



## 10 Sheen Common Drive

TW10 5BN

Design & Access Statement

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# 1. Introduction to site



Conservation Area 69

10 Sheen Common Drive sits on the periphery of Sheen Common, and is within Conservation Area 69. The property is not statutory or locally listed and is a detached family home with a large garden to the rear. To the front of the property, crazy paving forms a driveway surrounded by mature, overgrown foliage and sits behind a brick boundary wall.



Existing Front Elevation

As explained in the Sheen Common Drive Conservation (Area 69) Character Statement, Sheen Common Drive was predominantly built on open land between 1925-1932. The road, lined with detached two storey houses, is a good example of a planned housing estate from the 1920s. The estate benefits from a spacious plan, with a wide road, lined by verges and street trees, fronting substantial front gardens. The houses are characterised, typically of the era, by prominent gables, steep hipped roofs, semi-circular inset porches, timber casements and prominent bays. Asymmetry is a key feature of their design.

10 Sheen Common Drive, itself, predates the majority of the planned estate; first appearing on maps in 1913 (*Surrey VII.1 Revised: 1911, Published: 1913*) as shown in the heritage statement below. The house has been subject to minimal refurbishment and upkeep over the past century. It is now tired and visibly falling behind it's more recently updated neighbouring properties, notably no.12 and no.14. The front garden is currently very overgrown, whilst the building envelope and fenestration perform poorly. The house is now visually a combination of deep cream painted brick and render. The original red brick and stone detailing has been covered by multiple layers of paint which are now crumbling away. Rosemary tiles fill a front facing gable over the two storey square bay window. The applicants, having recently bought the house, see the potential for this to be a beautiful family home once again.



*The poor condition of the existing masonry due to years of neglect and water damage caused by overpainting*

An *Other Open Land of Townscape Importance (OOLTI)* band runs across the rear of the private gardens to 2-48 Sheen Common Drive; this can be seen in the following LBRuT map.



LBRuT mapping of Open Land of Townscape Importance (OOLTI)

## 2. Proposal

The proposals seek to refurbish and modernise this neglected property to provide an energy efficient family home for the new owners. This is provided by a series of extensions and improvements to the building, aesthetically in line with similar approved proposals within the surrounding context, but pushing for energy efficiency and sustainability beyond the level provided by most neighbouring properties.

**To the front** of the property the proposal reinstates the original pedestrian gateway, boundary and path leading to the front door, aligned to the brick planters on the verge. The boundary wall will be reinstated in its original position and a decorative arched lintel is proposed within the wall to protect the roots of the mature Silver Birch tree, close to the boundary line. The now oversized Magnolia shrub/ornamental tree, currently blocking the lost pedestrian entrance route and a large amount of daylight into the property, is proposed to be removed. More appropriately sized planting and landscaping is proposed to the front garden, surrounding an upgraded and permeable hardstanding of resin bound gravel. The newly landscaped front garden will provide parking for two cars. Currently, due to the overgrown nature of the front garden and magnolia tree, it is difficult to park even a single car at the front of the property.

Minor reconfiguration of the porch is proposed, with the introduction of a semi-circular-arched, inset storm porch, maintaining the asymmetry to the front elevation and taking precedent from the recently refurbished 12 Sheen Common Drive. This will be matched by a narrow single storey side extension to the north west, set back from the front elevation, adjoining that of no.8.

To the front of the roof, a new dormer is proposed to match those to the neighbours on either side, reinstating the visual link between these similar properties.

Where the small side extension and the storm porch are proposed, they will be constructed from new insulated cavity walls. This will allow for red brick to articulate these features, much as was initially intended before the property's masonry was over painted and much of the original brick detailing was obscured. A brick will be chosen to match the original red brick, which is exposed on neighbouring properties. In

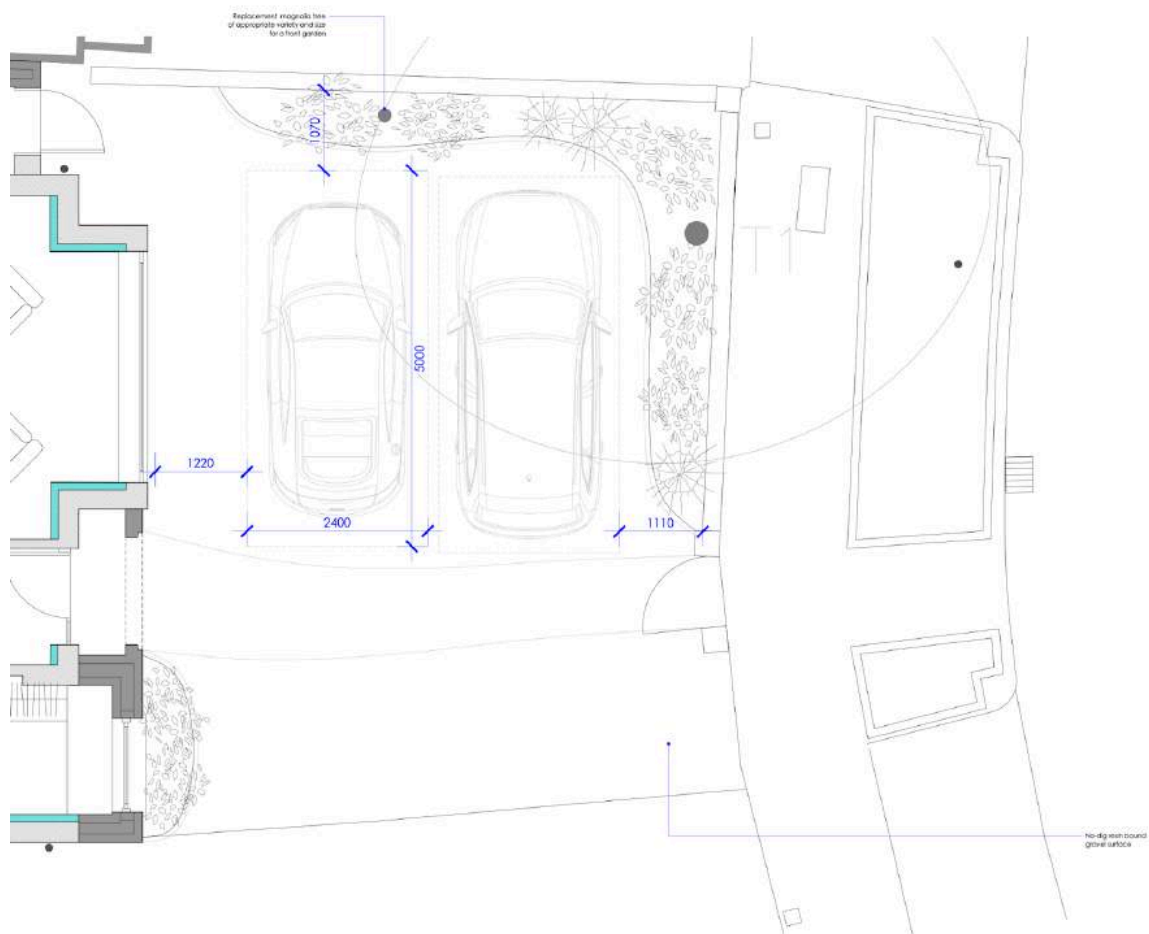
conjunction with this, the remaining existing red brickwork will be cleaned to remove the paintwork and restore the appearance of the house.

The hung tile gable, a later addition not in-keeping with the character of the house, will be replaced with timber framing over render to match the prevailing detail in the area.

**To the rear,** a single storey extension is proposed at ground floor level, above a section of this sits a partial infill extension to the rear at first floor level. This rear extension is proposed far from the section of garden within the *Open Land of Townscape Importance*.

Replacement and reconfiguration of the existing roof is also proposed to better utilise the space available within the characteristically steep hipped roof. This replacement will provide the opportunity to thermally upgrade the roof to exceed contemporary standards, which is very important in achieving the owners' environmental aims, as typically a quarter of heat is lost through the roof in an uninsulated home. Some of the new habitable space provided in the roof, along with the small side extension, will provide required plant space for the proposed sustainability systems of the property, including an air source heat pump, and MVHR to allow the building to be as airtight and energy efficient as possible. Flush solar panels are also proposed, to the south-east side of the roof, taking full advantage of the steeply pitched roof form.

