



Project: **58 Rosemont Road**, Richmond TW10 6QL  
Design & Access Statement  
Single Storey Rear Extension & Internal Reconfiguration  
June 2024



## PROPOSED SINGLE STOREY REAR EXTENSION, INTERNAL RECONFIGURATION AND INSTALLATION OF AIR-CONDITIONING UNIT

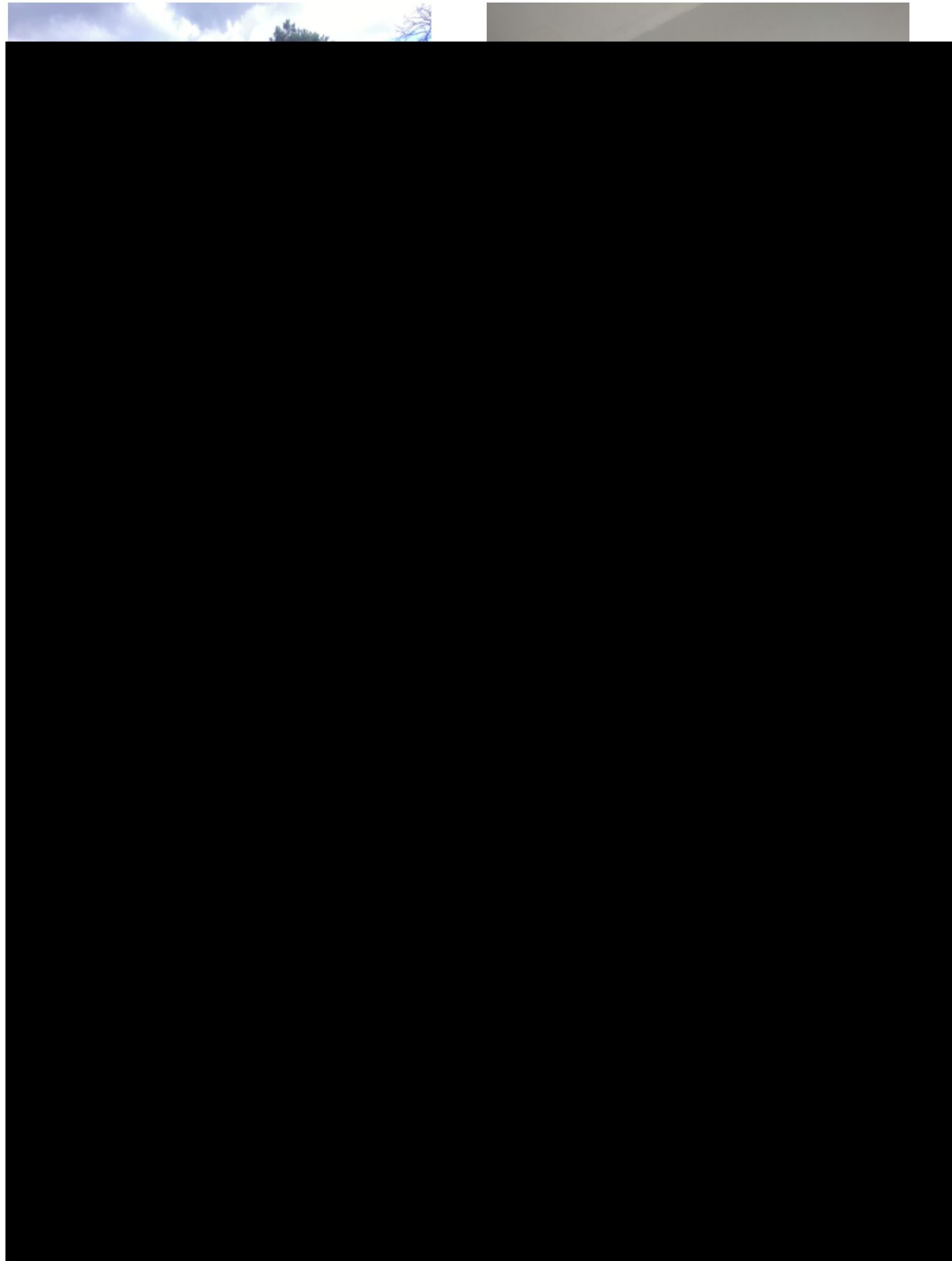
### EXECUTIVE SUMMARY

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:

- Ground floor rear extension, 4m. This increases the overall GIA by 35 m sq (a 21% increase of the overall GIA). This new section of roof will be flat, overlaid with sedum green roofing.
- Reconfigure internal spatial layouts creating spaces of varying functional uses.
- Stairs are to remain in the same location due to depth of upper floors but are flipped to allow for better circulation. A natural clockwise flow is established on the ground floor.
- Stairs to be cantilevered with open treads to allow direct views into the garden. As existing the stairs have no fire-resistance. The proposal creates a staircore that is enclosed in a ground floor lobby with 30-minute fire resistance. Enabled through the use of fire-rated glass and similar grade sliding doors.
- 300mm raise in windows on second floor, or as high as structurally allowed. The existing window heads on the upper floor are uniquely low in both these garden facing rooms, 1700mm from the FFL which creates unnecessary obstruction of views. A raise of approx. 300mm will feel naturally more like a standard window aperture.
- New double-glazed timber windows to the rear elevation, to match existing. New full-height fixed double-glazed aluminium-framed panel to first floor landing.

