



Project: **58 Rosemont Road**, Richmond TW10 6QL

Design & Access Statement

Raise Of Left-hand Roof Ridge & All Fenestration To Be Replaced

June 2024



Existing front elevation illustrating section of roof to be raised

PROPOSED RAISE OF LEFT-HAND MONO RIDGE & ALL FENESTRATION TO BE REPLACED WITH DOUBLE-GLAZING

EXECUTIVE SUMMARY

This Planning, Design and Access statement has been prepared by Caroline Fansa in support of a Planning Application for the redevelopment of 58 Rosemont Road, Richmond, TW10 6QL.

The scheme consists of the following works:

- Raising the section of roof (indicated in blue) by 1.3m to enable the current inhabitable space at 2nd floor level to accommodate a bathroom to serve the 2 bedrooms on this floor. By raising the ridge by 1.3m, allows the highest part of this proposed space to be 2.5m. I refer to the national and London Plan standards of floor to ceiling heights i.e. the national standard is 2.3m and the London standard is 2.5m. The pitch is to remain as existing, 35 degrees. The overall GIA is to remain as existing.
- Replacing all existing single-glazed windows to the front elevation with double-glazed ones to match existing. This also applies to the 'conservatory' fenestration, currently sectioned into 5 vertical panels, 2 of which are a set of double doors. The property has issues regarding existing insulation. Due to the nature of its orientation, the front elevation receives a lot of direct sunlight, and due to all fenestration being single-glazed this creates issues of over-heating. The proposal is to replace the same sized structural opening with double-glazed windows and double doors, timber-framed to match the existing. In terms of the glazing, the only visual change is to replace the 5 sections with 4 to the 'conservatory', to enable the double-doors to be positioned central to the existing structural opening.
- Existing feather-edge timber cladding to all 4 aspects to be repaired where necessary and re-stained.



View from Rosemont Road showing relationship with neighboring properties



Photograph showing massing of neighbouring 56 Rosemont Road

The purpose of the planning application is to seek approval for the above developments for the existing property in use as a single dwelling house.

The purpose of this statement is to clearly set out and consider all the relevant planning aspects of the proposed development, the justification for the works, the national and local planning policy relevant to the application and an assessment of how the proposed development relates with those requirements.

This statement forms part of a full planning application and is accompanied by several additional documents.



Photograph showing relationship with No. 60 Rosemont Road



Photograph showing existing single-glazed 'conservatory' structure



Photomontage showing access from the end of Rosemont Road. To remain as existing.



St. Matthias Conservation Area

APPLICATION PROPERTY & SURROUNDING AREA

58 Rosemont Road forms part of the St. Matthias Conservation Area, Richmond (No. 30). St Matthias conservation area lies on the plateau and northern scarp of Richmond Hill. It is situated on the north slope of Richmond Hill to the south of Sheen Road, and bounded to the east by Queen's Road. It adjoins Richmond Hill to the West and Sheen Road conservation areas to the North.

The site is located within a mostly residential area. However, within 200m of the site there are a variety of land uses including a commercial parade of shops / businesses. There is a school approx. 400m away. The site is therefore centrally located to day-to-day facilities, services and amenities.

Richmond station is located approx. 1km away and on Paradise Road, approx. 800m away there are local bus routes.

Flood Zone 1 and thus has a low probability of flooding.

SITE CONTEXT

As the site is in a conservation area, our aim is to preserve the character of the area unaffected in our design. The design is compatible and we have considered the scale, layouts, form, massing and materiality as well as the sustainability strategy integrated in the fabric of the construction.

The materials selection aims to respect the existing building and the street in general. The materials to all proposed works are to match the existing.