Throughout the house the existing windows will be replaced, within the existing openings, with high performance double and triple glazed timber frame windows, with frames and details to match the existing. At the rear, where the pattern of fenestration is slightly modified to provide larger rear facing windows at first floor and a new window at second floor a similar detail will be proposed. This, along with the proposed roof lights, provide a high level of natural light into the converted loft space.



*Proposed Front Landscaping*

### 3. Planning History & Development of 10 Sheen Common

The site has had a number of recent applications since the current owners purchased the property. These have sought to improve the property, which has been vacant for a period of time, to bring it back into use.

A previous scheme was submitted and refused for the house (23/3322/HOT below), this application amends the scheme from that application to address the reasons for refusal and comments within the Officer's Report. Section 15, below, outlines the key changes between that scheme and this.

**Planning application number: 23/3395/PS192**

Status: Granted Permission 05/02/2024

*Construction of a timber clad outbuilding*

**Planning application number: 23/3322/HOT**

Status: Refused Permission 28/02/2024, Appeal Lodged on 22/05/2024

*Single storey side and rear extension. First floor rear extension. Proposed porch, AC unit, external insulation, replacement roof with front dormer, rear gable, rooflights and PV, boundary alterations.*



*The rear elevation of the refused proposal*

**Planning application number: 23/3067/PS192**

Status: Refused Permission 14/12/2023. Appeal Lodged on 18/03/2024

*Construction of a timber clad outbuilding is proposed. As the outbuilding is proposed within the RPA of the oak, a no dig approach will be required. The proposed outbuilding will be founded on a piled raft, using helical or screw piles, avoiding and therefore not affecting roots.*

**Planning application number: 23/T0621/TCA**

Status: Decided the Council raises no objection 18/09/2023

*T4, Apple - Fell T6, Apple - Fell T7, Pear - Fell T8, Holly - Fell T9, Apple - Fell T11, Pear - Fell Please also note that it is intended to replace these trees with an equal number of similar garden/orchard trees.*

**Planning application number: 22/T0910/TCA**

Status: Decided the Council raises no objection 07/12/2022

*Silver birch - fell because of proximity to outbuilding which is resulting in damage. The surveyor has identified that this damage will intensify resulting in increasing damage to the outbuilding but also to the perimeter boundary walls.*

#### 4. Relevant Planning Permissions History within Local Context

**Planning application number: 23/0713/PS192**

12 Sheen Common Drive Richmond TW10 5BN

*Erection of a rear outbuilding, swimming pool and air source heat pump.*

Granted Permission 27/03/2023



**Planning application number: 22/2602/HOT**

14 Sheen Common Drive

*Proposed rear infill extension including first floor rear extension, single storey rear and side extension and alterations to external fenestration including new porch, front bay and gable, rear gable to coach house and the installation of 1 no. air conditioning unit and 2 no. air source heat pumps. Raising rear ground level to form terrace.*

Granted Permission 06/12/2022



14 Sheen Common Drive Existing Front Elevation



14 Sheen Common Drive Proposed Front Elevation (Granted Permission 06/12/2022)





14 Sheen Common Drive Existing Rear Elevation



14 Sheen Common Drive Proposed Rear Elevation (Granted Permission 06/12/2022)

**Planning application number: 20/3005/HOT**

12 Sheen Common Drive Richmond TW10 5BN

*Erection of front and rear dormers and insertion of rooflights in the flank elevations.*

Granted Permission 18/12/2020

**Planning application number: 20/1709/PS192**

12 Sheen Common Drive Richmond TW10 5BN

*Single-storey rear extension.*

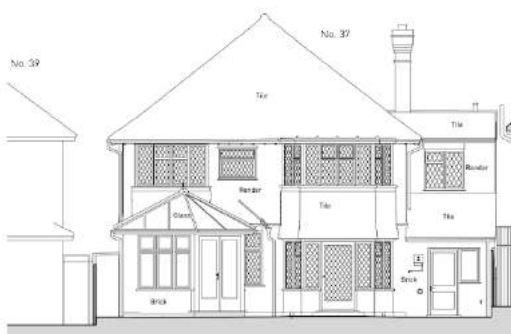
Granted Permission 03/07/2020

**Planning application number: 14/4844/HOT**

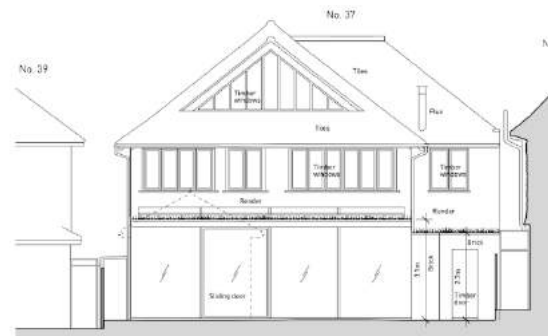
37 Berwyn Road Richmond TW10 5BU

*Single storey rear extension to replace existing extension. New hipped roof over existing side extension, a rear pitched roof dormer and roof lights to front and side. Conversion of garage to habitable space. Replacement of windows with double-glazed timber windows*

Granted Permission 19/01/2015



37 Berwyn Road Existing Rear Elevation



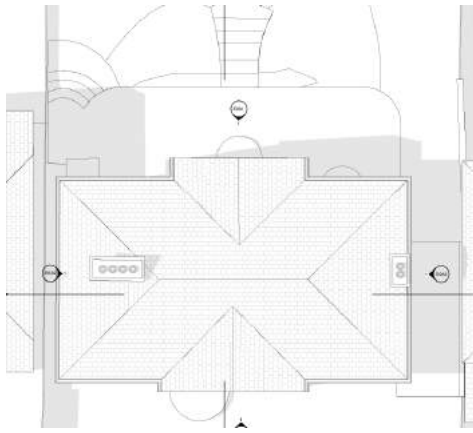
37 Berwyn Road Proposed Rear Elevation (Granted Permission 19/01/2015)

**Planning application number: 14/3146/HOT**

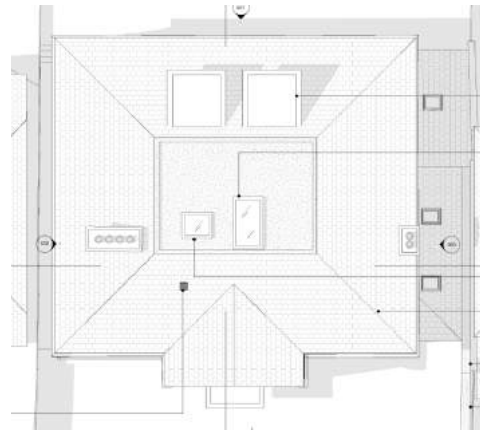
18 Sheen Common Drive Richmond TW10 5BN

*Construction of a new extended front gable in place of existing. Single storey side extension.*

Granted Permission 17/02/2015



18 Sheen Common Drive Existing Roof Plan



18 Sheen Common Drive Proposed Roof Plan (Granted Permission 17/02/2015)



18 Sheen Common Drive Existing Rear Elevation



18 Sheen Common Drive Proposed Rear Elevation (Granted Permission 17/02/2015)

**Planning application number: 13/2545/HOT**

18 Sheen Common Drive Richmond TW10 5BN

Construction of new extended front gable in place of existing, single storey side extension and rear two storey extension with rear dormers. New render to all elevations with ashlar rustication to ground floor.