*Existing rear elevation*



*Existing staircase*

*Existing kitchen*

- To design with the intention of celebrating the natural symmetry of the property and the existing rear elevation fenestration, 1 large central flat rooflight and 3 sets of full-height double-glazed aluminium framed pivot doors become part of the proposal. Careful consideration has been taken in the architecture to allow as much natural light to penetrate the property and visually connect the exterior and interior.
- Existing feather-edge timber cladding to all 4 aspects to be repaired where necessary and re-stained.
- Proposed works to first floor level include providing a walk-in wardrobe and ensuite for the master bedroom, and creating a shower room, accessed from the landing and through the utility room.
- A proposed thin, horizontal glazing aperture in the existing utility directly above work-top level will filter a secondary light source into the room, which otherwise has no natural light.
- Top floor, accessed by the new staircase, remains as existing.
- Retrofitting and enhancement of thermal insulation throughout as part of a sustainability strategy.
- Installation of AC unit to left-side elevation at high level to service the upper floor.

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.





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 extension considered overshadowing and privacy as main aspects when assessing its massing and overall morphology. The ground floor extension does not lead to substantial reduction of amenity space in the garden and is proportionate in size to the proposed ground floor.



Conservation Area Satellite Map



OS Map showing location of property on Rosemont Road



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.