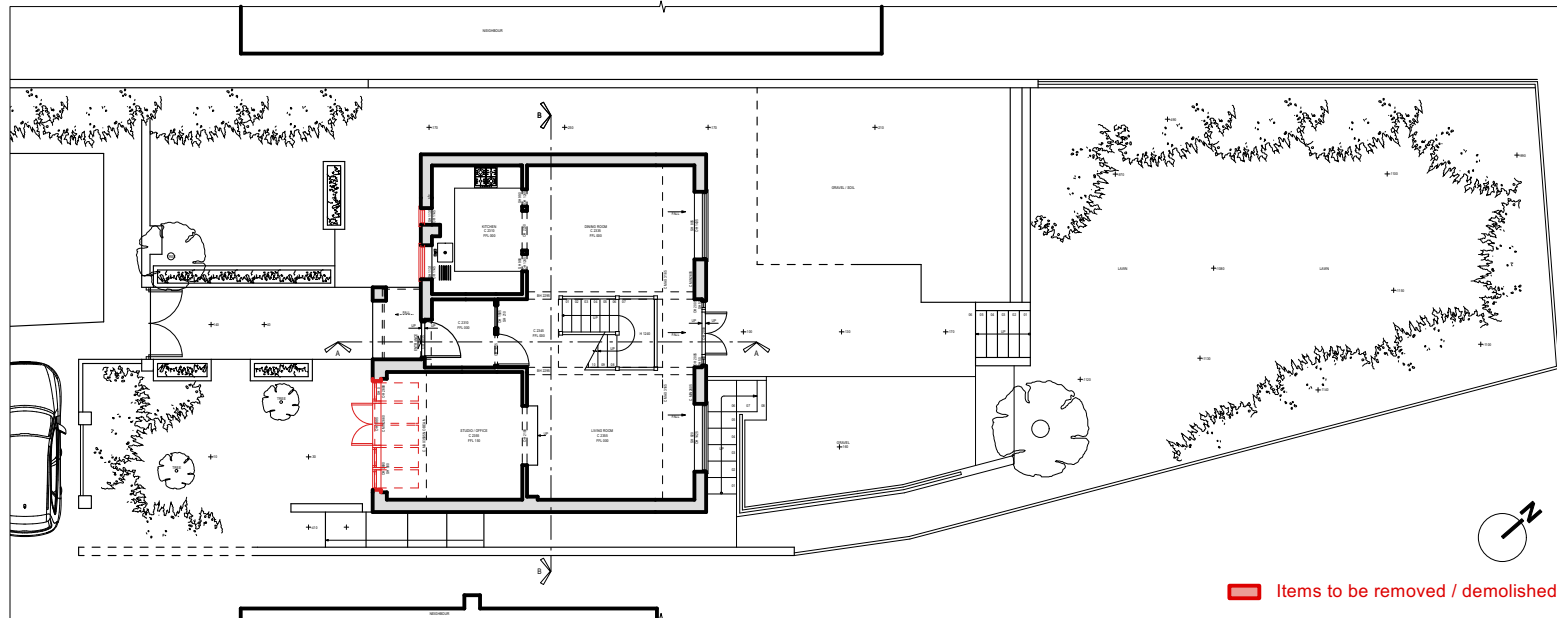
The extension considered overshadowing and privacy as main aspects when assessing its massing and overall morphology. The increased roof height is minimal and does not propose any additional windows to the front elevation, thus having minimal impact of neighboring properties.



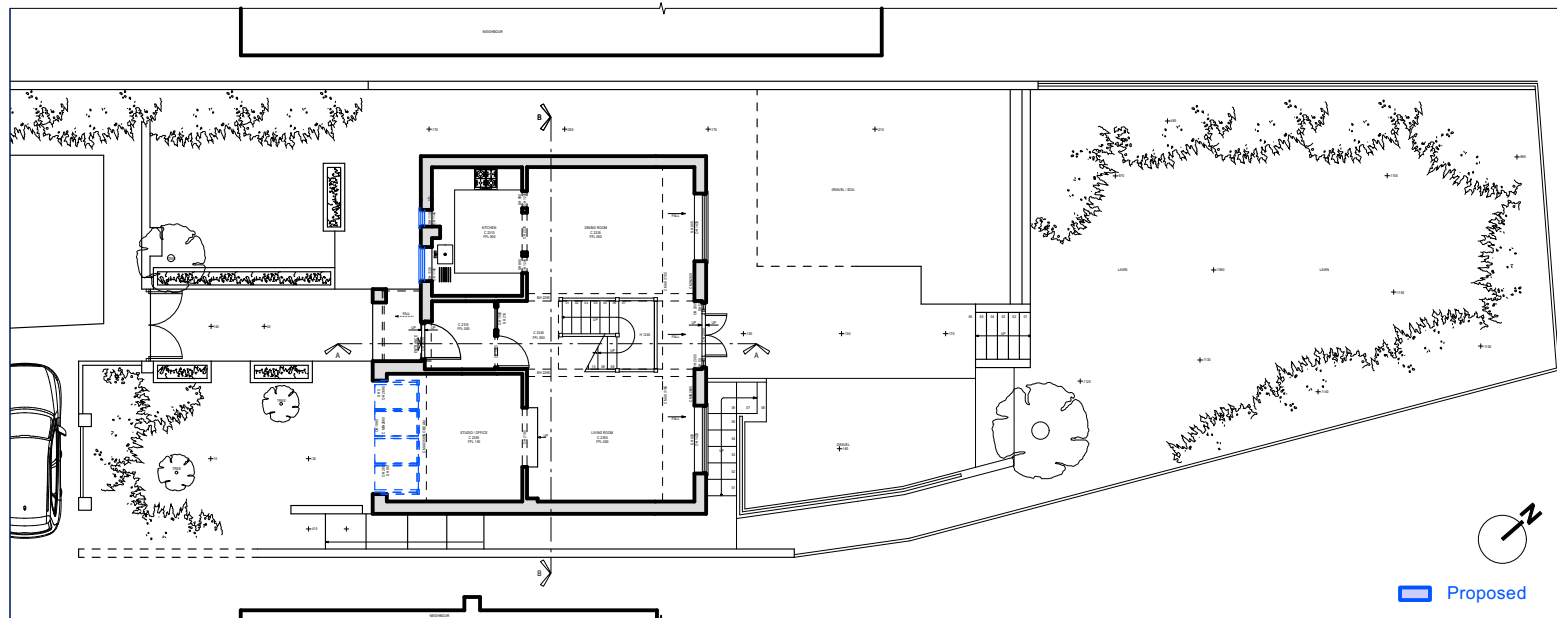
Conservation Area Satellite Map



OS Map showing location of property on Rosemont Road



EXISTING: SITE PLAN



PROPOSED: SITE PLAN

As per the statement in the Richmond Core Strategy Sec 8.2.1.3 the council “support new development, including extensions and refurbishment, that has evolved from an understanding of the site, the impact on its surroundings, and its role within the wider neighbourhood, and that is based on high quality sustainable design which results in improvements to the area in which it takes place” – We consider that our project addresses the spirit in this statement in every level.