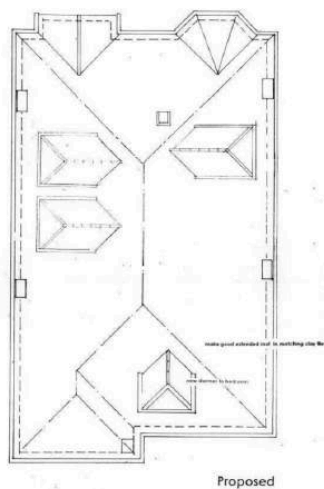
Granted Permission 11/11/2013

**Planning application number: 06/2922/HOT**

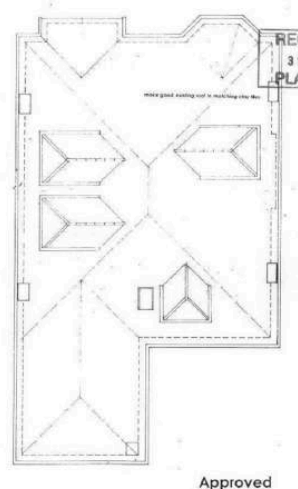
6 Sheen Common Drive Richmond Surrey TW10 5BN

Erection of first floor extension over proposed single storey extension and erection of roof extension. (Amendment to previous application ref 06/2155/HOT)

Refused Permission 26/10/2006. Appeal Allowed on 17/04/2007



Proposed



Approved

## 5. The Design Concept

### A case for the refurbishment and extension

10 Sheen Common Drive has been subject to minimal refurbishment and upkeep over the past century. The house is now tired and visibly falling behind its more recently updated neighbours. However, the applicant has identified the potential for the property to be restored to a high standard, to enhance the Conservation Area and to provide a high quality, sustainable, family home.

Taking precedent from the recently refurbished 12 Sheen Common Drive, next door, the proposal addresses the currently underwhelming front entrance, adding a red brick storm porch.



*12 Sheen Common Drive*

The ground floor extension at the rear is proposed to follow the footprint of the existing rear terraced patio, outside of the OOLTI zone and retains the asymmetry characteristic of the existing house. The small first floor partial rear infill extension is set back from the line of the west gable outrigger to again retain the distinctive asymmetry at the rear.

Replacement of the roof allows for substantial upgrades to the performance of the building envelope and allows the family home to benefit from new habitable space provided in the existing steeply pitched roof.

Improvement and protection of the landscape setting is also proposed to the front and rear of the house. The original front boundary treatment is proposed to be reinstated, realigning this with the distinctive verge planters characteristic of the estate. Preservation, enhancement and reinstatement of architectural quality is proposed wherever possible.

## 5.1. Layout

The proposed ground floor extension aims to provide an open plan family space fitting for contemporary family life, allowing existing formal rooms to the front of the house to remain and be restored to be used as they were intended. Through the extension, a better link and transition from house to garden is also a key improvement. Better links to contemporary provisions such as ensuite and utility spaces are proposed throughout the revised layout internally.

Within the proposal additional space is provided to accommodate plant equipment associated with the new sustainable systems proposed.

## 5.2. Materials

The palette of materials used within the estate are restrained and uniform. These include red plain roof tiles, red / yellow stock bricks, pebbledash, render, tile hanging, casement windows and half timbered upper floors. The proposal embraces these traditional materials.

At ground floor level, where the red brick to the front elevation has been previously painted over, this will be reinstated in the porch, side extension and front bay. This will help to reintroduce the originally intended material character of the house and architectural details that have been obscured by layers of paint over recent years. To the first floor, the external walls will be covered by new polymer render, again in keeping with the original material palette.

Red plain tiles to match the original tiles are proposed on the roof. Painted timber bifolds and french doors, in keeping with the style of the existing fenestration, are proposed to the rear elevation. Similarly all other proposed windows will be painted timber casement windows, within replacement dormers and to the gables, in keeping with the existing. Rooflights added within the pitched roof will be conservation rooflights.

## 5.3. Scale and Mass

To the front of the property the proposal aims to reinstate the spacious and well manicured leafy frontage to the property, which combined with the quaint pedestrian gate, will reestablish the intended suburban scale set out in the original planned estate.

The proposal reinstates the original pedestrian gateway, boundary and path leading to the front door, aligned to the brick planters on the verge. It is clear the boundary wall has been modified here over the years. Loss of front boundary treatments and front gardens in particular put pressure on the conservation area. Here, a gate and boundary wall will be reinstated in its original position and a decorative arched lintel is proposed within the wall to protect the RPA of the mature silver birch. The mature magnolia shrub, currently blocking past pedestrian entrance routes, will be removed, more appropriately sized planting and landscaping is proposed to the front garden, surrounding an upgraded hardstanding.

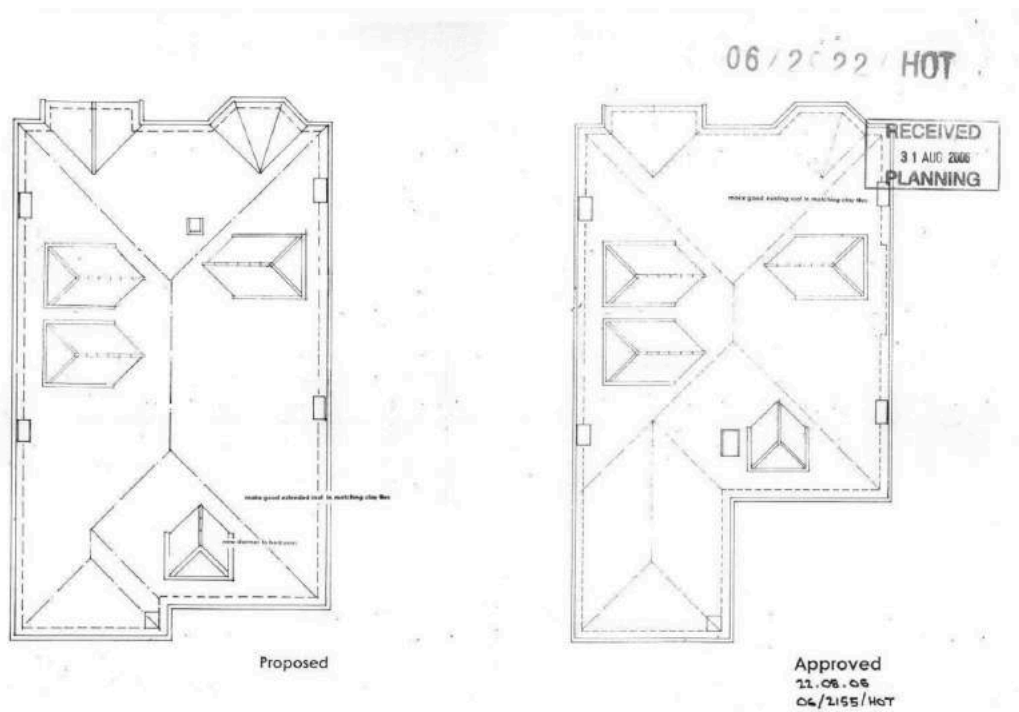
A replacement magnolia tree of appropriate variety and size for a front garden is proposed.



*Existing boundary treatment*

The rear extension is in keeping with the scale of the existing property and other extensions granted permission within the neighbourhood. The reconfiguration of the roof has a positive impact on the streetscape, the steep existing pitch is retained, with the addition of a small, appropriately scaled, front dormer to match the neighbouring properties. The proposed minor first floor extension and new gable are only visible from the rear, and the scale of these complies with planning guidance and council comments on previous applications.

The ground floor rear extension echoes the asymmetry of the existing house and with an increased level of glazing, in an arts and crafts, orangery style, it takes on a more lightweight and subservient appearance to the rendered masonry of the main house. The change in scale of fenestration between this and the rest of the building helps to delineate it as a modern addition, allowing the proportions of the original building to be read. The partial infill extension at first floor is set back from the existing rear gable to retain the existing asymmetry at the rear. A similar approach to that permitted at appeal for the extension at 6 Sheen Common Drive.



6 Sheen Common Drive Proposed and Existing Roof Plans (Appeal Allowed on 17/04/2007)

The first floor infill extension is less than half the width of the existing building, in line with local planning guidance. The fenestration of this extension is of a similar scale to the existing building at this level.

The submitted proposals were specifically designed to avoid the need for side dormers, in order to maintain the existing roof profile and avoid adding appreciable bulk to the roof. Side dormers would close visual gaps between the tall distinct chimneys and the steep hipped roof forms. The rear extensions prevent this and retains the building's original silhouette.