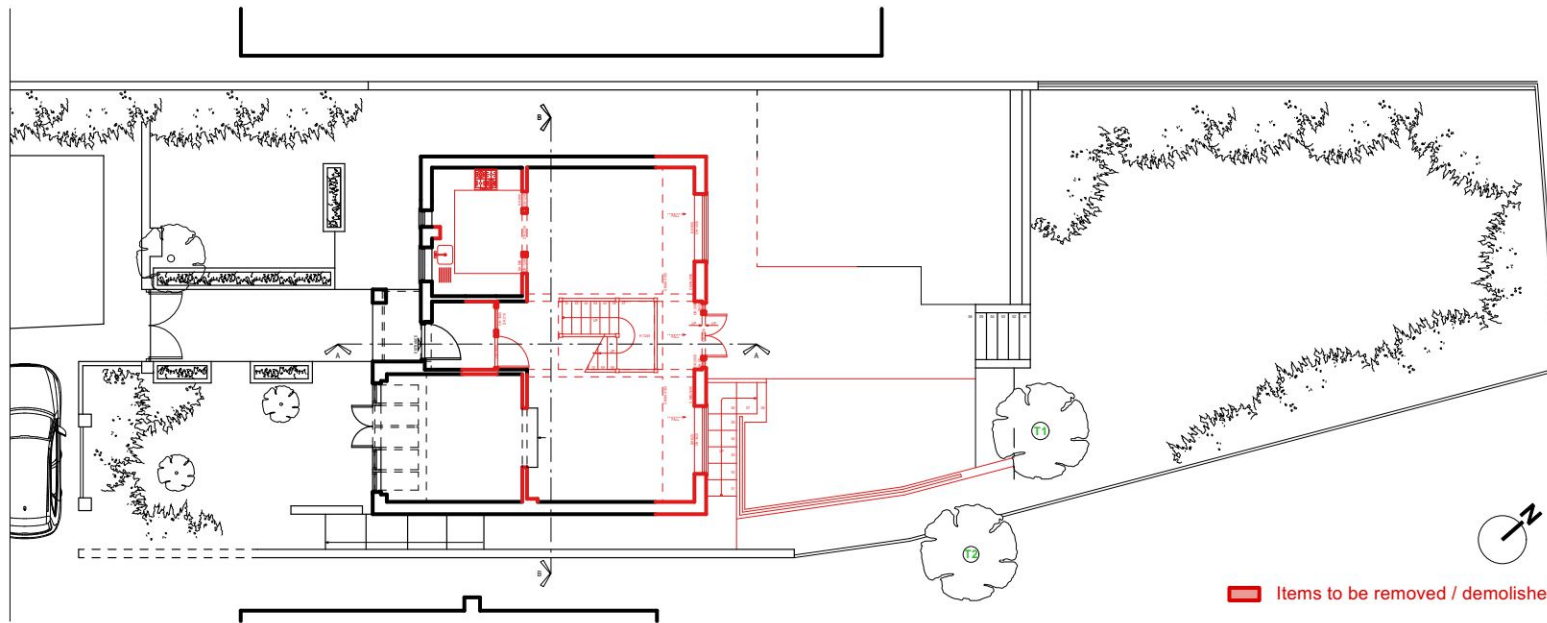
### Publication Local Plan

- 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

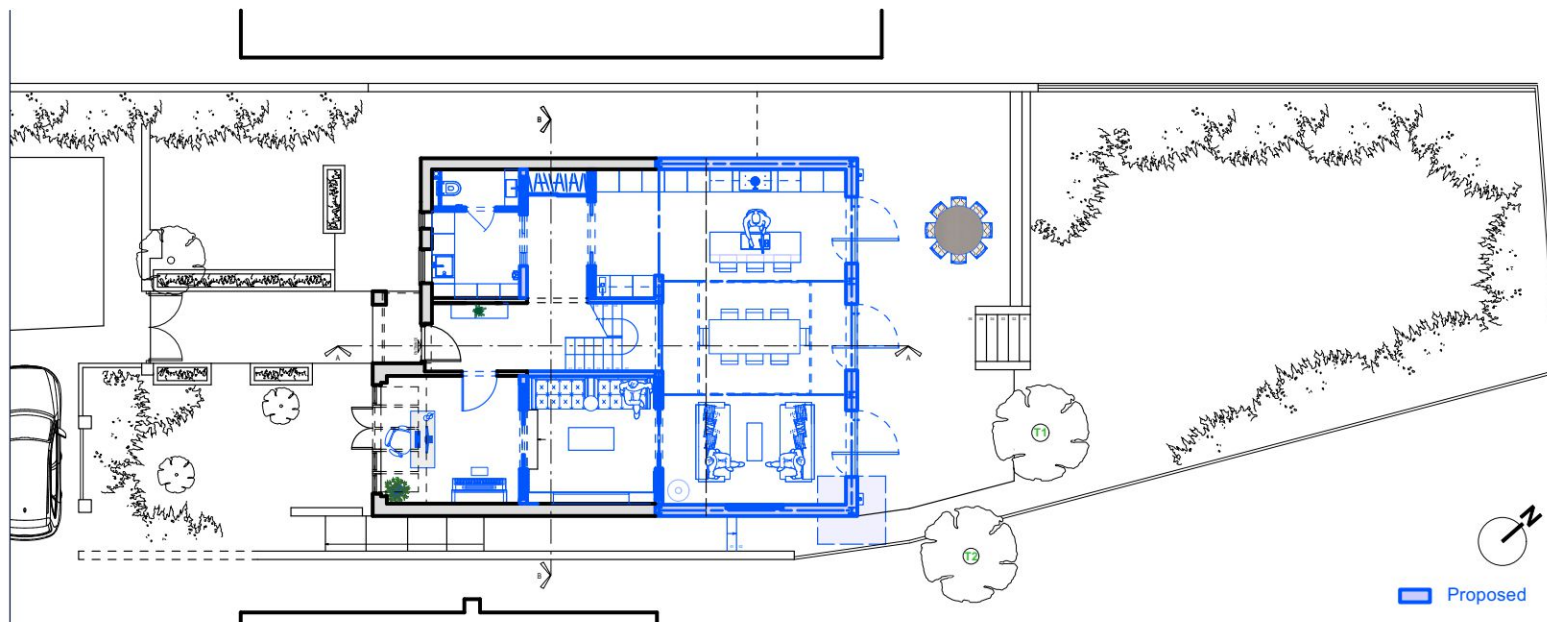
### STREET SCAPE

Rosemont Road is located just off Richmond Hil. 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.