MAIN DEVELOPMENT PLAN POLICIES

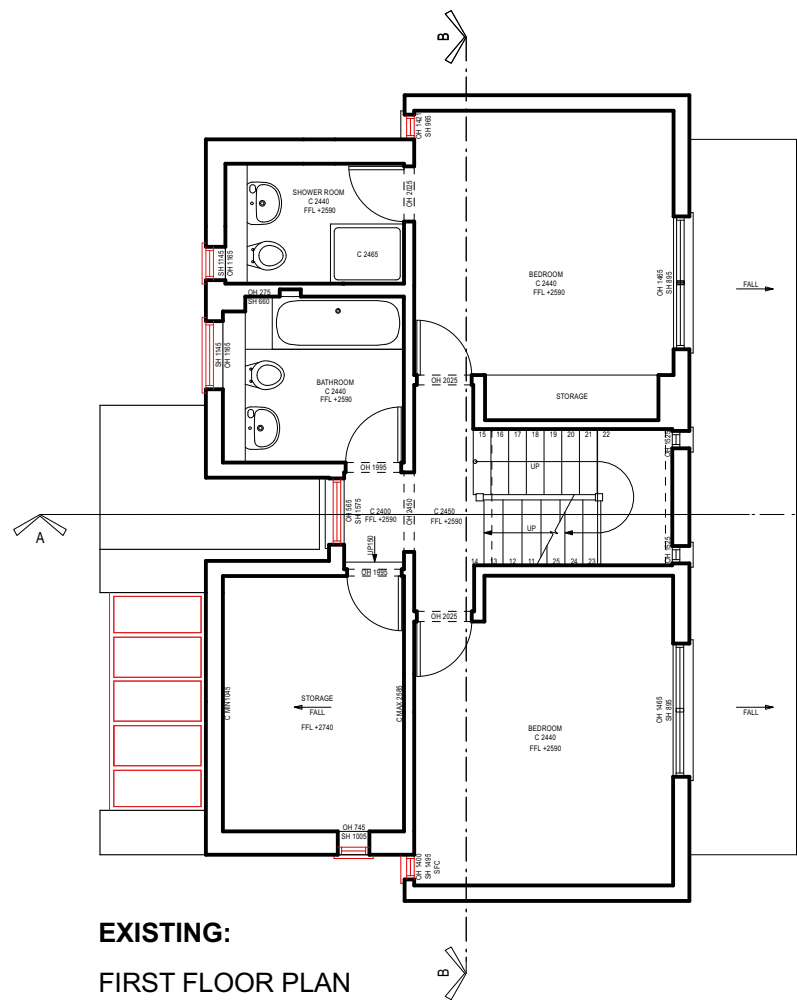
It is considered that the proposed development preserves and enhances the character of the original building and is in accordance with the objectives and relevant policies outlined in the Local Development Plan.

Publication Local Plan

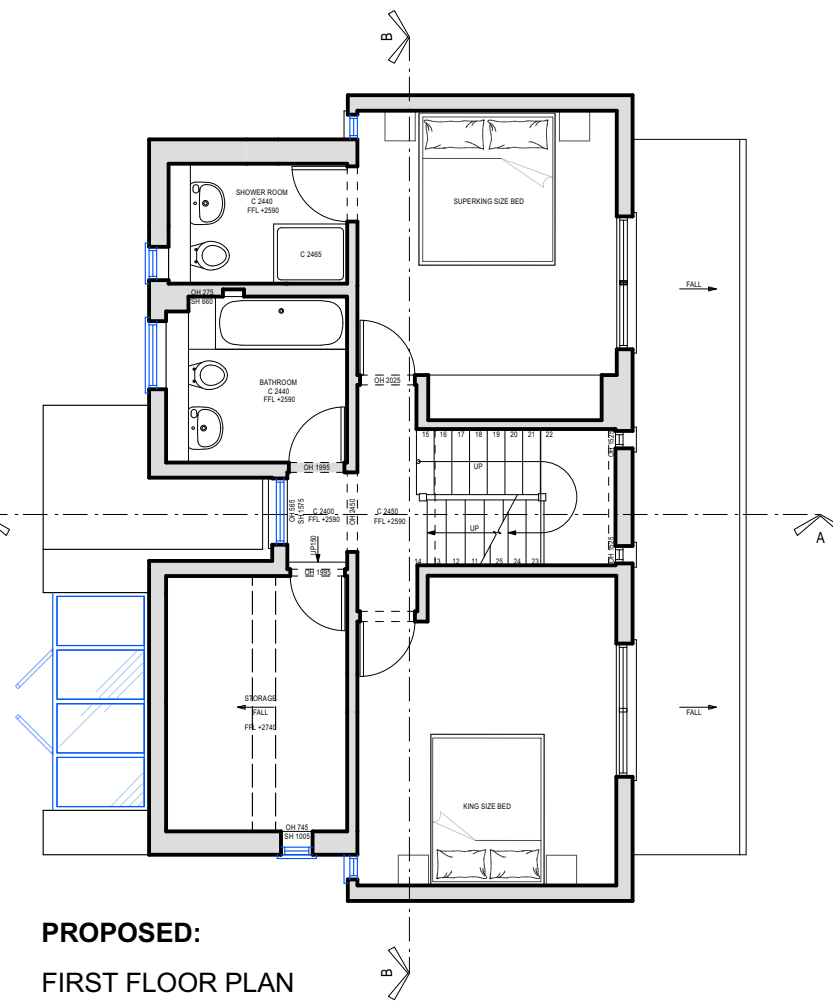
- LP1 Local Character and Design Quality
- LP3 Designated Heritage Assets
- LP4 Non-Designated Heritage Assets
- LP5 Views and Vistas
- LP7 Archaeology
- LP8 Residential Amenity and Living Conditions Supplementary Planning Documents/Guidance
- House Extensions and External Alterations
- Building of Townscape Merit SPD
- Conservation Area Study and Statement

