

Design & Access Statement

50°North

Applicant	Mr & Mrs Evans
Address	7 Nylands Avenue, Kew, TW9 4HH
Description	Proposed rear facing ground, single story floor extension.
Date of Issue	27 th June 2024

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1.0 INTRODUCTION

This is a Design & Access Statement to accompany the existing and proposed drawings which form a Householder Planning Application. This application is for proposed rear facing ground, single story floor extension. The purpose of this document is to explain the proposed design rationale and support why such a proposal would be suitable and not detrimental to the surrounding context.

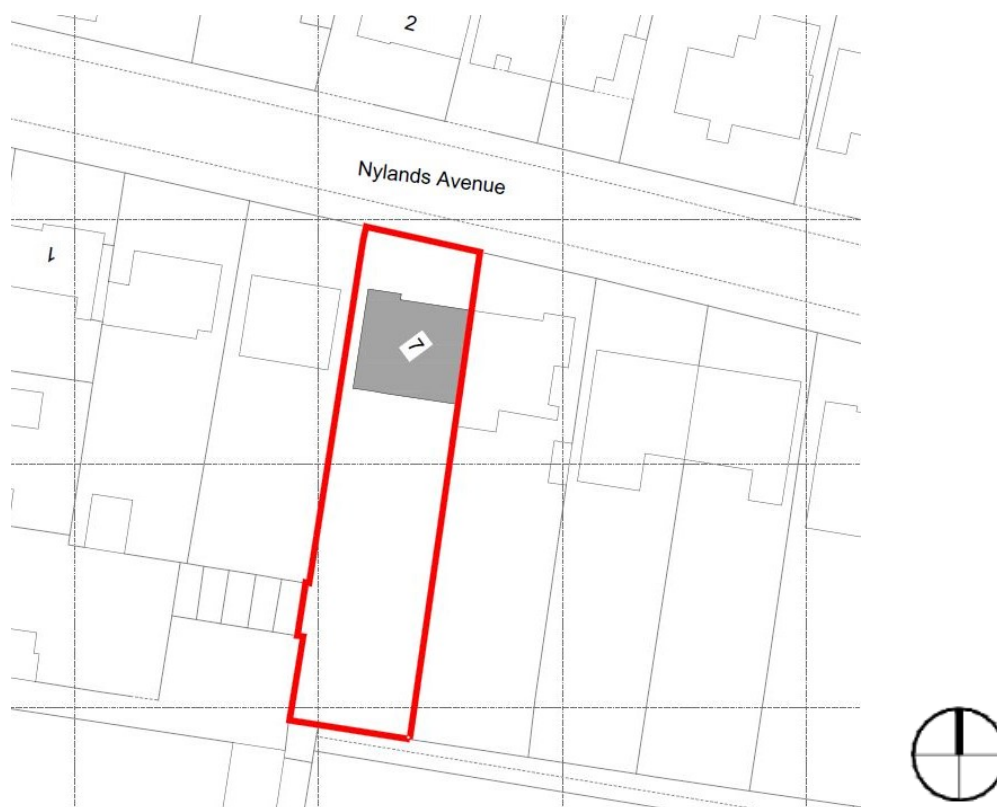


Figure 1: Site location plan showing the site and buildings in context. For reference only. Not to scale.

2.0 SITE IMAGES

Over the following pages a series of photos taken of the site and surrounding area have been included to show the context and setting. These photos illustrate key elements of the site and existing surroundings. Where appropriate, this document refers to these. The proposal is one which responds to the client's brief, the existing building, and the surrounding context. The aim is to develop and enhance the existing property in a harmonious way which creates an improved space for modern day family living whilst also being considerate of the nature of the site and its surroundings.



Figure 2: Front elevation facing Nylands Avenue showing the adjoining building to the left (No. 9 Nylands Avenue)



Figure 3: Rear elevation from the garden showing the adjoining neighbour's roof (No. 9) and No. 5 Nylands Av.



Figure 4: Garden patio view and No. 9 Ground floor rear extension's flank wall



Figure 5: Garden patio view and No. 5 Nylands Avenue

3.0 USE

The existing use of the building is a private residential dwellinghouse. There will be no change of use because of this proposal.

4.0 PLANNING CONSTRAINTS

The property is subject to the following constraints:

- The property is not listed as a Building of Townscape Merit (BTM) and is not locally listed.
- The property is not within a Conservation Area

5.0 FLOOD RISK ASSESSMENT

The site is located in Flood Zone 1, an area with a low probability of flooding. This information is drawn from the Environmental Agency website. The proposed works will not have any impact upon flood risk though ground investigation will be carried out prior to the construction to determine whether there are any local underground water courses to be aware of.