The proposed rear gable is set below the existing ridge line with the existing finials retained in their original positions to avoid any impact on the view of the house from the oblique views from the street. Please see the below sketches demonstrating this. The larger gap between no. 10 and 12 Sheen Common Drive results in more of the ridge and roof line being visible, at the other side of the house, most of the roof is obscured by no. 8. The sketches show that the changes to the roof at the rear are not visible from the street through this gap between no. 10 and 12.

The proposed second floor window at the rear is of a modest scale. The arched fenestration complements the arched forms in the first floor and ground floor glazing, bringing harmony to the rear facade.

The house is a substantial detached property within an affluent area, making these properties desirable suburban family homes. The scale of the proposal is in line with the typical scale of properties in the neighbourhood and proportional to the existing house.



*Existing*



*Proposed*

## 5.4. Overshadowing

All areas of the proposed extension are within the 45 deg line rule of thumb, see diagrams below. Where the side extension is for plant and secondary spaces, the ceiling height has been lowered relative to the rest of the ground floor, further limiting impact on number 8 to the north.

The change to roof form to the rear increases the massing of the building in this area. However, the house's position to the south east of its neighbour at no.8 means that this additional mass will have minimal impact on the shadow cast to neighbouring property, limiting this to early morning, when the property is already being shaded by the existing building mass.

Additionally, with 10 Sheen Common Drive being located on the outside of a bend in the road, the plot, and that of its neighbours, are splayed. Therefore, further reducing any potential impact to light levels. Please see the diagram below, demonstrating this splay between both the plots and the houses themselves. This splay can also be seen in the Mutual Overlooking Diagram in Section 5.5, which clearly shows the existing splayed nature of the boundaries and the extent of established overlooking from the neighbouring properties.

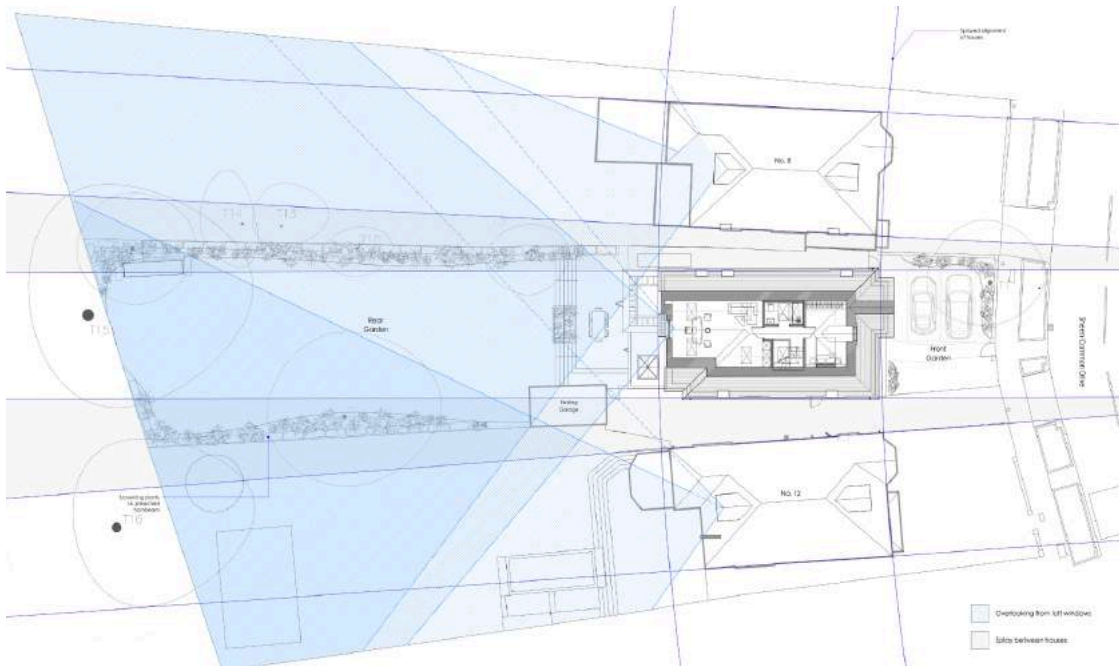


*Site location plan showing the splayed plots*



## 5.5. Overlooking

With the majority of windows in existing locations there will be minimal additional opportunity to overlook neighbouring properties created by the proposal, the new window in the rear of the second floor is positioned in a similar fashion to windows within rear facing dormers on neighbouring houses. As is commonplace in urban and suburban areas, there is a degree of mutual overlooking from houses to neighbouring gardens in the road. Where 10 Sheen Common Drive sits on the outer edge of a bend in the road, the neighbouring gardens splay away from each other and, as a result, naturally reduce the opportunity for overlooking. Please see the below diagram demonstrating both the extent of mutual overlooking and the splay of the neighbouring plots and houses.



*Diagram demonstrating the extent of mutual overlooking at loft level from No. 8, 10 & 12 Sheen Common Drive*

New roof windows on the side slopes of the roof are positioned to provide maximum daylight into the property without the opportunity to view out toward the neighbours.

There is no opportunity to view into the neighbouring buildings from within the house.

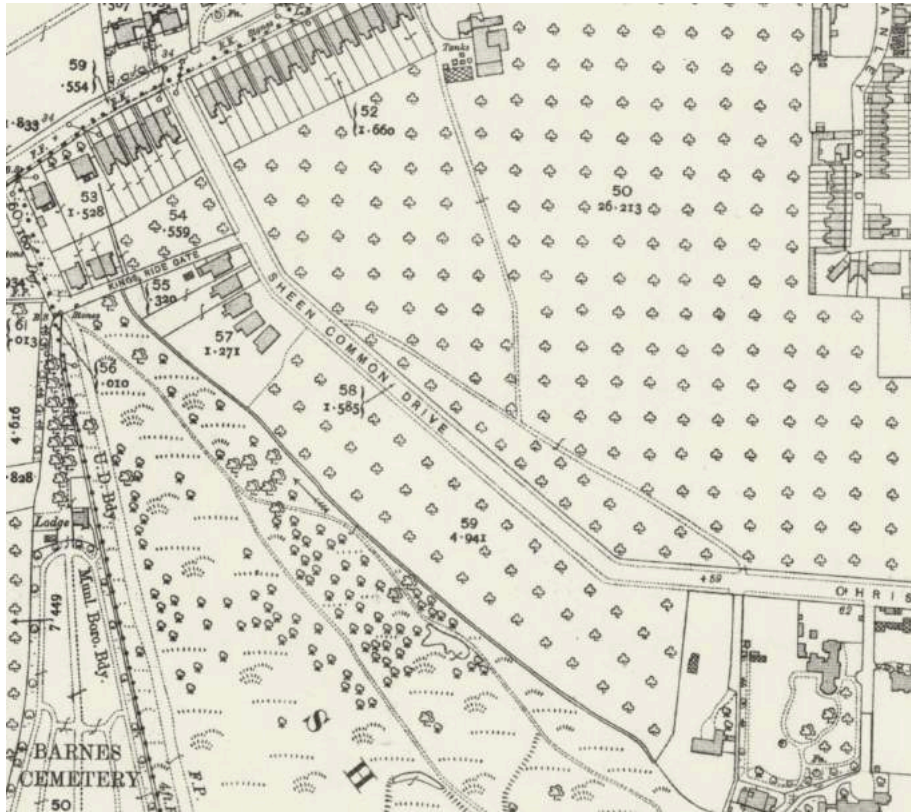
Pleached native hornbeam trees proposed to line the rear boundaries of 10 Sheen Common will act to further increase the privacy for both neighbours.