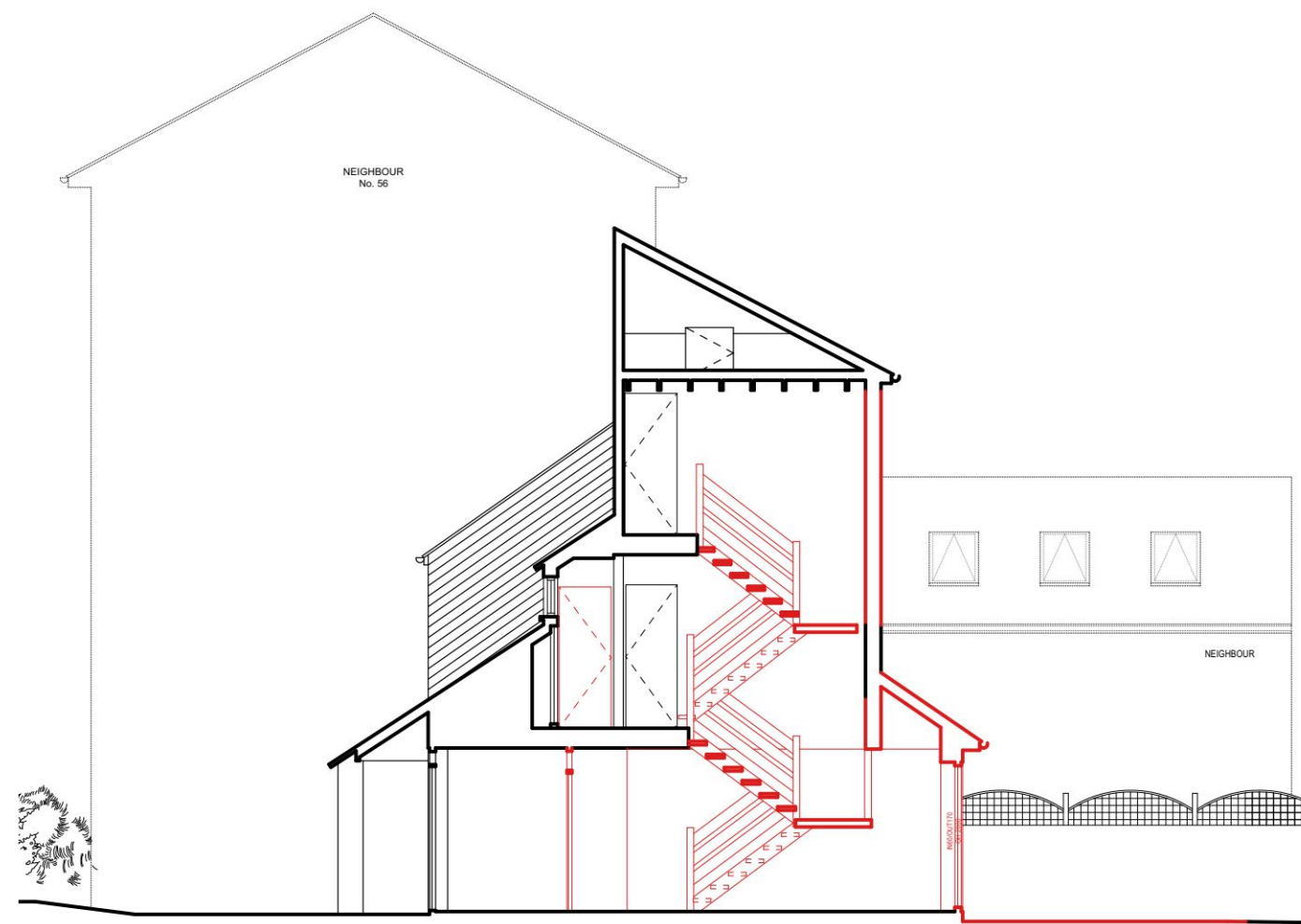
The houses are on the right hand side of the road, are semi-detached '2 up 2 downs' with a small garden to the side. However, over the years, some owners have extended into these gardens creating driveways to the front and little courtyards to the rear.