STREET SCAPE

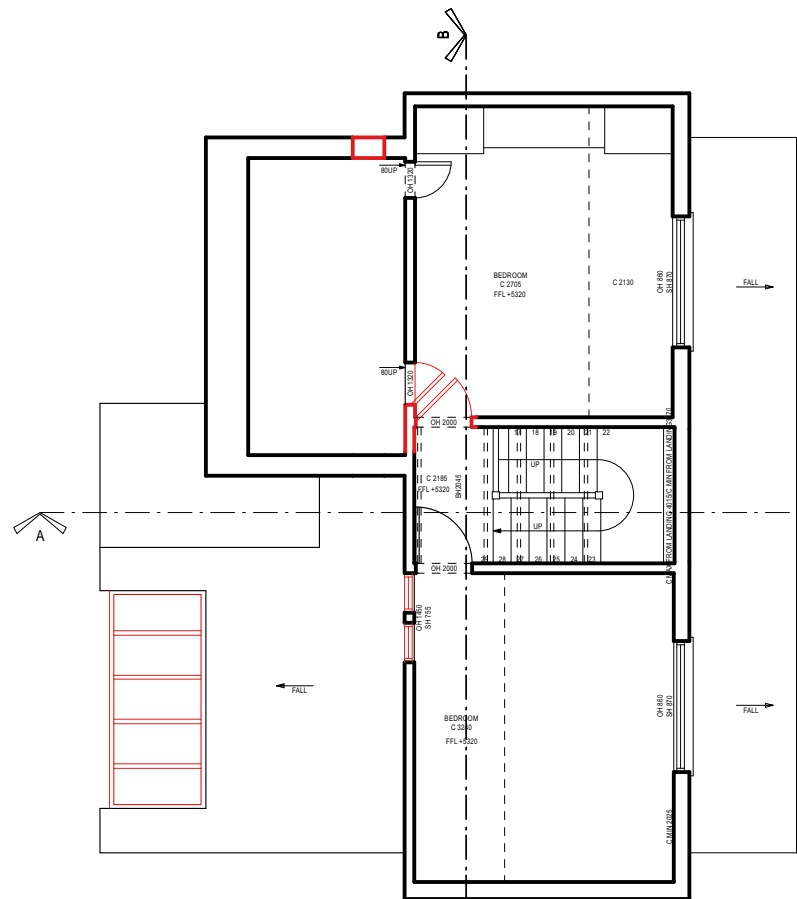
Rosemont Road is located just off Richmond Hill. It is an extremely pretty no-through road, which has retained its original Vicorin street lamps. The road was once known as Alma Villas, when the parish lands were sold to developer Sir Thomas Newbry Reeve who built the first workers cottages in 1850.



