the imperative of upgrading the dwelling to meet current building regulations. This strategic approach not only ensures the longevity and safety of the structure but also actively contributes to energy conservation and sustainability objectives.

Importantly, the design proposal is positioned as an enhancer of the property's character. By facilitating necessary renovations and bringing the structure up to contemporary building standards, the proposal seeks to sustain the property's viability as a family dwelling. This dual focus on preservation and enhancement underscores a holistic and thoughtful design process, ensuring that the

proposed changes are not only functional and regulatory compliant but also contribute positively to the enduring quality and usability of the residence.

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