



Street view showing No.51 Park Road

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51 Park Road
KT1 4AS
Jun 2024

INTRODUCTION

This document is a Design and Access Statement **application** relating to proposed works at **51 Park Road, KT1 4AS**

planning

The proposal is to extend the ground floor to provide dining and family room and to refurbish the property and upgrade the existing in line with other properties in the area.

The format and content of the statement is based on the guidance in “**good design**” as set out in Planning Policy Statement 1: Delivering Sustainable Development (2005), particularly paragraph 35, and the more recent specifically in relation to Design and Access Statements published by CABE: Design and Access Statements, How to write, read and use them (2006) and should be in conjunction with the drawings submitted for the planning application document therefore sets out the design process with specific information relating to:

- Use
- Layout
- Scale
- Appearance

The house is a two-storey terraced property within the **CA18 Hampton Wick Conservation Area** and adjoins a Building of Townscape Merit (BTM) at No. 49 Road. The property is **not listed**.

The proposed single-storey rear extension will extend 3m beyond the outline. This addition will provide an extra **10 sq.m.** to the ground floor, aiming to rationalise the existing living accommodation.

This statement will demonstrate that the proposal will have no adverse effect on either the qualities of the building or the Conservation Area. On the contrary, it will constitute a modest addition that is in keeping with the property, its neighbours, and the existing materials palette. Overall, this proposal will enhance the amenities of the property by providing functional space for the current owners. The internal changes are intended to improve both the layout and the appearance of the building to meet contemporary requirements.

The application site, located on an irregular shaped plot, is a two-storey terraced property. The property is located within the **CA18 Hampton Wick Conservation Area** and adjoins a Building of Townscape Merit (BTM) at No. 49 Road. The property is **not listed**.

Park Road is a residential street lined with two-storey and two-and-a-half-storey terraced, semi-detached, and detached houses. The rear elevations of properties have been altered over time.