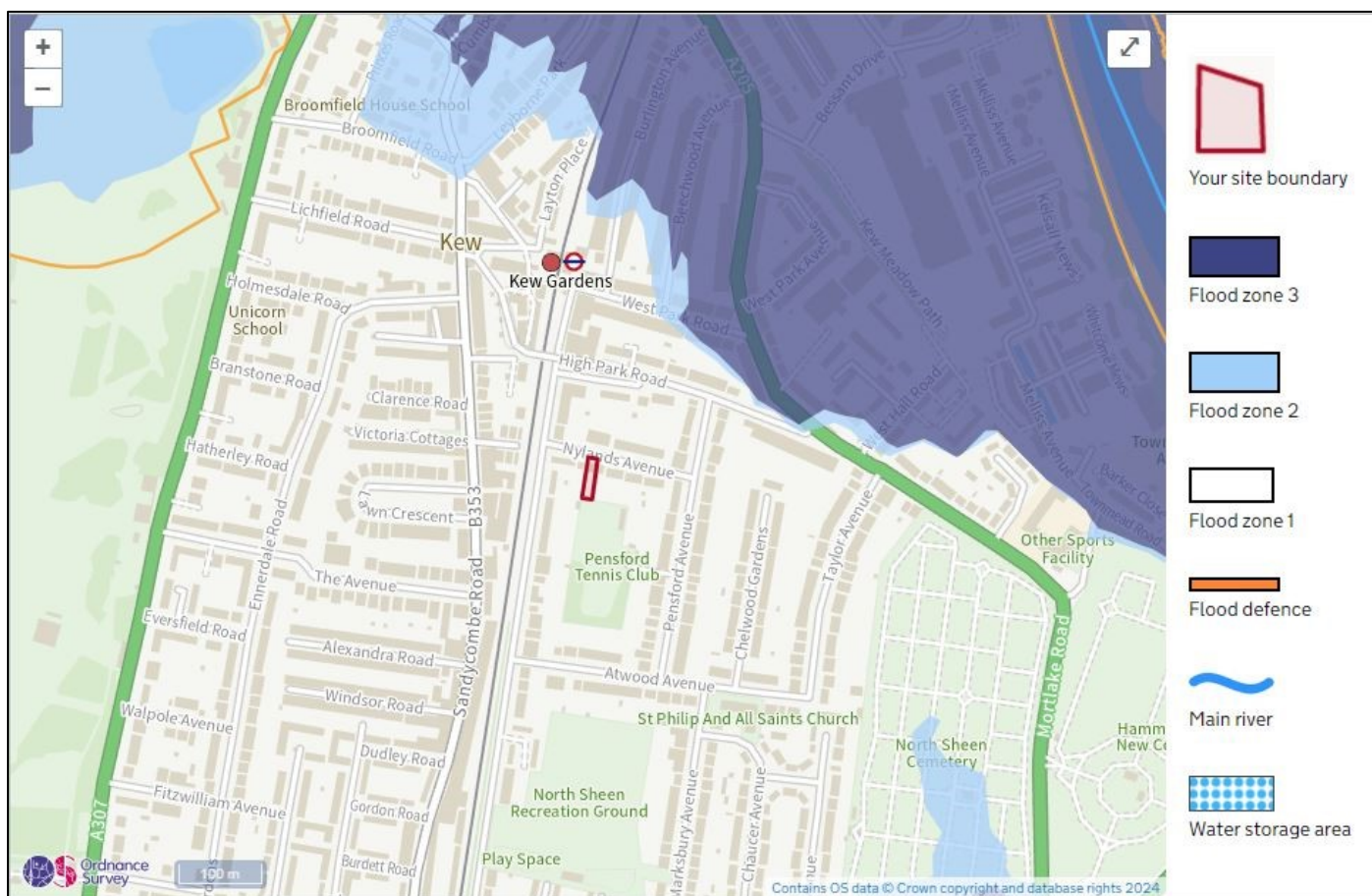


Figure 6 – Flood location plan from EA

6.0 DESIGN FACTORS AND CONSIDERATIONS

ACCESSIBILITY

The property is currently accessed only via the front entrance on Ellerker Gardens. This will remain and no additional entrances/access to proposed.

WASTE DISPOSAL AND RECYCLING

Household waste and recycling will continue to be carried out as per council requirements. No change is proposed to the existing arrangement.

SUSTAINABILITY

Integrated measures will be taken as part of the proposed overall works to the property to improve thermal performance and energy efficiency where feasible and practicable.

PROPOSED ALTERATIONS + EXTENSION TO REAR:

The rear ground floor is to be extended at a dynamic angle to take advantage of the natural daylight coming into the living space. To this end we are proposing a nominally sized extension that is not taller than average extensions on the street. The shape of the plan of the extension is contemporary and dynamic, and is to create drama and bring in light to the rear living spaces.

7.0 PRIVACY, OUTLOOK, AND AMENITY

It is considered that issues of privacy, outlook and amenity are not undermined by the proposals. We have considered this in our design development. The proposal will not be unduly visually intrusive, nor will it detract from the character and appearance of the existing buildings. It is also felt there will be minimal impact upon amenity and privacy to neighbouring properties, as described in section 7.0 of this document.



Figure 7 - Existing and proposed rear elevations

8.0 CONCLUSION

The proposed alterations to the property are considered to be relatively minor and similar to the prevailing pattern of development for the area, and with no detrimental visual impact to the host building from the street. It is hoped that the proposals demonstrated within this Design & Access Statement and the accompanying proposed drawings and documents will be supported by the London Borough of Richmond Upon Thames, however we would welcome any opportunity to discuss them with the case officer prior to a decision being determined.

9.0 SUBMITTED DRAWINGS & DOCUMENTS

- 001 Location and Site Plan
- 002 Existing Ground Floor and First Floor Plans
- 003 Existing Second Floor and Roof Plans
- 004 Existing Elevations
- 050 Proposed Ground Floor and First Floor Plans

051 Proposed Second Floor and Roof Plans

052 Proposed Elevations

CIL Questions form

Fire Safety Statement

Flood Risk Assessment

Design And Access Statement