

Design & Access Statement

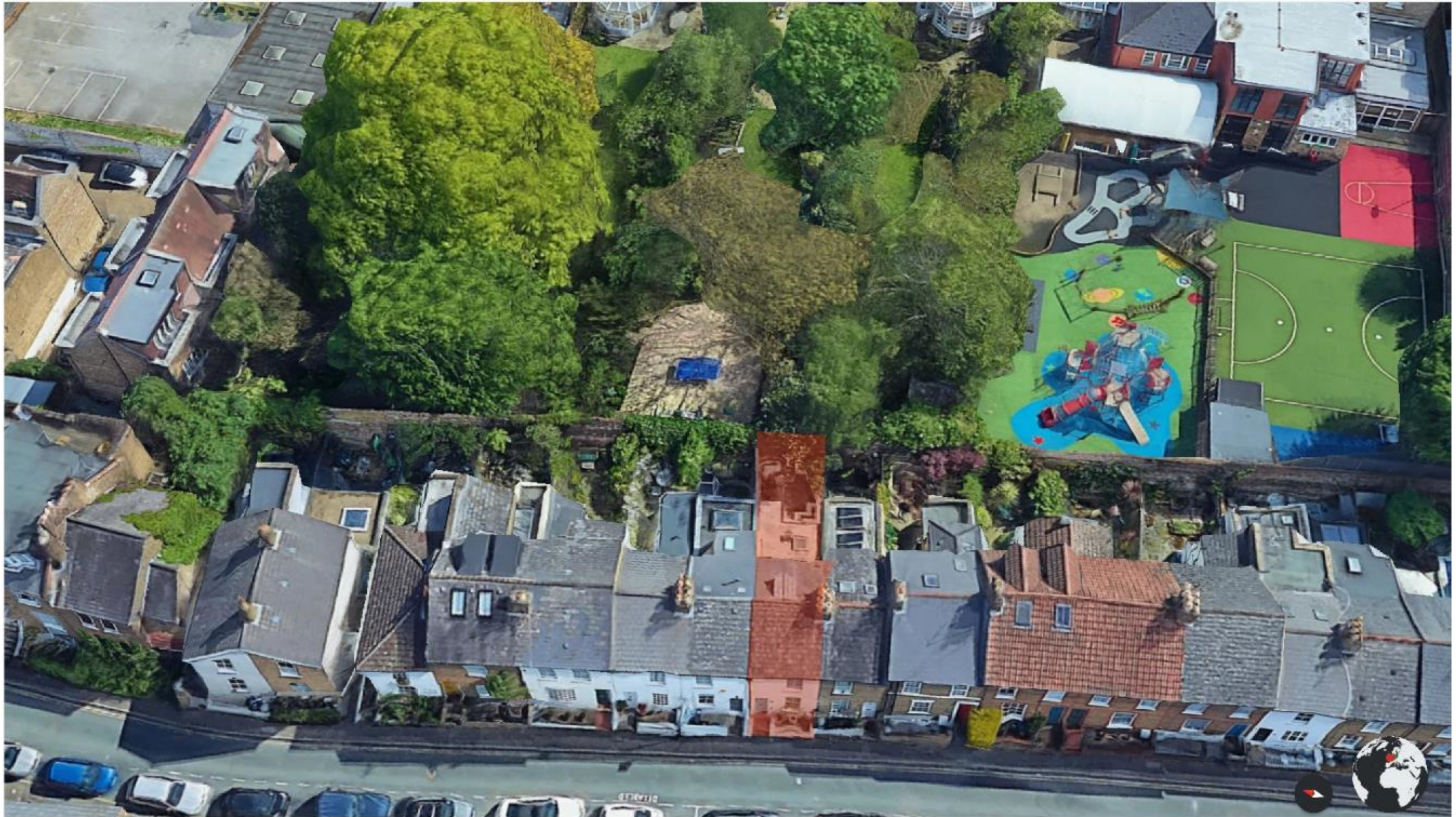
22 Princes Road
Richmond
TW10 6DH

for Mr A Kirkbright.

29TH JUNE 2024



22 Princes Road - Design & Access Statement



Site Location View

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Design and Access Statement & Heritage Statement

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1. Introduction

The statement is part of a planning application. The application is a revised scheme following a refused application dated 12th September 2023 ref 23/1996/HOT

2. History

The site has three historical applications:

94/0984/FUL

• Installation Of Ground Floor Bow Window In The Front Elevation And Erection Of Canopy Over Front En...