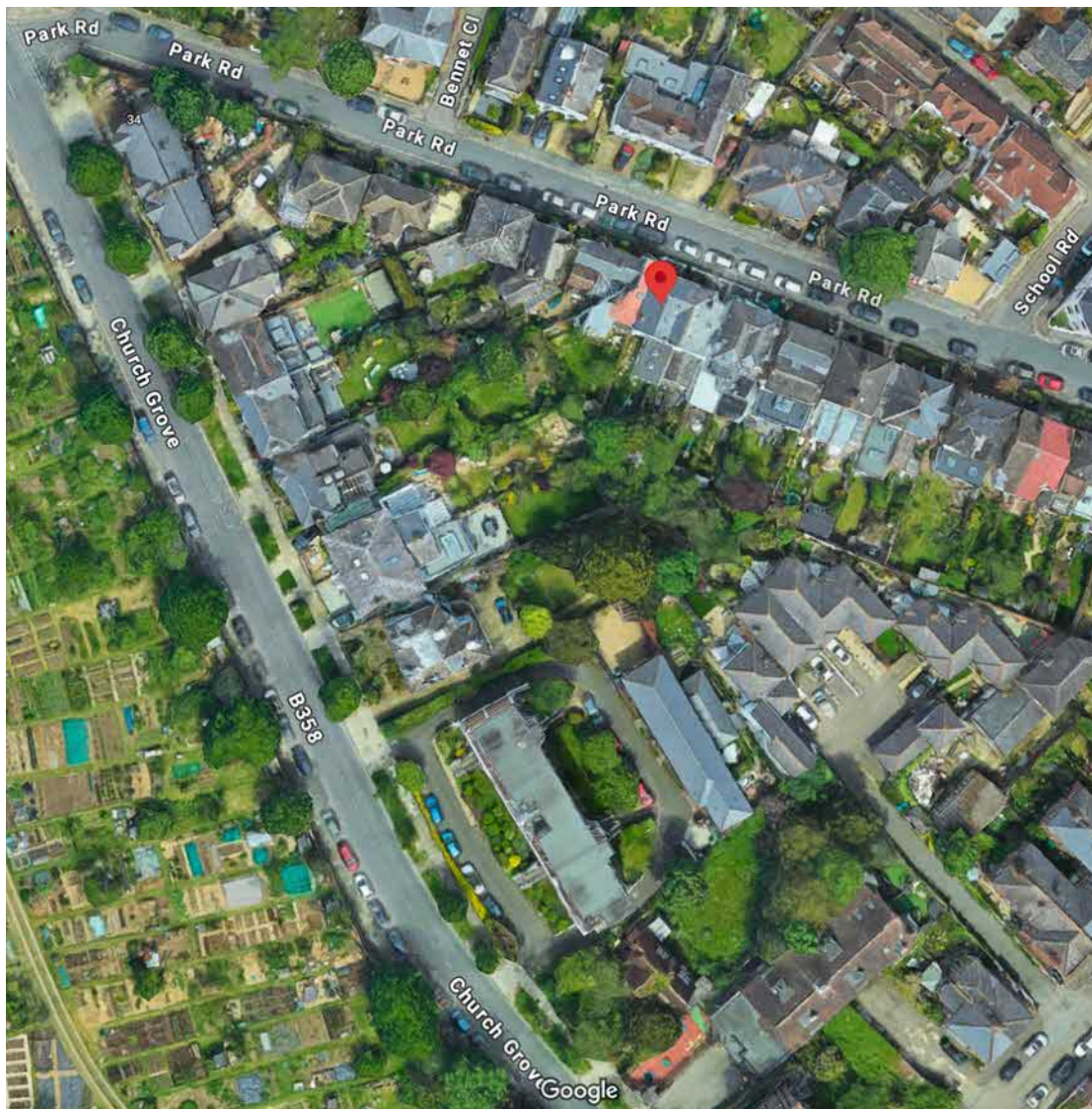
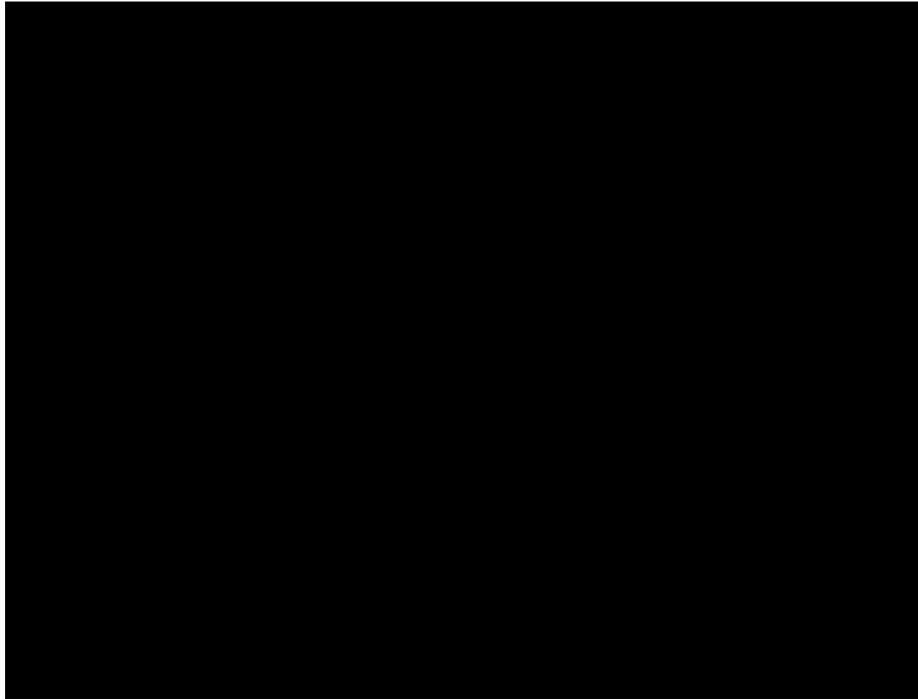