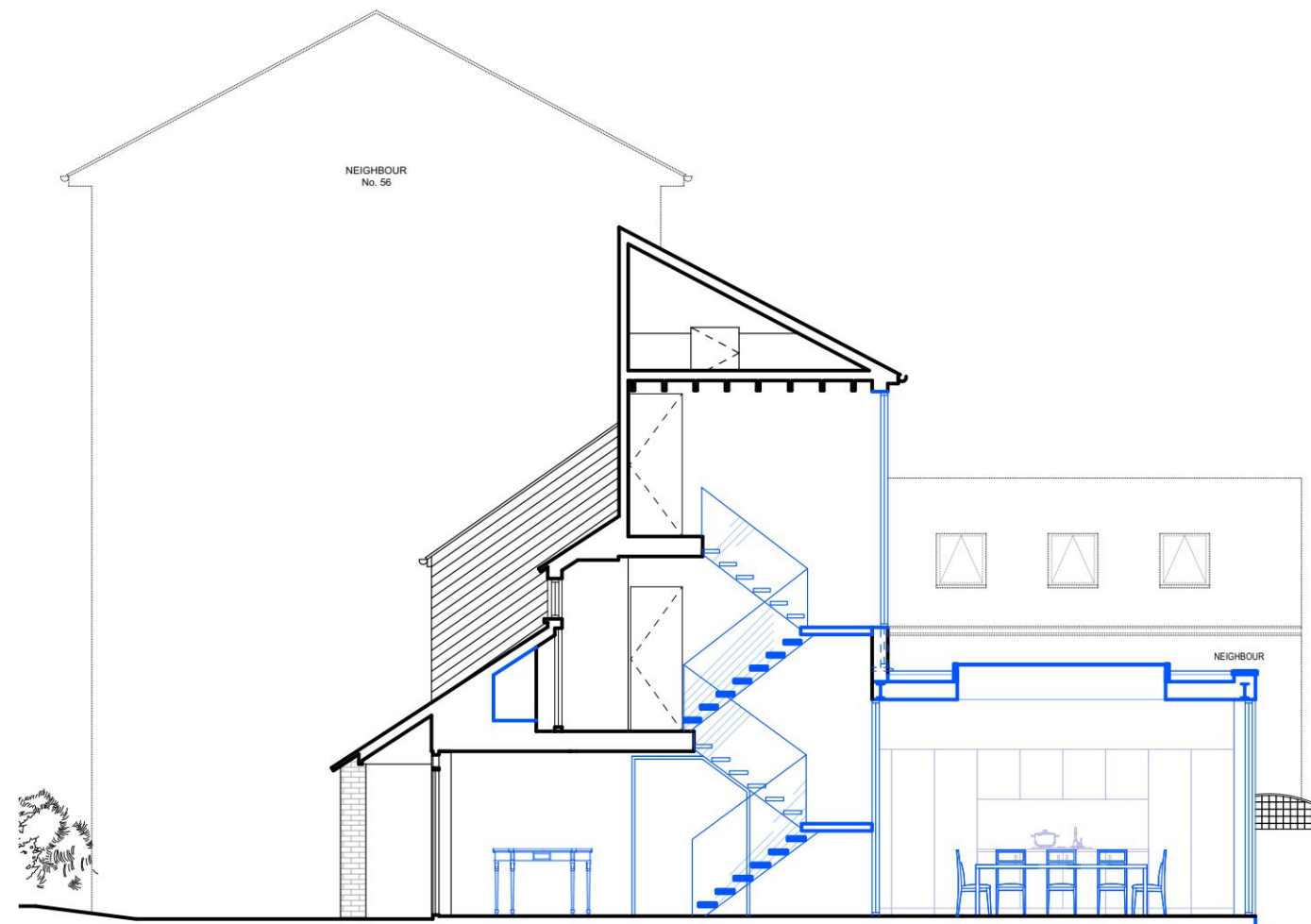
EXISTING: SITE PLAN



PROPOSED: SITE PLAN



**EXISTING: SECTION A-A**



**PROPOSED: SECTION A-A**

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.

## **PRE-APPLICATION ADVICE**

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

## **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: REAR ELEVATION**



**PROPOSED: REAR 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 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.

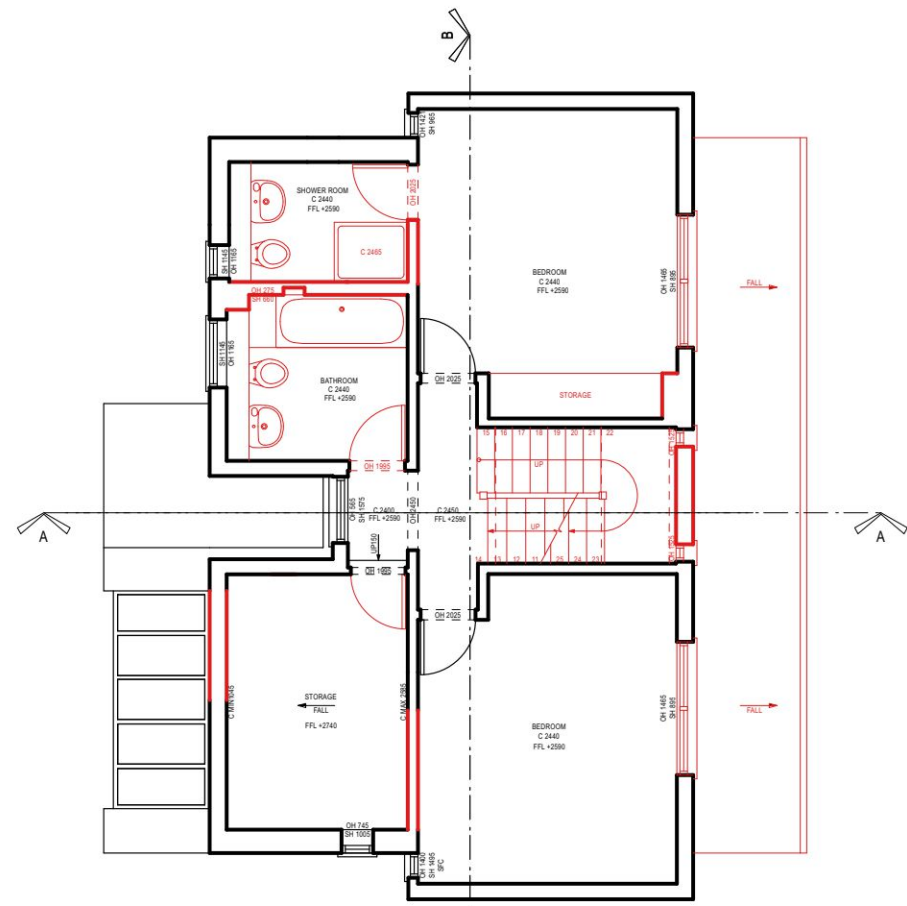
### **LAYOUT / ACCOMMODATION**

The proposals look to extend at ground floor to the rear. Internal reconfiguration to improve the living spaces and bring the living standards up to typical modern day living arrangements.

