

**The Planning Department
The Borough of Richmond upon Thames
email: Alice.Murphy@richmondandwandsworth.gov.uk**

7th May 2024

Dear Alice,

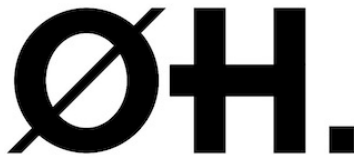
REF. NO.'S: 24/0636/LBC AND 24/0635/FUL.

Thank you for your email, received on the 29 April, regarding the two applications we submitted for 90 High Street Hampton. Your reference numbers 24/0636/LBC and 24/0635/FUL.

Please find below our response, point by point to the concerns raised by the Conservation Officer. For ease of communication please see that we've inserted your bullet points, from your email, in blue and listed our responses to these in numerical order below. Please feel free to contact us if you feel it will be easier to have a conversation regarding any of our responses.

- *Removal of the entrance door to the front elevation of the garage and replacement with a full width garage door. It is noted that this has not be removed from the scheme and therefore concerns as per the pre-application remain.*
 1. We are in discussions with our client to try to find an acceptable design solution where we can marry together the current format of the individual entrance door with the new proposed double garage doors.
- *Partition to the first floor room of the garage to be moved to not cut across the corner chimney stack – this has been actioned and so there are no longer concerns.*
 2. Thank you. No further action required.
- *Second floor wall removal, nibs and a downstand should be retained. There is reference to these being retained in the DAS and HS but the section drawing does not show this. There is also no accompanying room elevation to show how much of the nibs and downstand will be retained.*
 3. Requirements from the council noted. An elevation/section will be indicated at a larger scale with more detail.
- *Moving of partition to accommodate the bathroom and make the hallway – this has been addressed in this application following pre-application discussions on site so this no longer remains a concern.*
 4. Thank you. No further action required.

2./... ..



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- *Over boarding of the lath and plaster ceiling is no longer proposed but there is reference to the 2nd floor ceiling being completely replaced but no justification has been provided. If this was to be proposed in isolation as part of an LBC application, we would ask for evidence as to why it can not be repaired like a condition survey.*

5. In this area of the flat we have proposed to reinstate the proportions of the original bedroom. To do this we need to claim back space that is currently being used by the bathroom adjacent to this room. By removing the partition there will be a line of evidence of the two ceilings.

What we're trying to do is merge both ceilings into one integrated element. We may be able to integrate to the main lath and plaster ceiling with the new reinstated area but this can only be determined on site during construction. In this case over-boarding, the lath and plaster ceiling will be our preferred option, if acceptable to the council. If the council requires the lath and plaster ceiling to remain visible, we will pair it with minimal intervention.

- *The scheme now proposes to extend the orangery rearwards in addition to replacing the roof. There are no objections to the principle of extending the orangery and rebuilding the outbuildings attached to the end as the building, in terms of size and form would remain subservient to the main house. Further detailed structural information is provided for this element of the works as it is very vague exactly what is to be undertaken.*

6. We are proposing to extend the orangery rearwards and in addition replace the roof. We would do this like for like. We understand that the council needs more detail and we are in discussion with the engineers to get this to you.

- *It is acknowledged that the roof needs replacement as set out in the pre-app, if this is justified as part of a detailed condition survey. But it is not clear if the building needs to be re-built or if there are works needed to the foundations. For an LBC, we need to be clear what exactly we are giving permission for, and so further investigations are required to firm up what permission is requested for. For example, we can't grant permission to potentially rebuild the whole orangery as this a very different sort of proposal to replacement roof, being far more extensive and impactful.*

7. The orangery roof does need to be replaced in its entirety. At this stage we believe that the majority of the external walling facing the garden and the boundary is okay to proceed with, but that it will require some repair. It is the end part, facing the garden that must be rebuilt.

We will need to determine what the conditions of the foundation is. We were hoping to do this as part of the repair and renovation process.