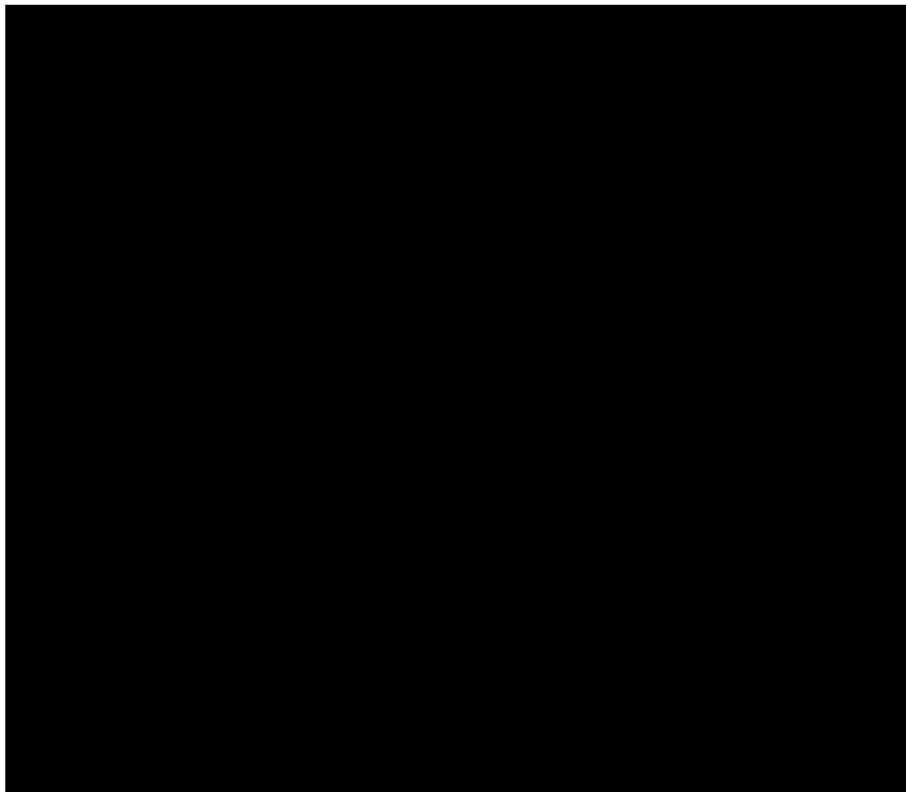
Image courtesy of Google Maps – No.51 Park Road Highlighted

Design & Access Statement

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View of rear elevation at No.51 Park Road