## 6. Heritage Statement

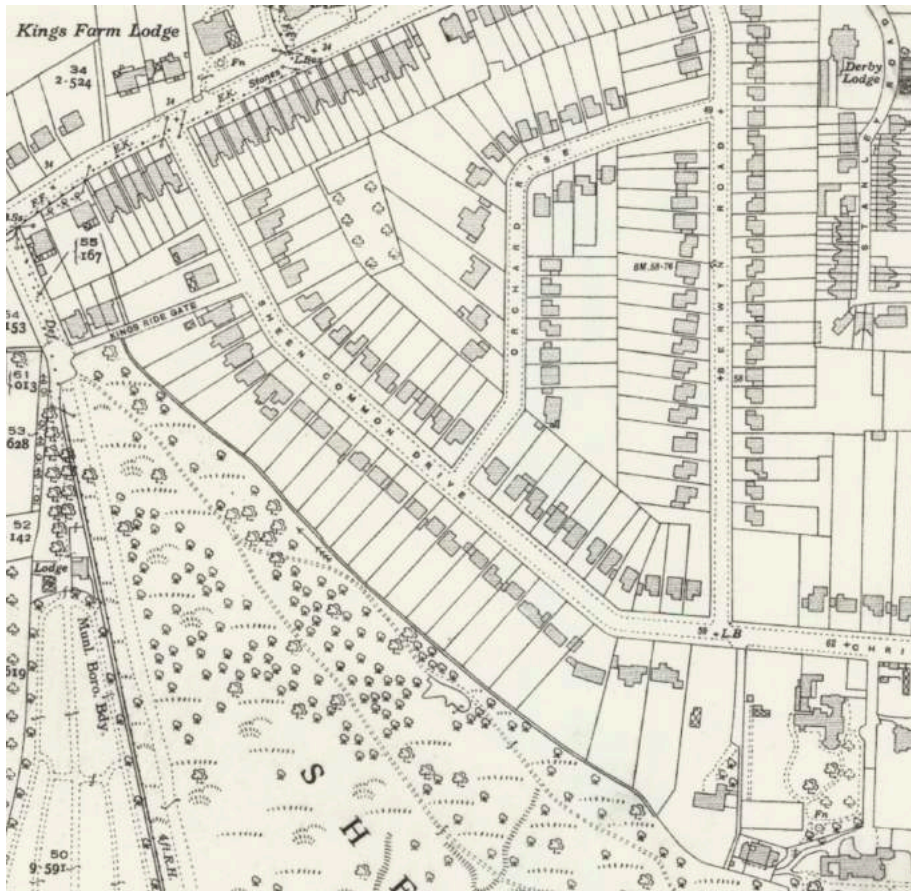


Surrey Sheet VII Surveyed: 1865, Published: 1874

Sheen Common lies within the former Manor of Mortlake, it borders areas known today as Mortlake and East Sheen, Barnes, Putney and Wimbledon. East Sheen Common consists of woodland, a cricket field, tennis courts and a bowling green. It is a surviving part of local common land which predates the adjacent Richmond Park.



Surrey VII.1 Revised: 1911, Published: 1913



Surrey VII.1 Revised: 1933, Published: 1935

The property is situated on Sheen Common Drive, a housing estate consisting of detached two storey houses built on open land, bordering East Sheen Common, predominantly in the period 1925-1932. It is a good example of a planned housing estate from the 1920s. The palette of materials used includes red plain roof tiles, red bricks, pebbledash render, tile hanging, casement windows and half timbered first floors. These materials are characteristic of the interwar period.

No. 10 however, was one of a small number of earlier additions to the estate, built over a decade before the rest, as can be seen in the above map, published in 1913. This set of houses holds particular historical significance within the estate and Conservation Area, and therefore great care has been taken within the proposal to restore the building's original features and reinstate those that have been lost. The proposal seeks to not only restore this building so that it can continue to be used as a family home, but also to bring its appearance in line with that of its neighbouring properties, who also belong to this original group (No. 6, 8, 10, 12 & 14).



*Edwardian House Style 1900-1918 Yorke, T: British Architectural Styles*

10 Sheen Common Drive itself is characterised by its steeply hipped roof. Two notable chimney stacks, typical of the period, give some symmetry to the otherwise asymmetric appearance. Rosemary tiles face a front facing gable overhanging a square bay. Previously exposed, the red brick of the ground floor masonry has now been painted to match the dirty cream painted render on the floor above.



*Photograph of the existing front garden*

Similarly, to the rear, the majority of architectural features have been lost, with the stock brick facade and brickwork details rendered over. Both facades would strongly benefit from improvement to reinstate lost details.

Where the storm porch and small side extension are proposed, building these in red brick cavity walls to modern standards will give the opportunity to reintroduce the original contrast between painted render and red brick to the ground floor. The articulation of grounding buildings with red brick masonry and painted render above is a key feature of the 1920s suburban house, influenced by the Arts and Crafts movement; Voyset, Ballie Scott and Lutyens.



*The proposed street elevation of 10 Sheen Common Drive*

Where the existing casement window frames protrude from the surface of the render, this detail will be retained. All windows and doors are painted timber casements typical of the era. The proposed replacements will be visually matching painted casements, constructed to modern thermal standards, with the exception of the decorative staircase window, which will be retained and carefully refurbished.



*Existing protruding casement window frames*

Articulation of the stairwell with decorative fenestration is in keeping with the Edwardian architectural style. Character features, such as the decorative side window, will be carefully refurbished by restoring the existing leaded glass and encapsulating it within double glazed units to improve the air tightness and thermal performance.



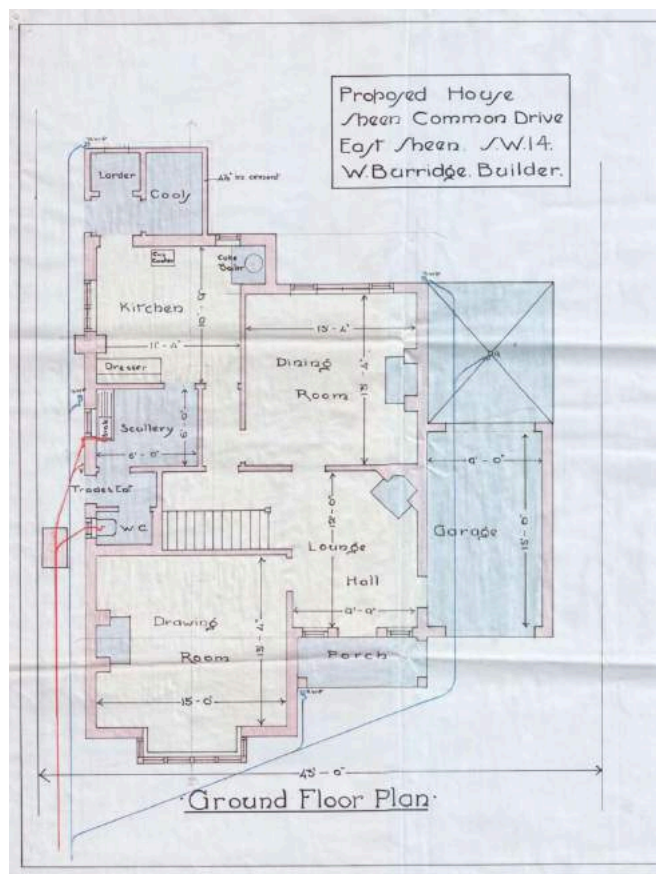
*Staircase window to side elevation*

To the rear, the new facade replaces the flat, largely featureless, existing face of the building with a new high quality design, which references the arts and crafts style of the area. The new elevation provides hierarchy to the facade, with a more highly glazed ground floor below the more traditionally detailed upper floors.



Existing rear elevation

Porches and bay windows are a key feature of Sheen Common Drive and other properties of this era. The plan below, from 1923, of a (then) proposed house on Sheen Common Drive, now in the London Borough of Richmond Upon Thames online archive, shows these features. The proposal seeks to introduce a storm porch around the position of the existing front door.



Sheen Common Drive, East Sheen  
Date of work: 23/5/1923 Reference number: PLA/08918

## 7. Landscape

To the front of the property the existing mature silver birch will be retained, where the original boundary treatment is reinstated a brick arched lintel is proposed over the RPA of this tree. This arched lintel is a traditional detail to deal sensitively with such a condition. A similar detail is visible locally at 32 Fife Road. New pedestrian gate will be reintroduced aligning with the verge planter specific to the 1920s planned estate. Where the now material ornamental magnolia is proposed to be removed, a new soft and elegant residential planting scheme will be created inline with the green and leafy front gardens typical of the 1920s planned estate. Resin bonded gravel will replace the existing crazing paving to the front of the house, creating a far more level and accessible space to park two vehicles. This will be permeable, reducing existing surface water runoff.



