

Planning Statement

In support of Householder planning application for No.3 Gloucester Road, Kew, TW9 3BS

1. Context & background

No.3 Gloucester Road is a terraced, Victorian house. The site is located within the Kew Green Conservation Area, forming the start of the period terrace, running off Kew Green. The building has not been extended at the front (like many properties along the street) nor the rear.

The property currently provides three bedrooms, with a bathroom to the rear first floor.

A top floor extension with rear dormer was recently approved and implemented.

2. Proposed works

In order to create a larger kitchen and dining space, we are proposing a partially glazed infill extension to the rear garden which follows the council's *Design Guidelines for house extensions and external alterations*, as well as similar approvals along the street.

The extension will be mainly minimally-framed glass with aluminium frames which will still allow the existing rear and outrigger brickwork to show through inside. The lower side portion of the extension will be set down to 2.2m by the boundary with the neighbour at No.5 (where in fact there is an existing shed structure), with a lead-coloured GRP roof and integrated box gutter wholly on the No.3 side. The rear wall will be faced in leadwork or aluminium panels (to match the extension framing), but the neighbouring face will be in London Stock brickwork above the existing garden wall. The proposals and boundary treatment / height accords with the aims of the Council's SPD on House Extensions and External Alterations.

As the glass box is taller than 2.2m (but set back significantly from the boundary) there will effectively be a run of side facing clearstorey windows next to No.5, with one to be a vent to assist fresh air flow. The cill of these windows will be 2.4m above floor level so there should be no need to condition these to be fixed or obscured glass as there will be no views out laterally, and barely any from below.

The proposal also includes a minimally framed enlarged window opening to the outrigger, to replace the small existing opening in the brick wall. The opening will have a vertical brick lintel over in matching brick. Contemporary windows are common and generally permissible at ground floor where they cannot be seen (notably these have been approved at No.1 Gloucester Road and along the street). The window will have a solid vent to the side, to allow fresh air when needed.

Local views

The proposed changes would not be visible from the street or public realm, there are no properties facing onto the rear of No.3 as there are only gardens and garages behind.

3. Access & Refuse

There is no change to the existing access to the property. There is no change to the proposed services, bin storage or recycling storage for the house.

4. Summary

The proposals seek (via high quality works) to sympathetically upgrade a property, providing much needed kitchen and dining accommodation whilst not harming the overall appearance of the building and the local Conservation area.

We believe that our proposal is in accordance with the existing fabric of No.3 Gloucester Road and its surrounding Conservation Area environment. We have closely followed all council guidance and precedent permissions (and their associated reports) and we feel that the proposal presents an improvement to the existing configuration of the building, without interfering with its integrity, and greatly enhances this period terrace house, while providing a more suitable accommodation for a family home.