View from rear garden towards No.53 Park Road



View from rear garden towards No.49 Park Road

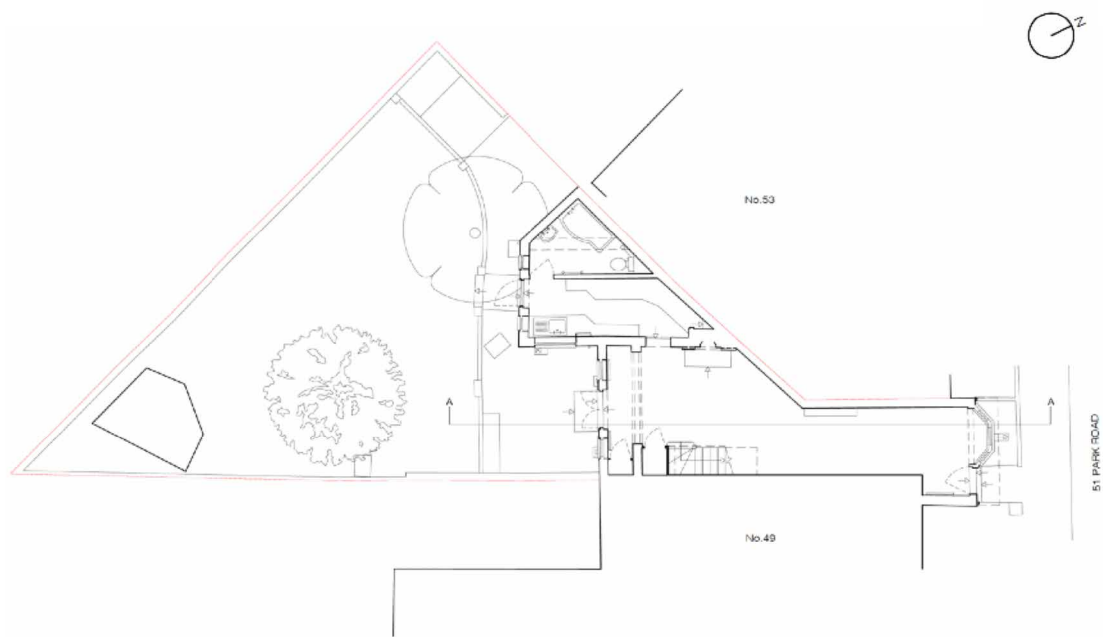


View of rear garden at No.51 Park Road

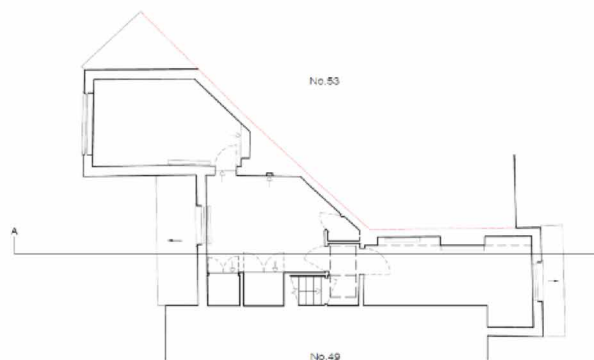
The property is used as a private residence and is in a proposed change of use.

Layout

Plans as Existing
(see below)



Existing Ground Floor Plan



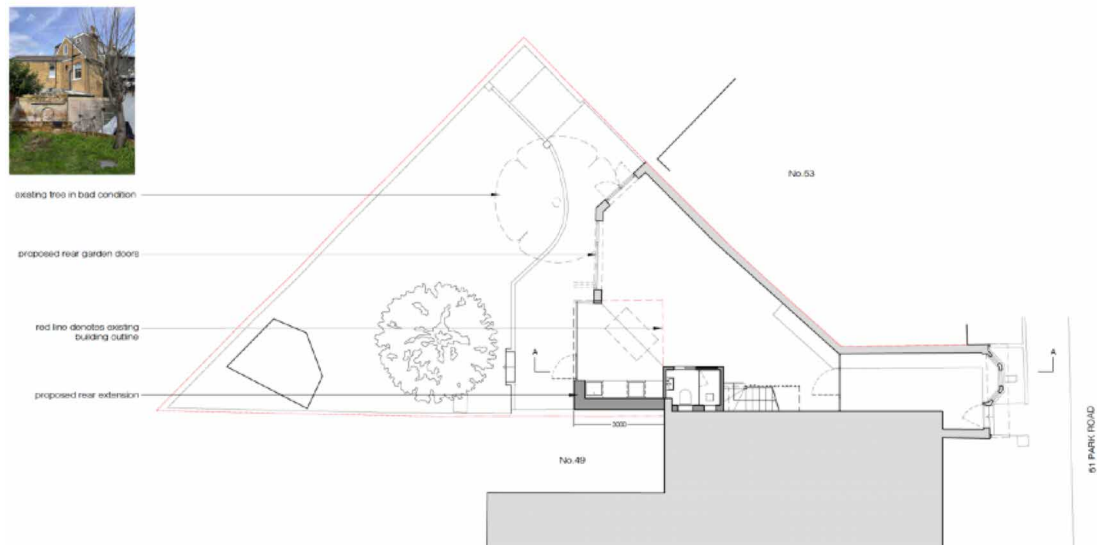
Existing First Floor Plan

The existing terraced property has accommodation on 2 floors.

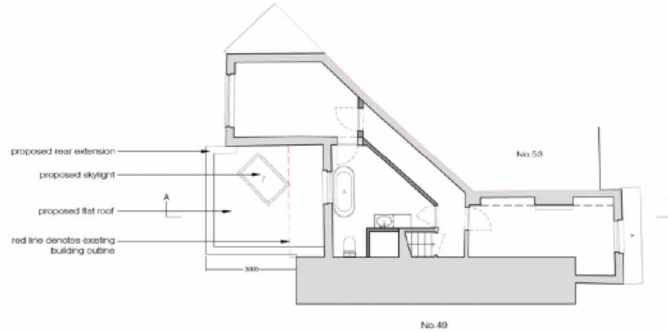
The proposal is to extend the ground floor to the rear to kitchen, dining and family room and to refurbish the property and existing fabric in line with other properties in the area.

The proposed single-storey extension to the rear will extend 3m beyond the existing building outline. This will allow for an open plan layout and will enable better use of the ground floor. Besides, the proposed skylight and glazing will allow natural light into the space to ensure adequate light and ventilation. Overall, the extension is a modest addition and will match in scale and materials the rear extension of neighbouring properties.