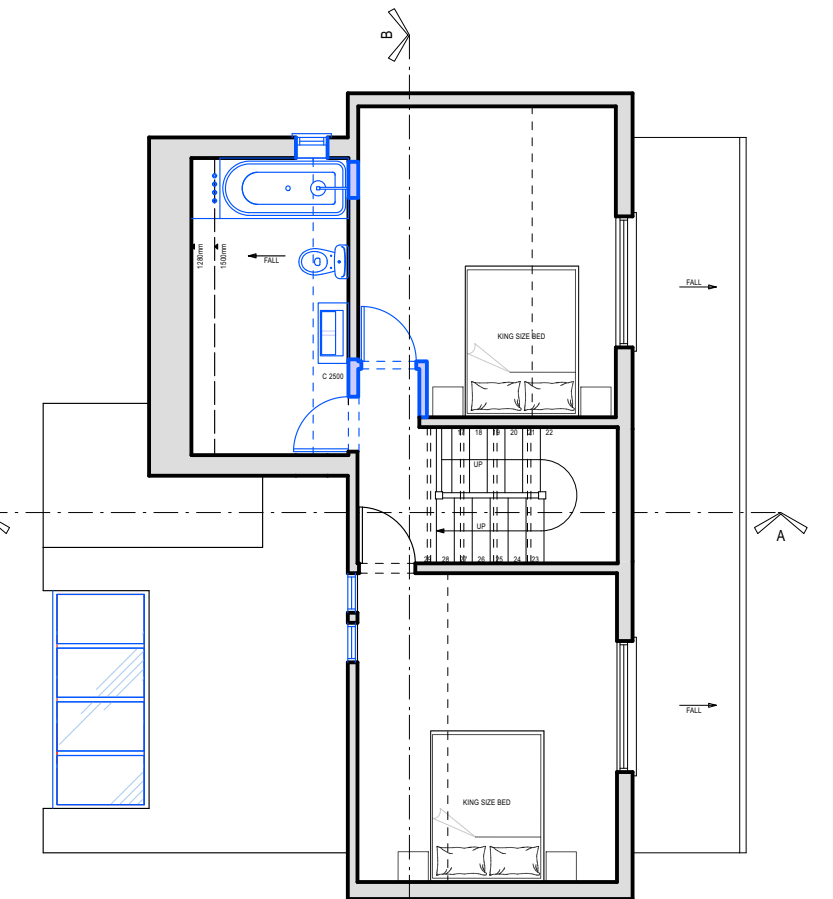
EXISTING:
FIRST FLOOR PLAN



PROPOSED:
FIRST FLOOR PLAN



EXISTING:
SECOND FLOOR PLAN



PROPOSED:
SECOND FLOOR PLAN

The houses are on the right hand side of the road, are semi-detached '2 up 2 downs' with a small garden to the side. However, over the years, some owners have extended into these gardens creating driveways to the front and little courtyards to the rear.

On the left side of Rosemont Road, the houses were built slightly later, circa 1860. They are all semi-detached, with four bedrooms.

These houses came with good sized gardens with a lovely open aspect.

The Marlborough public house on Friars Stile Road (formally The Rosemont Country Hotel) once had a much longer garden which ran the parallel length of Rosemont Road. Almost half its land was sold off to any Rosemont resident wishing to extend their garden.

The road culminates in a cul-de-sac, comprising of 3 unique houses, one of which is 58 Rosemont Road.

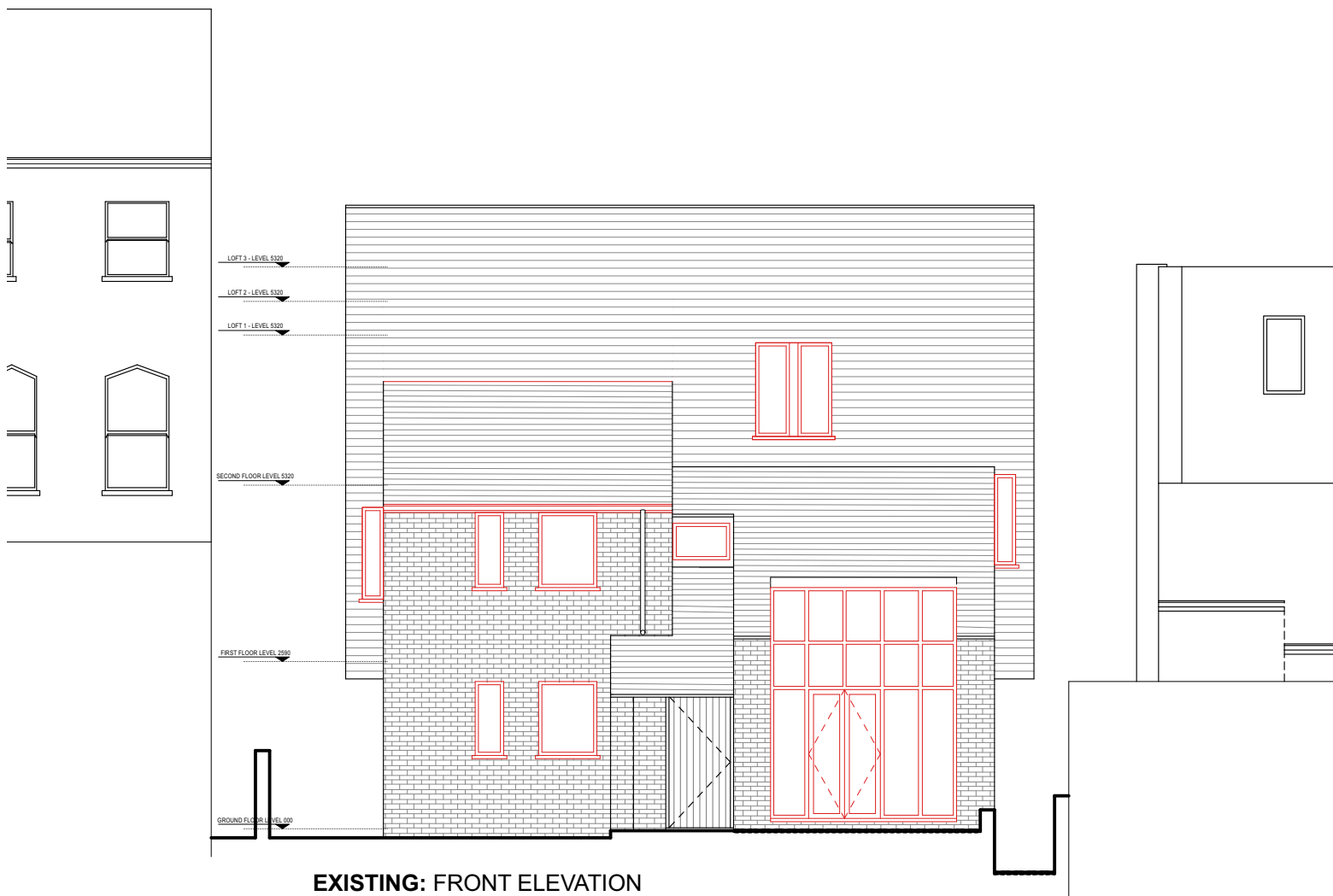
Reviewing the planning history, most properties within Rosemont Road Conservation Area have been extended either single storey or two storeys and some with loft and dormer extensions to the side, rear and front.