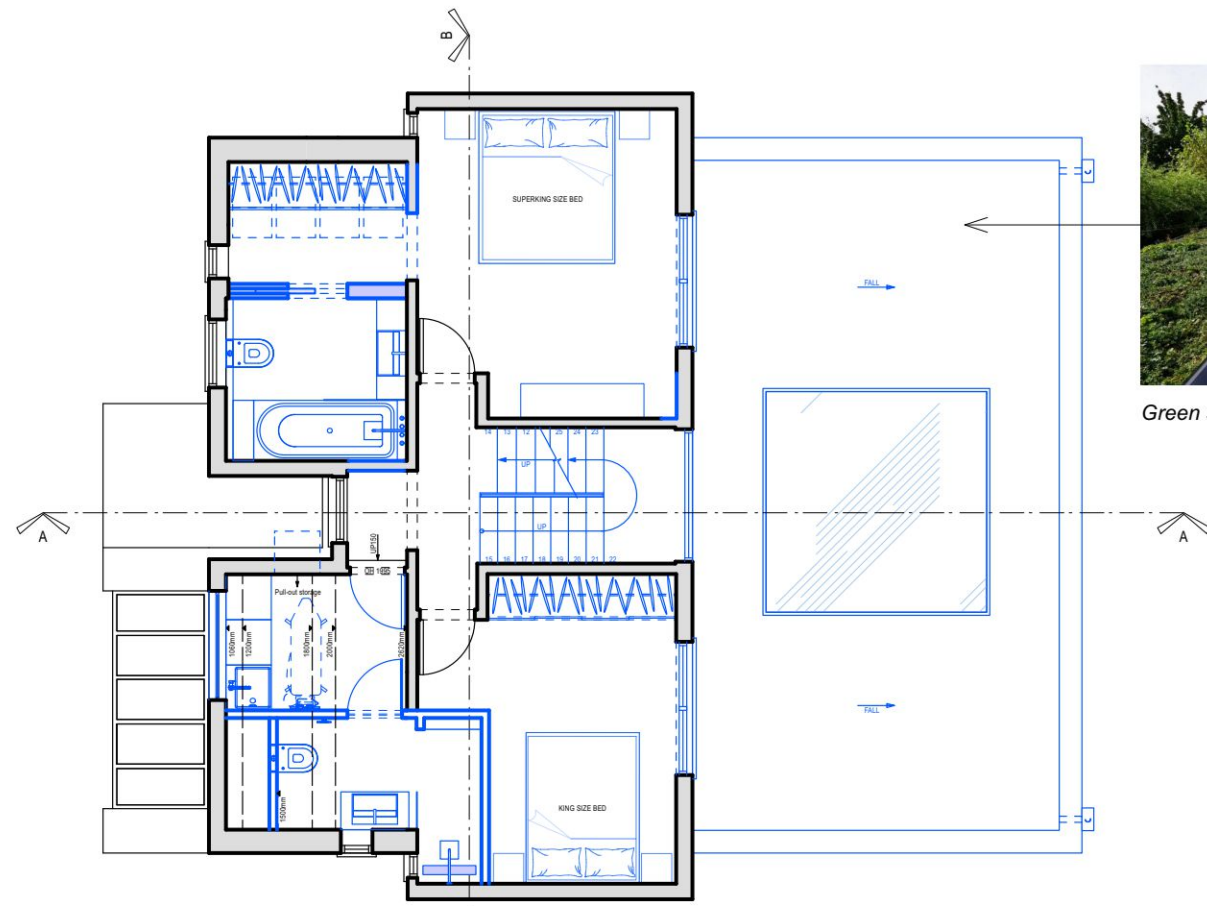
### **APPEARANCE**

The Client wishes to have a contemporary aesthetic throughout the property finished to a high quality and level of design.

The rear of the property will be opened up with large full-height pivot doors and large rooflight to benefit the natural daylight gain. The internal space would benefit from having direct views into the garden and all its flora which is a credit to the property overall.



