

PLANNING PROPOSAL

Design & Access Statement

04.06.2024

1 & 2 The Hermitage, Richmond

London TW10 6SH



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1.0 INTRODUCTION

This document constitutes the Design and Access statement accompanying a planning application to create a roof extension over No.1 & 2 The Hermitage in Richmond. The application site comprises a pair of three-storey semi-detached dwelling houses located at the end of the northern side of The Hermitage. It is part of a broader group of six semi-detached pairs along the west side of The Hermitage, collectively identified as Buildings of Townscape Merit (BTM).

No.1&2 currently lack roof extensions. In contrast, No.3&4, 5&6, 7&8, and 9&10 already feature roof extensions, with designs similar or identical to the proposed extension.

The applicants are residents of No.1 The Hermitage, were informed during a consultation with the council in 2016 that a roof extension would be considered viable if proposed to cover the entire pair of dwellings rather than a single unit. This was a major factor in deciding to purchase No.1 The Hermitage which otherwise, with 3 bedrooms (one of which is in the basement), is too small for a family of 4. Furthermore, upon the opportunity to acquire the adjacent building, they did so with the intention of constructing the extension. Their plan is to continue residing in No.1, renovate no.2 which is in a very poor state of repair and sell it.

A pre-planning application with reference 23/P0296/PREAPP was submitted to the council, and a response was received on 17th January 2024.



An application was made and a constructive dialogue with officers raised detail concerns. Amendments were made but it was felt that we needed more time to reflect on comments made to us so withdrew that application.

The current proposal is a revised version of the original proposal which we believe addresses the concerns raised.

2.0 THE PROPOSAL

As outlined in the introduction, the plan is to create a roof extension spanning over No1 & 2 The Hermitage, adding a bedroom and an en-suite to each of the two houses. The external appearance of the roof extension is intended to harmonise with the existing extensions on the majority of houses within the group, while addressing the uniqueness of the No.1 as the end of the terrace.

According to the response received during the pre-planning consultation, the proposal is deemed not to result in a loss of light for neighbouring occupants, nor does it give rise to a harmful sense of enclosure, visual intrusion, or an overbearing impact.

The proposal retains the form of the roof over the northern portion of No.1 to maintain the prominence of the end facade with its bold cornice..

Access to the site and the external appearance of the building at all other levels remains unchanged



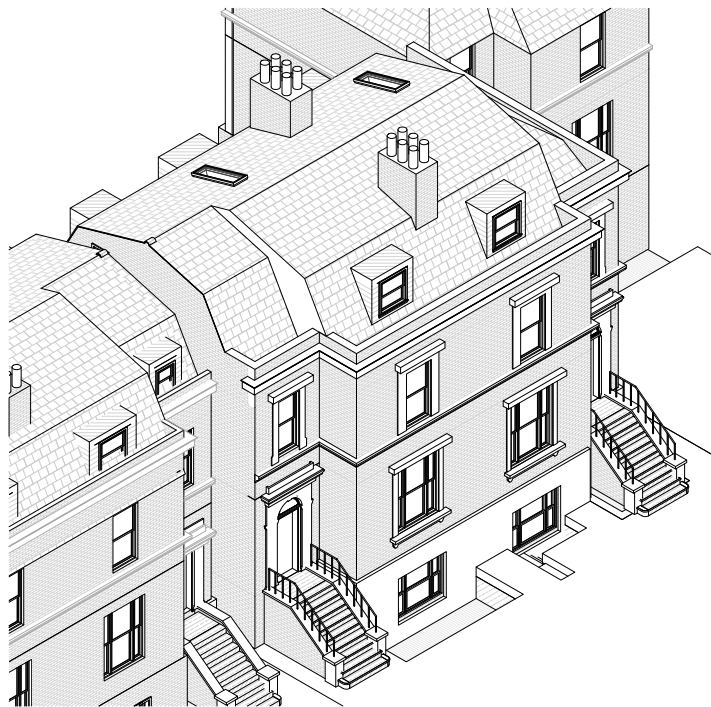
3.0 THE PROPOSAL IN LIGHT OF THE PLANNING POLICIES

POLICY LP1: Local Character and Design Quality:

A. The Council will demand that all development maintains a high level of architectural and urban design quality. It is imperative to uphold and enhance the high-quality character and heritage of the borough and its villages whenever opportunities arise. Development proposals must exhibit a comprehensive understanding of the site and its relationship with the existing context, including character and appearance. They should also capitalize on opportunities to enhance the quality and character of buildings, spaces, and the local area.

The policy establishes a set of criteria against which proposals will be evaluated.

First on the list is compatibility with the local character. We contend that this criterion is fulfilled by replicating the established design present on the majority of buildings in the group. We argue that the proposed extension should be viewed as an 'opportunity to improve the quality and character of buildings and spaces,' aligning with the objectives of the local policy.



Policy LP2: Building Heights

'The Council will require new buildings, including extensions and redevelopment of existing buildings, to respect and strengthen the setting of the borough's valued townscapes and landscapes, through appropriate building heights, by the following means:

...require buildings to make a positive contribution towards the local character, townscape and skyline, generally reflecting the prevailing building heights within the vicinity...'

The existing roof extensions on the majority of the buildings in the group establish a 'prevailing building height' for the group. Regardless of whether this prevailing height is the original height of the buildings, it is currently an existing feature of the townscape. Our proposal seeks to enhance this by aligning No.1&2 with the others and, as such, is in line with the Policy's objectives.

Prevailing building height



Policy LP3: Designated Heritage Assets

'The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by ...'

No.1 & 2 are not Listed Buildings. They are designated Buildings of Townscape Merit. The same designation is applied to all other buildings in the group, the majority of which already have roof extensions similar to the one proposed here. It is evident that the original roof form, not visible from the street, is not the reason for the designation but rather the group value is. Our proposal seeks to further harmonise the townscape in terms of height, materiality, and volume, and we argue that it improves the proportional relationship between the building elements, creating a more coherent relationship between No.1 & 2 and the other pairs in the group. Retaining the roof form over the northern portion of the No.1 addresses any concerns that may exist in relation to the impact of the proposal on the existing parapet. It would also go a long way in retaining a balance between the two ends of the terrace. As such, we believe that policy LP3 supports our proposal.