USE

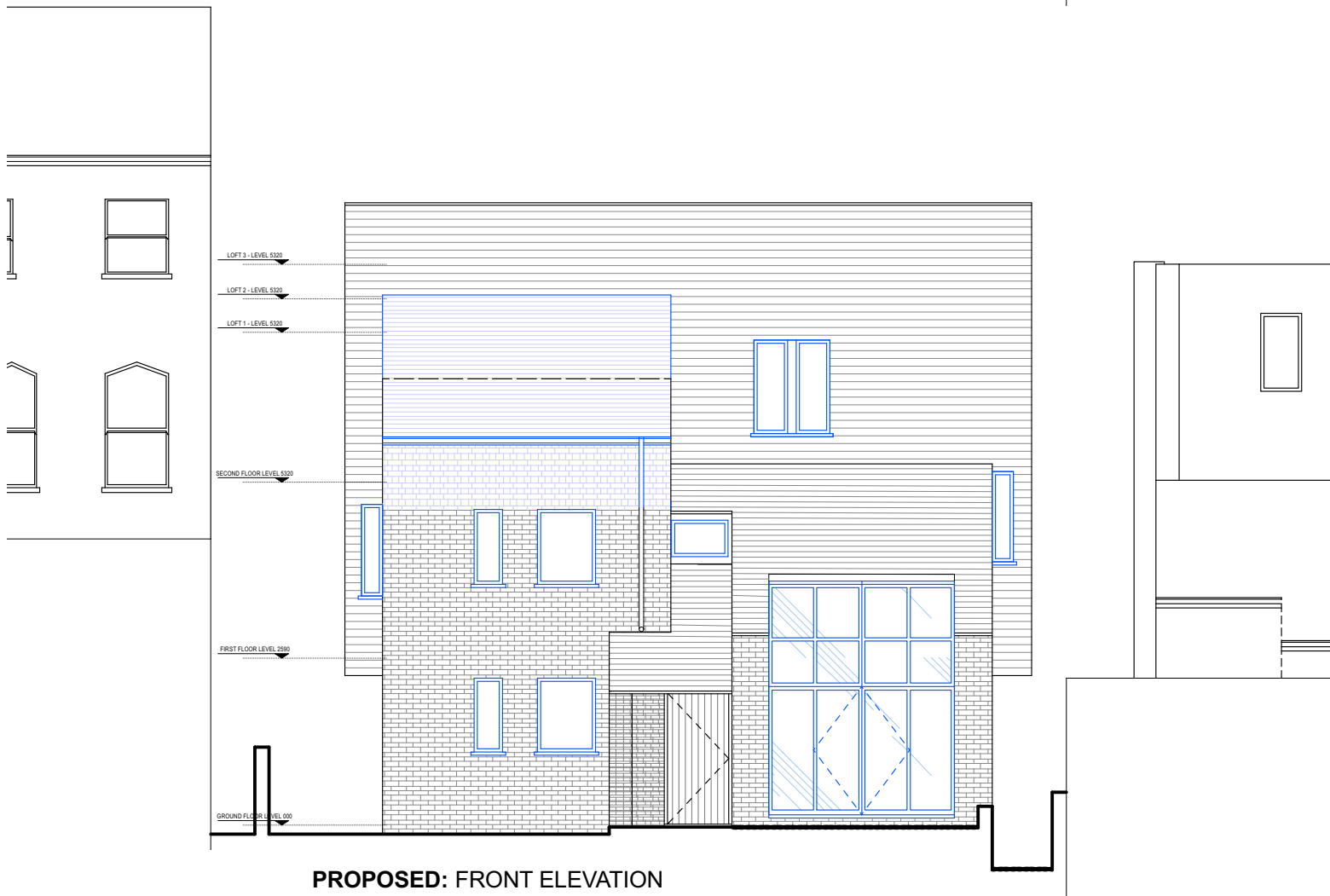
Single detached family dwelling house for a family of two adults and two children.

PLANNING HISTORY

There have been eight applications submitted at the site ranging from tree alterations and extensions at the site between 1995-2023. The most relevant application is the recently refused application for the demolition of the existing porch and redesign, remodelling of the front elevation including ground, first and second floor extensions that overlap in the middle of the front and present a small wraparound roof above the front door, new windows and doors. An aluminium pergola 3m tall is also proposed at the front forming a porch area (ref. 23/1946/HOT).