*Tree lintel at 32 Fife Road*

To the rear a new patio area will project behind the ground floor extension, stepping down to the existing garden level. This softens the link between the existing mature garden and the new extension, compared with the existing collection of unstable and slippery steps and retaining walls. Beyond this the mature garden will be largely retained, with maintenance carried out to restore the planting to a more controlled size and enhance it with the addition of new trees, to replace those previously removed due to instability. Please refer to 11468 10 Sheen Common Drive Pre-Planning Arb Report and BS 5837 Arboricultural Impact Assessment supporting the application.





*Existing rear elevation and stepped patio*

## 8. Other Open Land of Townscape Importance

As identified above, the end section of the rear gardens of the houses on this side of Sheen Common Drive, whose gardens adjoin the East Sheen Common are designated as Other Open Land of Townscape Importance (OOLTI).

The area is referenced as site no. 149 in the Other Open Land of Townscape Importance (OOLTI) Review Annex Report. This report assesses the importance of these OOLTI areas against 5 Criteria: 1. Contribution to the local character and/or street scene, by virtue of its size, position and quality; 2. Value to local people for its presence and openness; 3. Immediate or longer views into and out of the site, including from surrounding properties; 4. Contribution to a network of green spaces and green infrastructure and 5. Value for biodiversity and nature conservation. The report identifies that the area is important in respect of criteria 4 & 5 - namely that it is well connected to the adjoining common, and so offers an important resource for wildlife, but also acknowledges that it is not accessible nor broadly visible to the public.

The purpose of the OOLTI policy is to safeguard and ensure that the special features of this land are not affected by development. It is important to note that the proposals put forward within this application are not located within the boundary of the OOLTI which covers the rear approximately 25m of the garden.

The proposals therefore do not impact on or encroach on the OOLTI and have no impact on it. Nevertheless, biodiversity and ecological improvements are planned as part of the wider works, including pleached native hornbeam to the side boundaries in the rear garden further screening neighbouring gardens from the rear extension and creating additional native habitat for the animals which inhabit East Sheen Common and the surrounding areas.

## 9. Biodiversity

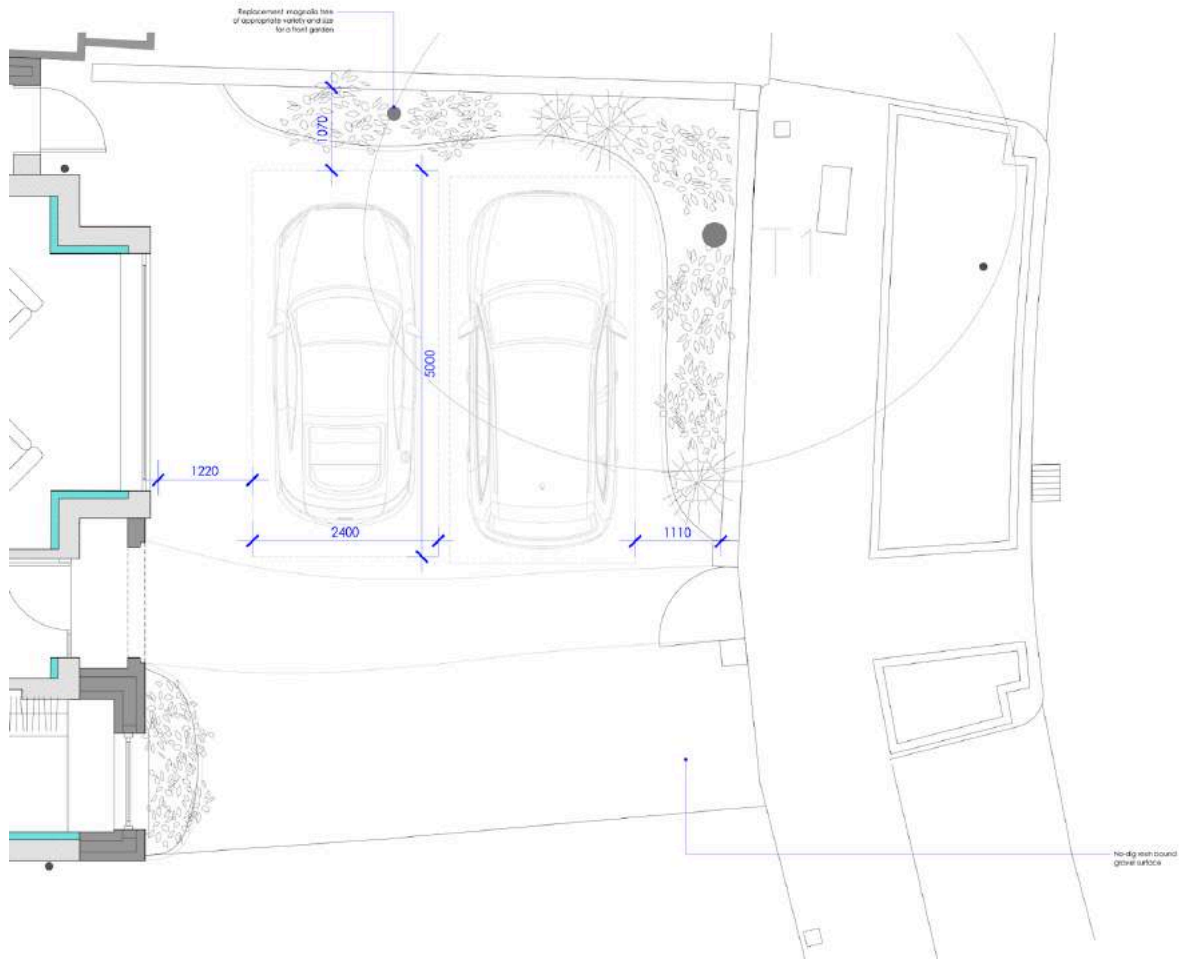
Recognising that the rear section of the garden is within the OOLTI zone,, this area is unaffected by the proposals contained within this application. Pleached native hornbeam is proposed to the rear garden lining both side boundaries to provide screening from the proposed rear extension and additional habitat for the existing biodiversity present at 10 Sheen Common Drive and the greater context. A bat brick will be incorporated into the rear elevation of the building, recognising East Sheen Common and the adjoining gardens as a potential hunting ground for bats of our gardens. Similarly, a sparrow terrace will be added to the boundary fence, nestled within the proposed hornbeam. Where replaced the boundary fences will include mammal holes to enable wildlife to continue to move between the gardens and the common. All planting will be native or wildlife friendly.



*Hedgehog Highway*

## 10. Transport

The existing garage is currently narrow and does not provide a parking space for a modern car, only viable for storage for garden equipment and bicycles. Likewise the currently overgrown front hard-standing can no longer accommodate two cars. Existing parking provision is therefore limited to a single car. By removing the ornamental magnolia tree, whilst retaining the silver birch, resin bonded gravel can provide adequate parking for two cars to the front of the house. The front elevation will be softened by a planting scheme to the periphery to screen any visual impact of the cars from the road. There is currently good access via a drop kerb and shared driveway to park in both locations shown below, this access will remain unaltered by the proposal. A pedestrian footpath is delineated within this replacement driveway surface to link between the reinstated pedestrian gate and the front door of the house.



*Proposed Front Landscaping*

## 11. Access

Access to the property from the front remains through the existing front door which is retained in the existing position. Resin bound gravel will provide a far more level surface to cross to the main entrance of the property via the shared drive and new pedestrian gate, a vast improvement from the currently unlevel, mossy and slippery crazy paving.