- *It is also not clear exactly what is requested in this application for the orangery floor. Conservation Officer's pre-application advice stated that the existing floor was a positive feature and that it was recommended that a floating floor introduced but the application submission information does not appear set out what is being proposed but merely that a core sample of the floor be undertaken by condition. We are not able to condition something when it is not clear what is proposed. It is therefore strongly recommended that further investigations are undertaken to really determine what is being proposed and provide clarity to the LPA on what we would be granting permission for. We would expect as part of the LBC details of the floor build up. We need to understand if permission is sought to take up the floor and replace it or add a floating floor on top.*

8. We would like to keep the existing floor which is flag stones. We currently cannot determine what the sub-surface of the floor is made up of or if there is rising damp and what sort of insulation will be required. We will need to get a core sample taken to investigate this. We were hoping that this could be conditioned as part of the renovation process. If the council insists on knowing the methodology, we will need permission from the council to undertake this work now at this stage.

3./... ...

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- *The main concern is the lack of supporting structural information. A stage 1 report has been submitted and this sets out recommendations but does not go into detail of the structural interventions proposed and no supporting drawings. Works like the introduction of a floor over the current stables in the garage to form a bathroom need to be detailed more in drawings in terms of how the joists are going to be incorporated into the structure so that we can understand what impact it might have on historic fabric.*

9. Attached with our email are the latest structural drawings from the engineer with some notes related to this item. We are not absolutely sure of the makeup of where the joists are resting or the direction of the span. The only way to determine this is to remove some of the ceiling. Again, we need permission from the council to inspect the area which will involve opening up the existing fabric of the building.
- *Details of the roof works to the orangery need to be provided in drawings as per the pre-application comments.*

10. We can provide a methodology statement for the opening up of where we propose the new window will go.
- *Works to the interior of the roof including any replacement rafters would need to be justified and a detailed schedule of repairs provided as part of the application – this has not been provided. We need to have more clarity on the extent of works needed and justification for those works. It is appreciated that extensive details can not be provided i.e. exactly how many rafters might need replacing but the application should at least be accompanied with a condition survey that includes photos to give greater indication of the level of replacement needed.*

11. With reference to the doubling up of joists, we propose doubling up the joists which need extra support. Part of the roof has a loft and part doesn't. The only way to determine what support needs additional bracing, is by taking the tiles off the roof, while the structure is under a temporary roof and exposing the entire joist and truss system. In this case, a condition survey is not possible as major opening up both internally and externally is required. We would prefer that this item is conditioned, as part of the build. On site, once we have opened up the roof, the engineer can investigate and provide a detailed report showing which exact trusses and rafters need to be replaced.
- *There were no objections to the principle of the formation of the rear window in the second floor rear elevation but the pre-app comments requested detailed methodology statement setting out how the opening would be formed, together with drawings. No such methodology statement has been included in the application, however a statement is referenced in the HS.*

12. We will provide a methodology statement and drawings to try and determine how we would propose to do the works.
- *Proposals reference doubling up of joists but is this every joist?*

13. Please see comments (point 11 above). The intention is to replace only when necessary.

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- *Insertion of pipework associated with the new bathrooms- servicing drawings have been submitted but it is not clear if the runs will require intervention to the joists. We want to avoid joists being cut or notched as this impacts on the structural integrity.*

14. The plan is not to damage any joists while installing the new pipework associated with the bathroom. The design intention is to run lateral runs behind concealed T&G partitioning to ensure that they are not running in the joist void. It's much easier to determine exactly where service pipes and existing structure might clash when undertaking the works.

We would ideally like the application to remain within the system, while we gather and produce any outstanding information required, rather than having to withdraw the applications or have them rejected.

Is it possible to extend the current applications, so we can avoid any unnecessary delays?
Could we work with you and the Conservation Officer to resolve these outstanding issues rather than trying to get it re-assigned and into the system please?

We look forward to hearing from you.

Yours sincerely,

Rik Ørts-Hansen
Design Principal