EXISTING: FRONT ELEVATION



PROPOSED: FRONT ELEVATION

The Council refused this application on the 11th September 2023 due to the excessive bulk and massing proposed with the extensions, particularly on the front elevation, which is a concern due to the conservation area designation.

'The extensions would result in an uplift of built of built form which would result in an unsympathetic, incongruous and visually intrusive form of development that would harm the character and appearance of the host dwelling and street scene.'

DEVELOPMENT POTENTIAL

After review of the refused application, the Council considered there were only concerns with the front extension, all other proposals complied with policy. We consider reducing the front extension and minimising the front alterations should respond to the Council's concerns i.e. there was too much development at the front elevation for the refused application. The focus of the application should be on the front elevation changes, as the Council appears to be content with the other proposals.

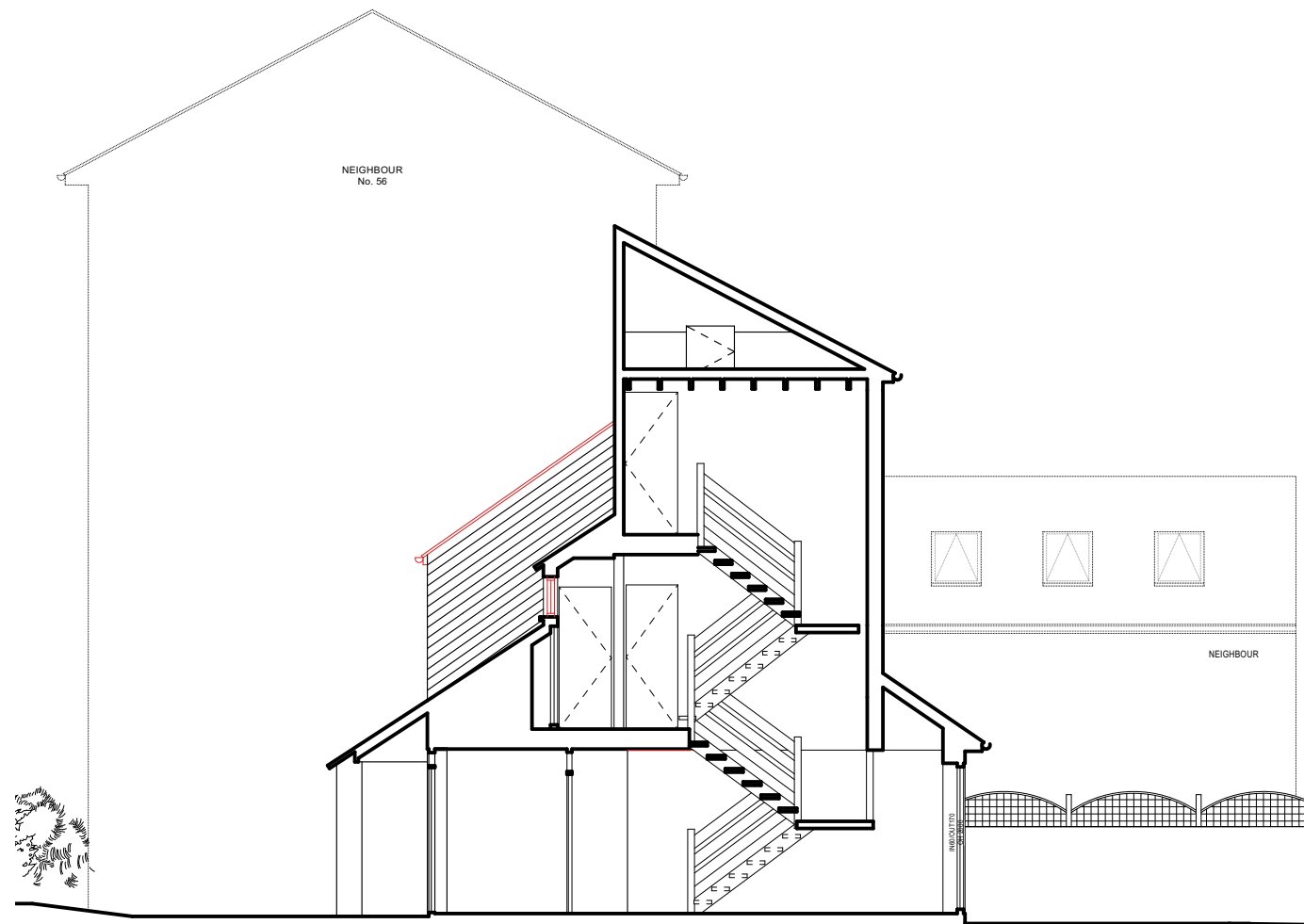
LAYOUT / ACCOMMODATION

The proposals look to raise the left-hand roof ridge by 1.3m to create a habitable space, necessary on the second floor. The space created will provide a much needed bathroom, to cater for these two bedrooms. In turn, improving the living spaces and bring the living standards up to typical modern day living arrangements.