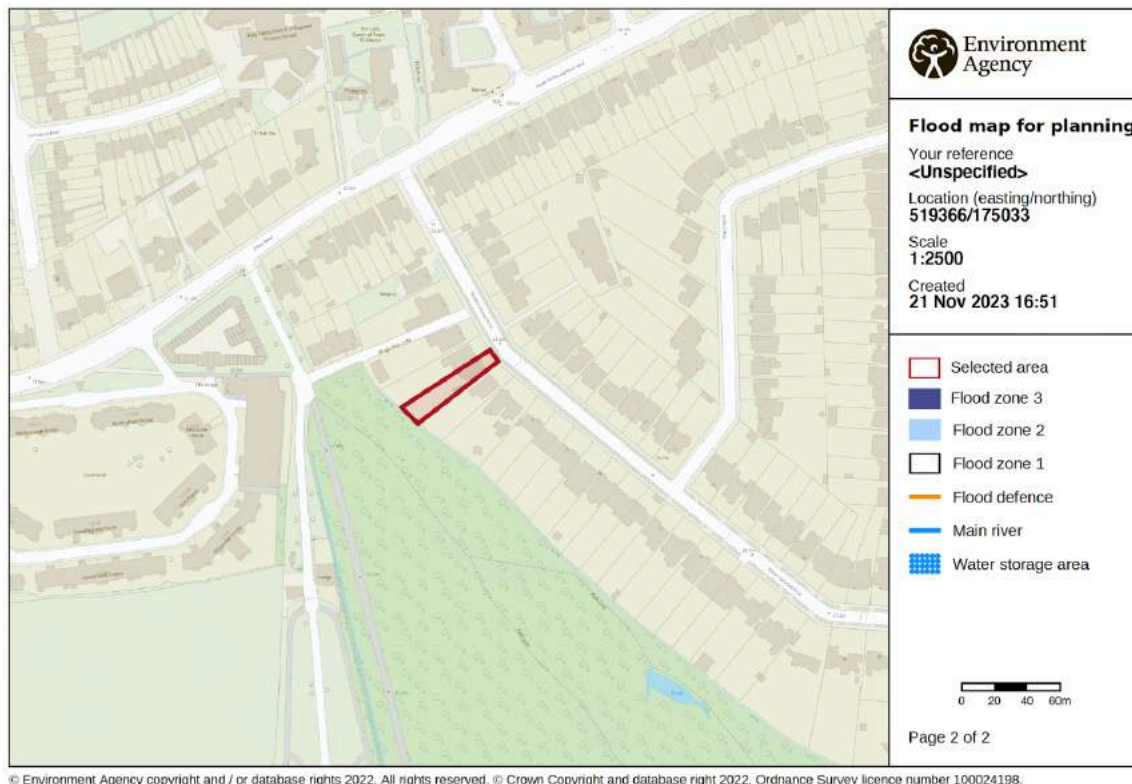
*Existing front garden at 10 Sheen Common Drive*

To the rear, the existing steep stepped patio access to the rear garden from the existing house will be softened with more gradual levels and flush thresholds will be introduced from the proposed extension onto the initial patio level. This will create much improved access to the rear garden, compared with the existing arrangement.

## 12. Noise

The proposals include the addition of air source heat pumps to provide the heating system for the building. These require external condensing units which can raise concerns about potential noise impact on surrounding properties. The outdoor units have been located in a compound to the rear of the property, close to the proposed outbuilding which has been granted permission in a separate application, and well away from the neighbouring houses. This is a similar position to those installed at no.12. A noise impact assessment has been produced by 24 Acoustics, which is included with this application, which demonstrates that the units will not produce additional noise to a level that would impact on neighbouring houses.

## 13. Flood Risk



At 10 Sheen Common drive there is a low risk of surface water flooding on the Environment Agency maps noted. There is very low risk of flooding known from rivers and the sea. Flooding caused by reservoirs is unlikely in this area. Likewise the environment agency records flooding from groundwater as unlikely. The site falls within areas susceptible to groundwater flooding (in accordance with Richmond SFRA maps) therefore an Environment Agency Householder and other minor extensions in Flood Zones 2 and 3 report has been provided in support of the application.

## 14. Sustainability

A key driver for the project is to improve the sustainability of 10 Sheen Common Drive to ensure its longevity as a family home. The applicant is keen to manage the environmental and economic impact of heating the building over its lifetime. As energy prices continue to rise, and more focus is placed on the environmental impact of the existing buildings, measures need to be taken to sensitively improve, without compromising their character. Policy LP22.E of the adopted local plan states that the council will support applications for retrofitting sustainable measures to existing buildings, and that they should follow the Energy Hierarchy:

1. Be lean: use less energy
2. Be clean: supply energy efficiently
3. Be green: use renewable energy

This methodology has influenced the following energy use improvements:

- New glazing installed to modern standards will improve the air tightness and thermal performance of the whole house, lessening energy consumption used for heating.

- Contemporary glazing in rear extension will increase daylight levels and reduce the need for and use of artificial lighting, further reducing the property's environmental impact.
- The replacement of the roof will improve air tightness, thermal performance and hence heat retention and the overall longevity of the house
- Insulation of the external building fabric, through a combination of external and internal insulation where appropriate.
- An MVHR system is proposed to further reduce heat loss through ventilation
- Flush solar panels are proposed to the side elevation of the roof.
- Air source heat pumps are proposed to further reduce energy usage from the grid.

The combination of improving air tightness and thermal performance by installing modern glazing and insulation, and the addition of an air source heat pump, is proposed to completely remove the need for gas to the property. In addition to this, solar panels capable of generating around 6.5MWh of electricity per year will significantly reduce the need for grid electricity, covering the background load for the heat pump and covering a large portion of the anticipated usage of the house.

## 15. Amendments to scheme following previous refusal

A previous scheme (23/3322/HOT) was submitted and refused earlier this year. This new application amends the scheme to address the reasons for refusal in the Decision Notice, and comments within the Officer's Report. Please see a summary below of how we have responded to comments within the Planning Officer's Report:

***'If the porch could be adapted so that it omits the gabled element and matches the continuous eaves line of the porch to No.12 then it would restore a degree of consistency between them and could be acceptable.'***

We have adapted the design of the porch in response to this comment, omitting the gabled element above the front door.

***'No objection to reinstatement of mock timbering to the gable, but we note that the pattern does not reflect the timbering of the gables to neighbouring properties, which would increase variety between them. The applicant is advised that in any resubmission it would be preferable that the design match the timber patterns of No. 8 and No. 14, to restore a degree of the historic group value.'***

We have taken this advice on board and adjusted the spacing of the mock timbering on the front gable.

***'Proposals additionally seek to extend the property to the rear with a first floor rear extension. This would result in the entire existing rear façade being flattened and subsumed by extensions. The distinctive stepped plan and roof structure to the rear would be completely lost, which is preserved on other properties of this group.'***

In this new scheme, we have retained the distinctive step in the rear facade by setting the first floor infill extension back from the existing rear gable, similarly to previous extensions at no.6.

***'the roof's ridgeline would be extended to the rear across the proposed two storey rear extension. The existing short ridgeline, distinguished by decorative finials at each end, is appreciable from the street and is a feature common to all of the properties within this group. The changed roofline would be an incongruous alteration, visible from public areas of the conservation area and would cause harm to the consistency of the group and their positive contribution to the conservation area.'***

In response to this comment, we have set the ridge of the proposed gable below the existing ridge line, retaining the hip to the south corner and therefore retaining the existing short ridge line and the decorative finials at each end, in their original locations. This is most appreciable from in front of No.12, where the gap between No.10 and 12 is wider than that between No.8 and No.10. Please see the street view sketches in Section 5.3 demonstrating this. From the other angle, in front of No.8, the roof is less visible due to the close proximity of the two buildings. Towards the back of the building, the roof is obscured by No.8 but the most prominent roof features, the original ridge line and finials, will still be visible in their original state.

***'The gabled rear elevation with extensive glazing and inset balcony would be a dominant, top heavy and highly incongruous feature for this early twentieth century property, harmful to the character of the dwellinghouse and the Conservation Area.'***

***'The second floor balcony, notwithstanding the inset design, is of sufficient size to provide for chairs/tables and would allow for prolonged overlooking to the rear amenity spaces of both neighbouring properties to a degree that would be demonstrably harmful to their amenity.'***

In the newly proposed scheme, the glazed and inset balcony has been removed in favour of a more modest arched window, more in keeping with the arts and crafts style of the property. The arched fenestration complements the arched forms in the first floor glazing, bringing harmony to the rear facade

***'Proposals for full height French doors to the first floor extension with glazed balustrade would be out of keeping with the character and appearance of the property.'***

This pair of french doors and juliette balcony have been removed in response to the officer's comment.