Plans as Proposed
(see below)



Proposed Ground Floor Plan - showing proposed new walls with darker hatch



Proposed First Floor Plan - showing proposed new walls with darker hatch

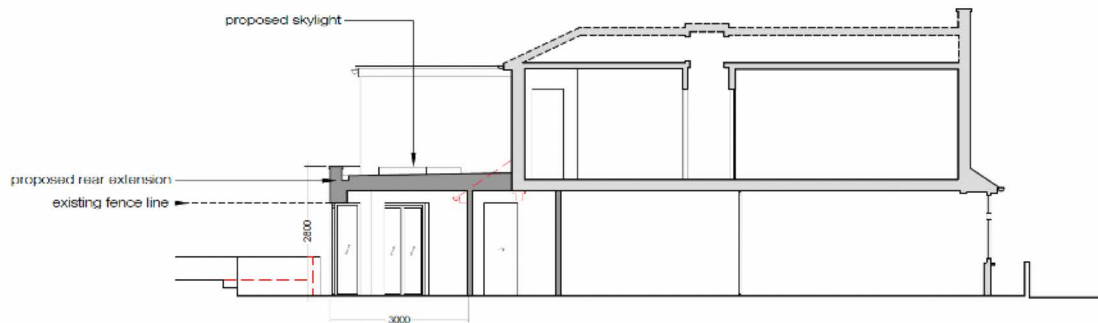
Scale

Remodelling the rear ground floor elevation

The proposed single-storey extension to the rear will extend 3m beyond the existing building outline. The proposed extension in its scale and position is a modest addition and will have no effect either upon the qualities of the building or the Conservation Area. Overall, the proposal is in keeping with the scale of the neighbouring properties and will not impact upon them, regarding overbearing and daylight issues.