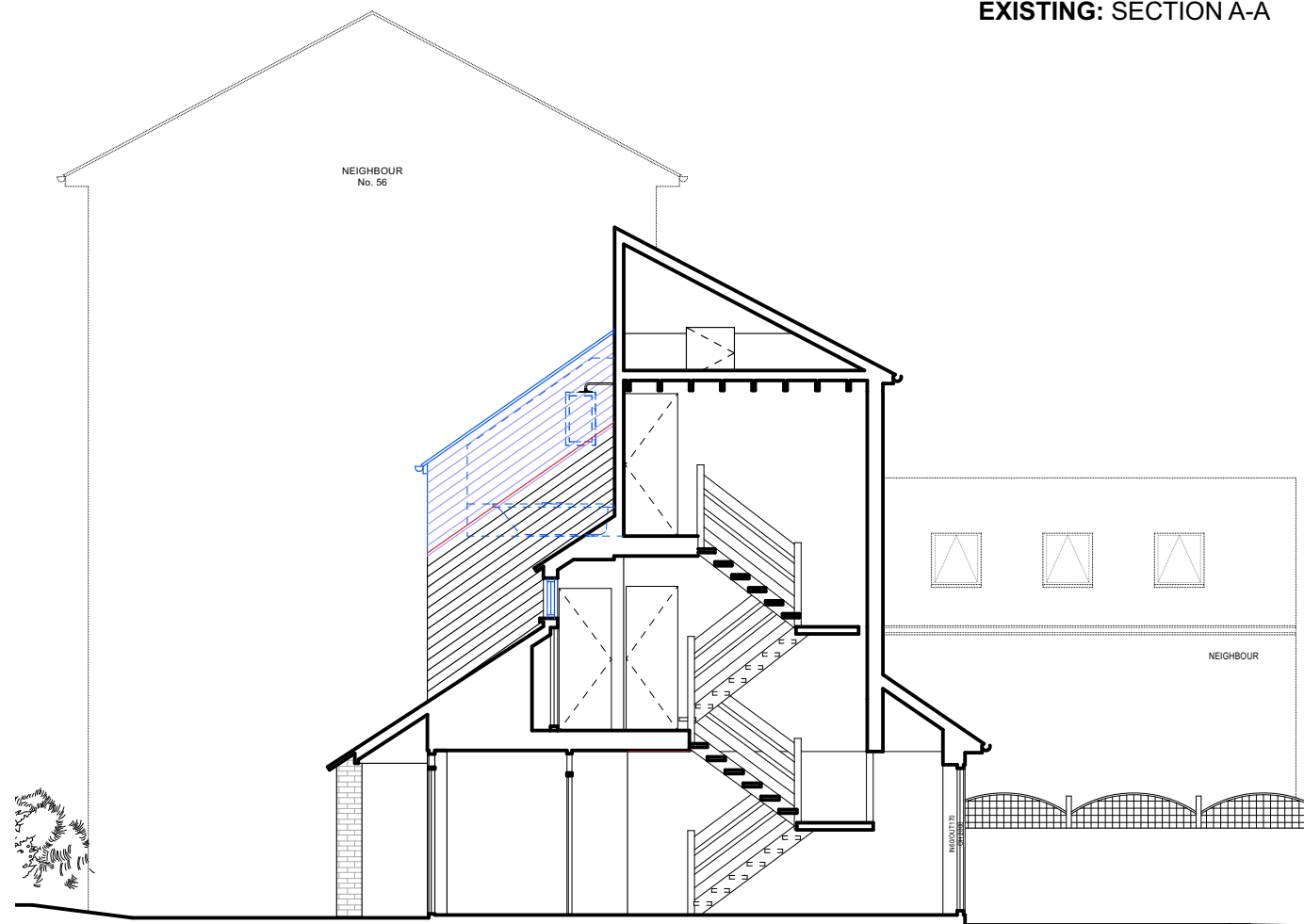
APPEARANCE

The proposals look to enhance the features of the existing property to the front when viewed from the street by replacing the windows from single-glazed to double-glazed and making good the existing feather-edge timber boarding.

Proposed materials are to match the existing, with timber windows, yellow London-stock brickwork, Cambrian roof tiles and the feather-edge timber cladding to be repaired where necessary and re-stained in a similar shade.



EXISTING: SECTION A-A



PROPOSED: SECTION A-A

FRONT GARDEN

There is no proposed change to the front hard-standing front garden.

PRE-APPLICATION ADVICE

Pre-Planning Application advice has been sought from Planning By Design

ACCESS STATEMENT

The proposals do not alter the main access to the site and retain the lateral access to the house and the garden.

SUMMARY

The proposals have been sensitively designed, to be considerate, discreet and in keeping with the local area and that of the existing property. The massing of the building relates directly to the existing architectural characteristics of the property and a restricted palette of materials addresses the original appearance of the building.

To sum up, massing, materials and careful details, respond to the site in a proactive manner. This scheme will preserve and further enhance the character of the conservation area as it allows to adapt the property to a modern family living standards without a negative impact on the neighbour's amenities, loss of privacy, loss of daylight, overshadowing, nor overbearing appearance. This approach not only addresses the local and national policies but implies a positive impact on an area so close in proximity to Richmond Park.