***'The DAS also refers specifically to the decorative window to the stairwell, which is visible from the street and public areas of the conservation area. It would be difficult to replicate this design to the same standard of quality. The applicant is advised that the LPA recommend exploring options for secondary glazing to allow for this attractive feature to be fully preserved whilst providing improved thermal performance of the window.'***

As part of this revised scheme, the decorative stairwell window will be carefully refurbished by restoring the existing leaded glass and encapsulating it with double glazed units to improve the air tightness and thermal performance, a detail we have successfully implemented on other properties in the borough. This will perform better than secondary glazing whilst retaining the appearance of the existing decorative window.

***'Proposals seek to introduce external insulation across the entire property, encased with brick slips at ground floor level to the front. The introduction of external insulation to the principal elevation, or side elevations where they feature in views from the street, which are visually prominent and erode the character of the host dwelling as well as the group value with its close neighbours (none of which have external insulation) are considered harmful... External insulation could be accommodated to the rear, but as proposed it would be harmful to the character and appearance of the property and its contribution to the conservation area.'***

Further clarification on these statements was provided to the applicant by email on 24th May 2024:

'They still consider that the principle of introduction of external insulation across the principal elevation and visible side elevations would adversely impact upon the character and appearance of the host property and the surroundings [sic] conservation area and therefore could not be supported.'

External insulation has been omitted from the front and visible sides of the property, for this new proposal. It is instead proposed to refurbish and restore the facades, by removing the paint from the masonry to expose the original red and yellow stock bricks.

External insulation is only proposed to the rear of the building, where the brickwork is already obscured by poor quality render. It is anticipated that the render will have damaged the brickwork behind, and so will not be able to be removed and the stock brick reinstated. This existing render extends on the south-east elevation as far as the rear edge of the rearmost chimney.



*Existing render to rear and part of side elevation*

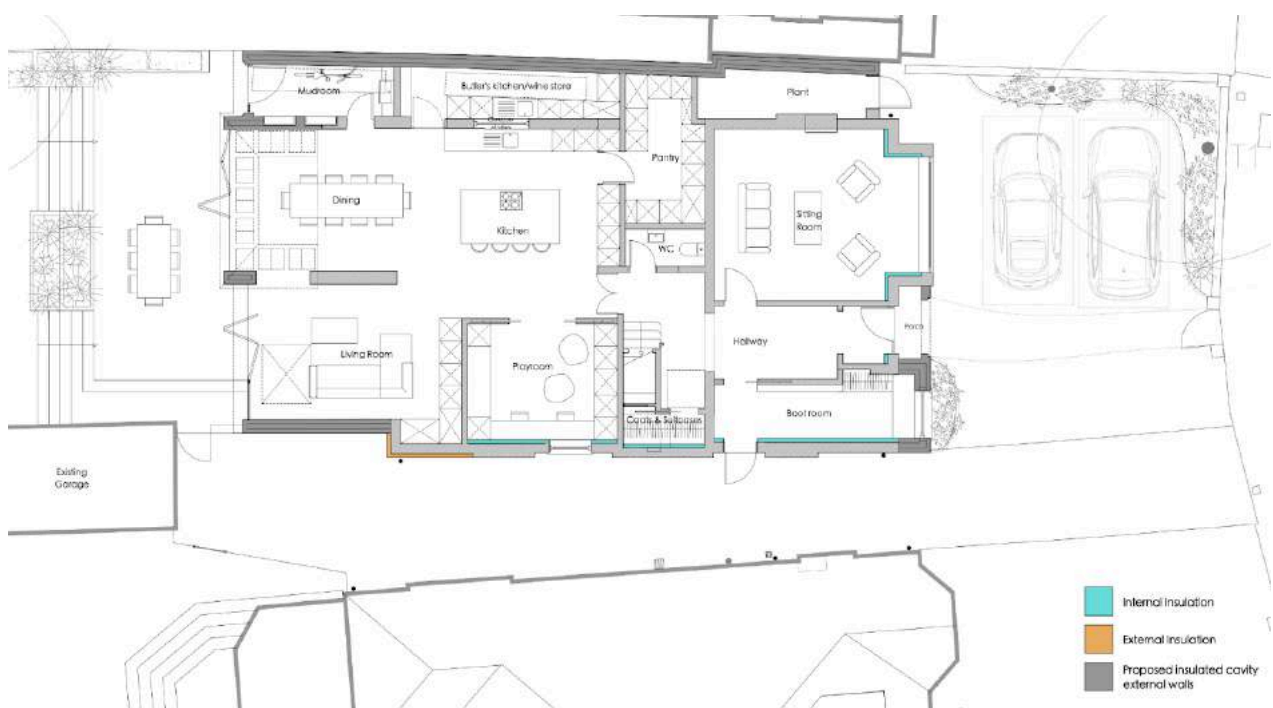
The same area will be externally insulated and re-rendered as part of the work. To the north-west elevation it is proposed to externally insulate and render, as the existing brickwork is of low heritage value and cannot be seen from any public views due to the close proximity of the neighbouring house. This will extend only to the rear of the front chimney, allowing the front corner of the house to be restored.

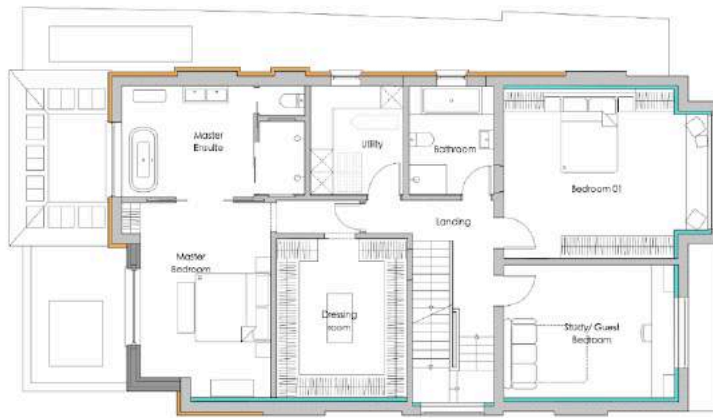




*The poor quality north-west elevation which is proposed to be insulated*

Where the building cannot be insulated externally, internal insulation is proposed instead. Drawings are included below to show the proposed extent of the external insulation.





***The loss of 4x trees (T2, T7, T9 & T11) in the front & rear gardens is regrettable... there are no objections to the removal of trees T7, T9 & T11 given their U categorisation***

We would like to clarify that trees T4, T6, T7, T8, T9 & T11 have already been removed as part of a previous application (23/T0621/TCA) as stated in Section 3 of this document. This is also noted in the arboricultural report. The only tree work included within this application is the removal of the magnolia (T2) in the front garden.

## 16. Conclusion

We believe this proposed design strongly relates to its context and enhances the streetscape of Sheen Common Drive and the wider area, returning the property to its intended relationship with the 1920s planned housing estate, through the restoration of the front facade and subtle use of traditional materials to the front of the property. The plans utilise the site to its full potential without any adverse effects upon the neighbours or the area and vastly improve the street elevation of the property.

To the rear a more lightweight approach is proposed, referencing an arts and crafts orangery in style, the rear extension is sympathetic and subordinate to original property. The reconfiguration of the roofscape allows the family home to benefit from additional habitable space within a volume already established by the characteristic steeply hipped roof. Furthermore, new views provided from this space, not only acknowledge but celebrate the views over the protected OOLTI, the connection to green space a key desire of the original plan of the 1920s housing estate.

The proposal will have no adverse impact on neighbours. The refurbishment of the tired house will improve the sustainability and longevity of the building, particularly given the introduction of sustainable systems and improvement to the building envelope wherever possible.

The proposal will substantially improve the property as a contemporary family home whilst restoring and enhancing its heritage features. It is proposed as an exemplar for Domestic Retrofitting of sustainable solutions within a heritage context.

As noted within the body of this report, alterations have been made to the scheme in line with Council comments on the previous submission and we feel that the revised scheme resolved all of the concerns previously raised.

Given this, and that other properties within the street have had rear extensions, side extensions and loft conversions of a similar footprint approved, we anticipate no issues with this proposal. It is in-keeping in materiality with the existing street and of contemporary design standards and quality. The proposal sensitively seeks to ensure 10 Sheen Common Drive can again become a fitting family home for decades to come.