Proposed South, Rear Elevation



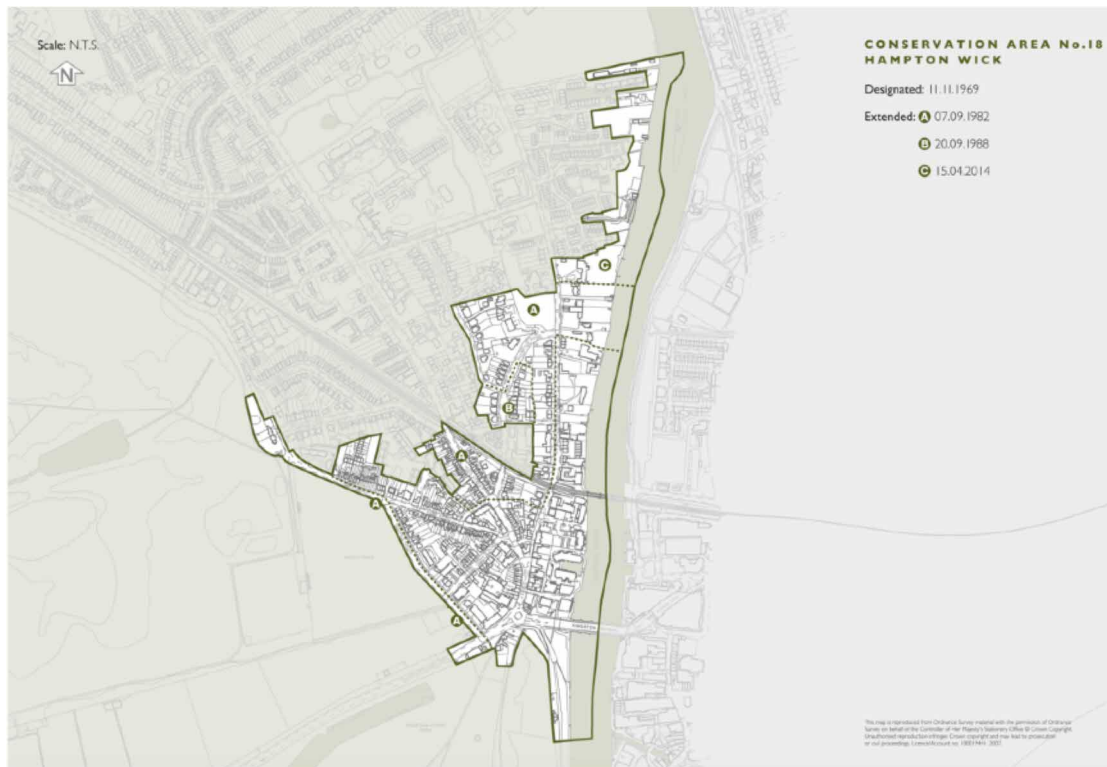
Proposed Section A-A

Appearance

The proposed single-storey rear extension will be a modern design and will have no adverse effect upon the qualities of the original building or neighbouring properties. The proposed glazing will create a sense of transparency, connecting the interior with the rear garden and ensuring light and ventilation. Overall, the proposal will be respectful of the original building, keeping with the materials palette and architectural language.

1.3 Heritage Statement

The heritage statement is to show due consideration of extension in relation to its setting.



*The boundary of the CA18 Hampton Wick Conservation Area.
from Hampton Wick Conservation Area 18*

Hampton Wick Conservation Area can be divided into a number of distinct character areas (The Village Core, Riverside, Bushy Park Edge, Seymour Road, Glamorgan Road and Lower Teddington). However, the whole Conservation Area is in a relationship to the historic village centre and the distinctive river and setting.

The application site is located within The Village Core Area.

The Hampton Wick Conservation Area 18 Appraisal states:

“The historic village centre is characterised by the distinct enclosed by closely packed clusters of 18th, 19th and 20th century build, predominantly two storeys with some 3 storey buildings tight to the Building facades are of brick or render with mostly clay tile roofs. There is a distinct eaves line, parapets and roofscape to these buildings, creating a brick street enlivened by some small dormer windows, gable ends and chimneystacks.”

“[.] Park Road is a quiet 19th century residential street with a mix of buildings united by a common use of materials and an intimate scale of semi-terraced groups set behind continuous front gardens and boundaries.”



Image courtesy of Google Maps – Park Road

The properties on Park Road are mostly two-storey groups set behind continuous front gardens and boundaries. The front elevations of these properties are of brick or render with mostly clay tile roofs and the intention is to preserve the front elevation of No.5. As such, the front elevation of No.5 would not be changed.

The rear of these properties has been extended over the course of time and is done so with brick extensions and conservatories. The rear of neighbouring properties at No.53 and No.55 Park Road has been extended as well, in 2015 and 2020, respectively. Planning records can be found on the planning website.

1.4 Relevant Planning Policy

Published in February 2019, the **NPPF document** sets out planning policies for development with the aim of developing in the most sustainable way | emphasises that the goal of sustainable development should not hinder or future development.

- **Paragraph 117: Making Effective Use of Land states** : *“Planning policies and decisions should promote an effective use of land in meeting the need for housing and other uses, while safeguarding and improving the environment and **ensuring safe and healthy living conditions**. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that **makes as much use as possible of previously-developed or ‘brownfield’ land**” .*
- **Paragraph 127 –Achieving well Designed Spaces** : (c) *(Planning policies and decisions should ensure that developments) are **sympathetic to local character and history**, including the surrounding built environment and landscape while **not preventing or discouraging appropriate innovation or change** (such as increased densities);*
- **Paragraph 189-202 –Annex 1 Conservation**: *” Conservation” is defined in the NPPF as: “the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”*

I. The London Plan 2016

- **3.4 Optimising Housing Potential**: *seeks to optimise housing potential. **Policy 3.14 ‘Existing Housing’** states that the Mayor will, and boroughs and other stakeholders should, support the maintenance and enhancement of the condition and quality of London’s existing homes. This can improve not only residential developments but also the quality of life of the occupants.*
- **7.6 Architecture**: *states that, amongst other things, buildings and structures should be of the highest architectural quality. They should comprise details and materials that complement the local architectural character. They should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings.*

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2.0 ACCESS

Vehicular & Inclusive Access

There would be no impact on existing vehicular

3.0 CONCLUSION

Taken as a whole, the proposal, in its sc: complement and update the property in a contextually sensitive manner, rest a sustainable family home. The proposal will have no adverse eff qualities of the original building or the neighbouring properties. On the contrary enhance the amenities of the property by providing functional space for the and future users.