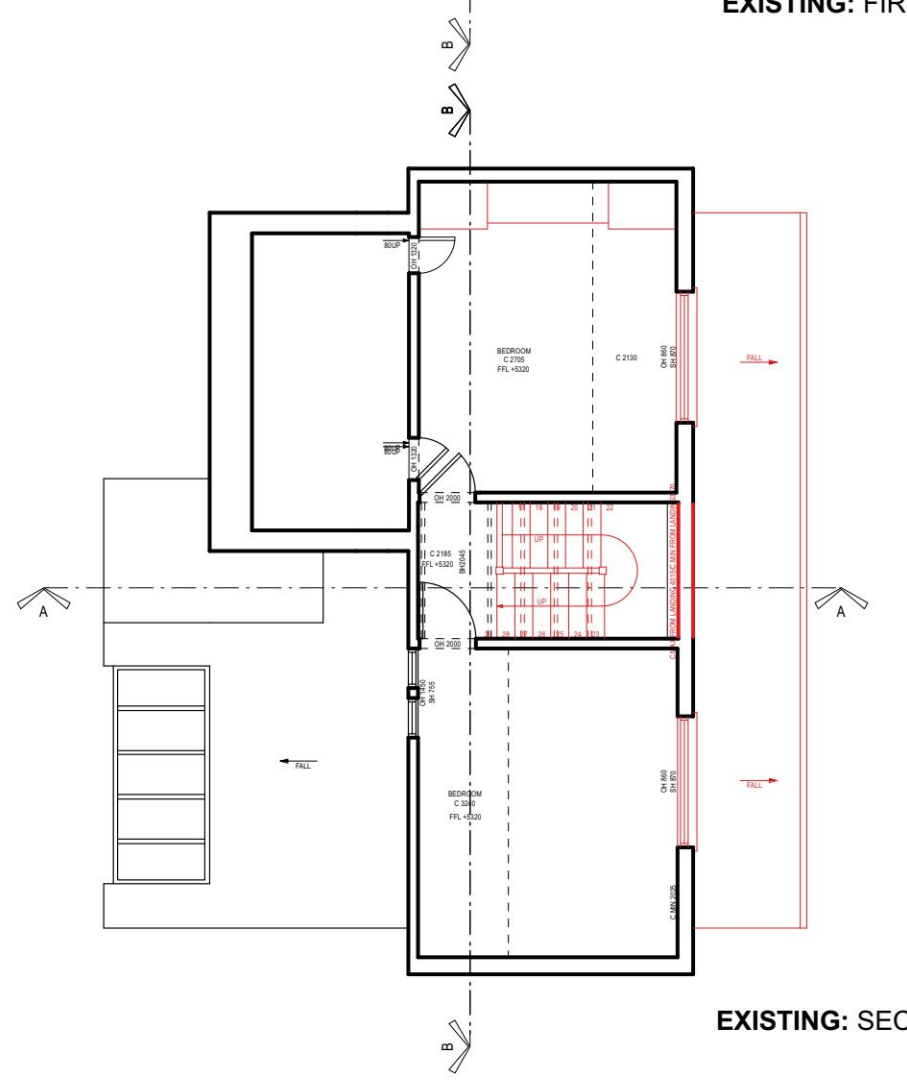
**EXISTING: FIRST FLOOR PLAN**



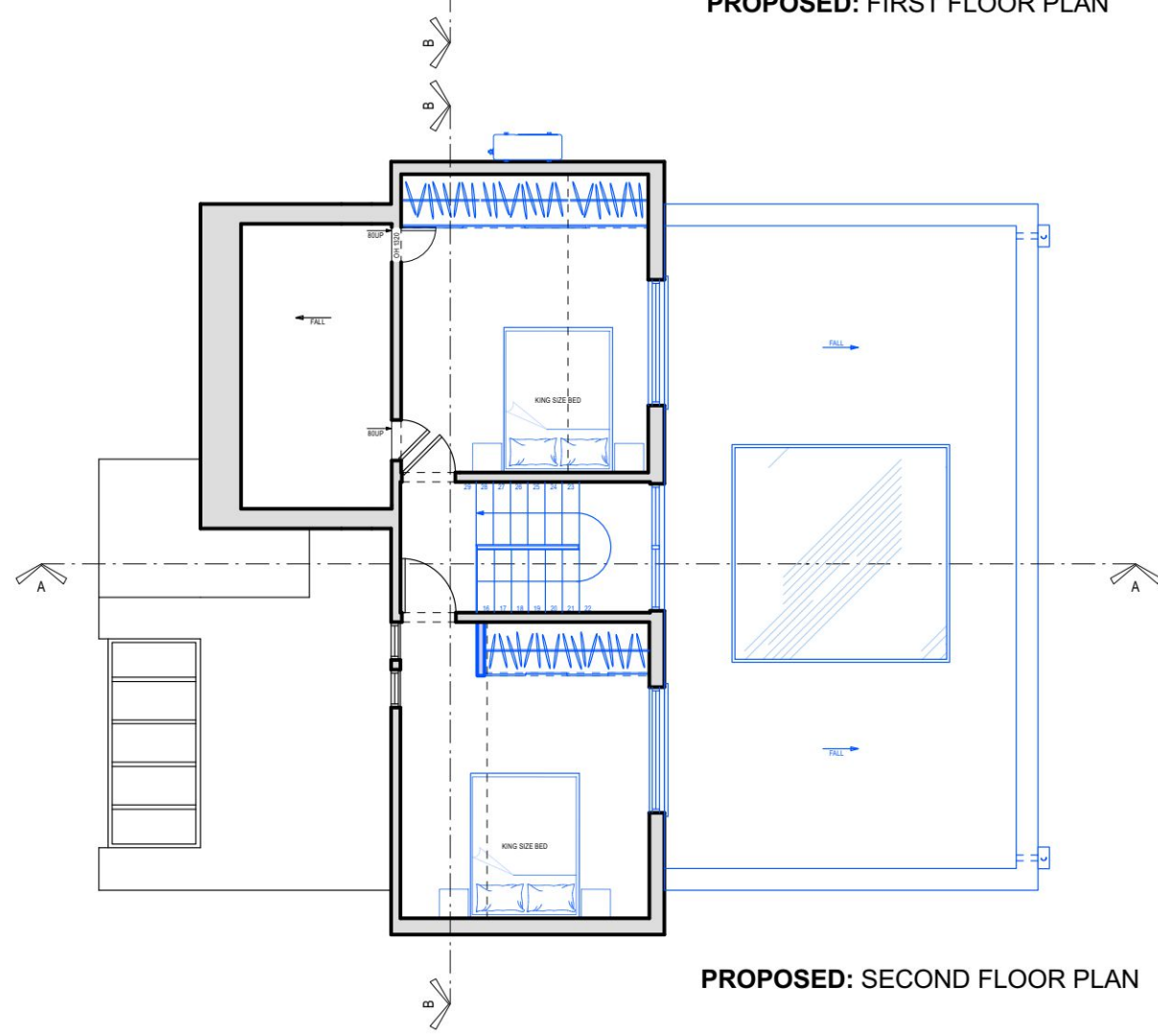
**PROPOSED: FIRST FLOOR PLAN**



*Green sedum roof covering*

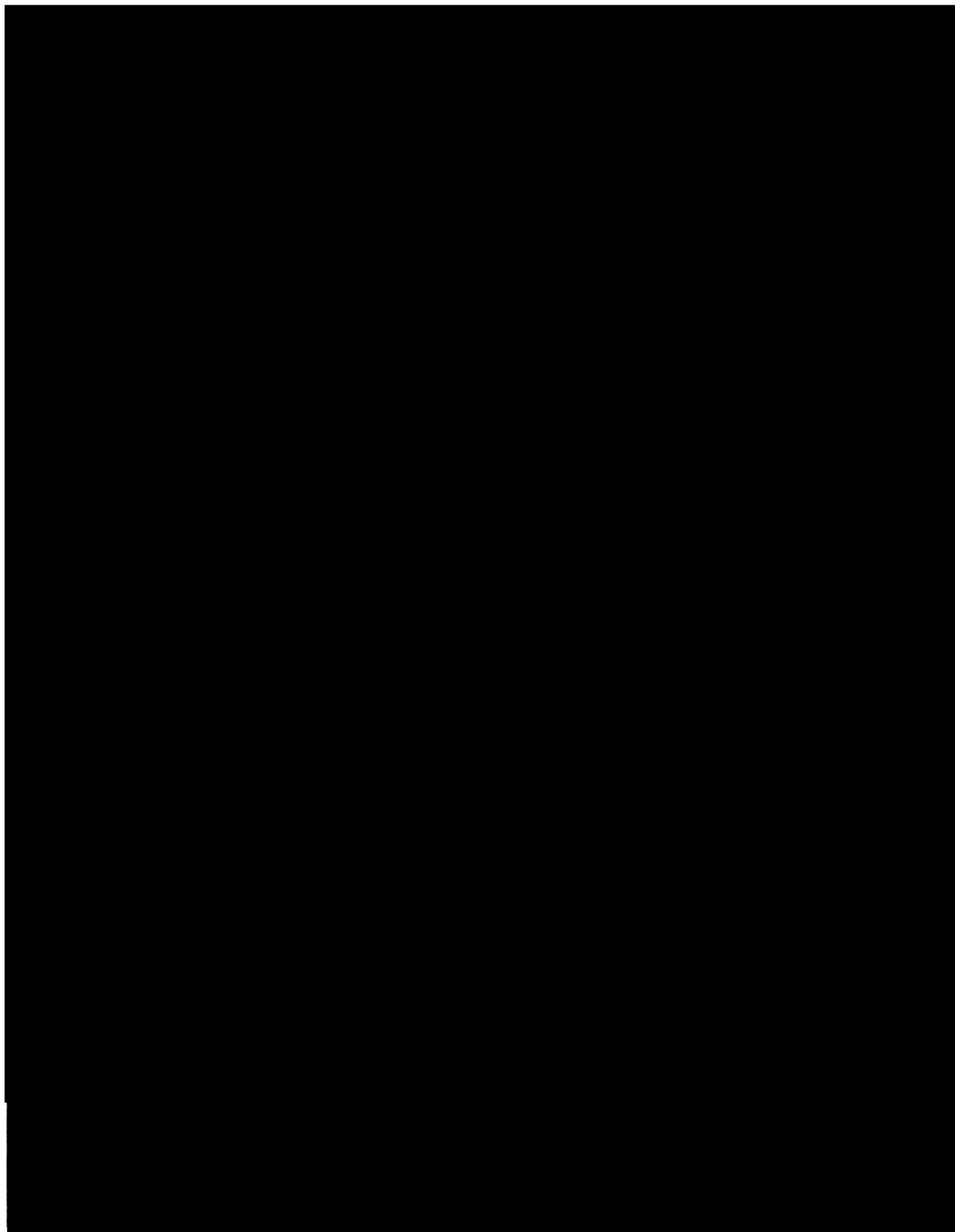


**EXISTING: SECOND FLOOR PLAN**



**PROPOSED: SECOND FLOOR PLAN**





*View into garden*

*Photograph of Golden False Acacia*

## **REAR GARDEN**

The patio will remain as existing, with 2 new steps leading down from the lower garden level down to the basement.

There will be no trees affected by the proposals following the indications of the Tree Survey Report. The Arboricultural Survey report forms part of this application and it has informed the design stages. Care was taken to minimise any impact on local trees which has been achieved.

## **ACCESS**

The proposals do not alter the main access to the site and retain the lateral access to the house and the garden. The proposed central staircase is in the same core location as existing but is now design so that it is enclosed in a 30-minute fire-resistant rating entrance lobby. The proposed extension will have a floor at the same level as the existing floor so that the ground floor is completely step free, making it easier for the elderly or disabled to access the garden from the house.

## **SUMMARY**

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

To sum up, massing, materials and careful details, amalgamated under a balance of traditional and contemporary architectural language, respond to the site in a proactive manner on several levels. 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. The proposal has no effect on the neighbouring properties due to the staggered arrangement of the houses. 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.