• **Refused Permission 25/05/1994**

20/2263/HOT

• Part two storey part single storey rear extension. Replacement windows, front gate and front door,...

• **Refused Permission 06/10/2020. Appeal Appeal Dismissed on 31/03/2021**

23/1996/HOT

• Remove the existing rear extension and replace it with new extension, with the addition of a first floor extension. The existing dormer to be replaced with a new one. New conservation style Velux windows added to the front roof.

• **Refused Permission 12th September 2023**

Description

The house is a mid terrace cottage on a residential street in the CA30 – St. Matthias conservation area. The area is centered on St.

Matthias Church at the top of the hill and was mostly developed between the 1860s and the 1880s. There is a mix of building styles in the conservation area from terraced mews to large detached villas. Princes Road is mainly groups of two storey brick terraced houses with slate roofs.

The existing house is a small workers cottage and, like the majority of the houses in the road already extended, requires upgrading to meet the technical and space standards expected of modern housing.

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3. Description

The dwelling is a mid-terrace property located in Princes Road, Richmond. The site is within St. Matthias Conservation Area. The area is centered on St. Matthias Church at the top of the hill and was mostly developed between the 1860's and the 1880's. Princes Road is mainly groups of two storey brick terraced houses with slate roofs. There is a mix of building styles including terraced houses of various widths; there are some modern interventions in the west end of the street. The houses have numerous alterations of various designs mainly to the rear of the property although there are some infills between terraces.

Number 22 is in the middle of a terrace with painted bricks.

The house is not listed and there are none nearby.

The neighbouring properties both have ground and first floor extensions.

The property has an existing ground floor extension.

The application site is subject to the following planning constraints:

- Article 4 direction – restricting basement development
- Building of townscape merit
- Conservation area – St Matthias, Richmond (CA30)
- Character area 11 of the Richmond and Richmond Hill Village planning guidance

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4.1 Proposals

The proposals have been revised from the previous 2023 application to take into account the reasons for refusal and subsequent emails/conversations with the planning officer. These include:

- a) The ground floor extension remains as previous application.
- b) First floor extension matches the width existing first floor extension to No. 20 Princes Road and it returns onto the existing rear position.
- c) The dormer window width has been reduced to half the width of the roof.

The proposal is to demolish an existing small ground floor extension and replace it with a ground floor and first floor extension. The houses either side of number 22 have first floor extensions; the proposal will match the style of these extensions. The first floor will be a mirror the width and depth of the existing extension to no. 20 Princes Road apart from the window which will be a more sympathetic sash window to match the detail of the existing sash windows.

The ground floor extension depth will not exceed the neighbouring extensions. Light is delivered to the middle of the house space by means of a continuous slot roof light.

The proposed loft extension consists of a rear dormer window and conservation style rooflights installed on the roof slopes. The existing Dormer will be modernised, the size will not exceed half the width of the roof so that it remains subservient.

The works will also include the refurbishment of the existing house which does not require planning permission as agreed in an email dated 12th April 2024.

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4.2. Proposals

Ground Floor Rear Extension

The new ground floor extension replaces a poorly planned and constructed extension built in the 70's. The new extension will allow the occupier to utilise all of the space available to the maximum and bring the building standards, including insulation values, up to the modern Building Regulation standard.

The extension depth matches the neighbouring ground floor extensions.

The new doors are similar to the majority of ground floor extensions' doors in Princes Road and the surrounding area. They are commensurate with current requirement for maximum light and openness when appropriate. Light is delivered to the middle of the house space by means of a continuous slot roof light.

First Floor Extension

Following the previous refusal the rear first floor extension width has been reduced. The extension is now a mirror image of the neighbouring property number 20; with the exception of the window which is a more appropriate and sympathetic sash window with details to match existing. The extension side wall returns to the original rear wall.

The height of the extension matches that of the existing adjoining roof of number 20.

The pitched roof and slate finish is existing so that the rear roofscape across Princes Road remains as existing, while not continuous, it is still harmonious.

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4.3 Proposals

Rear Dormer window

The existing rear dormer window will be modernized. The proposed is typical of roof extensions in the road . Similarly the small conservation roof light adjacent to the dormer matches 57 & 59; the window gives natural light to the staircase; an area that would otherwise be dark, removing the need for constant lighting in daylight hours (ie unnecessary energy use)

The dormer size will not exceed half the width of the roof so that it remains subservient.



First Floor Windows.

The windows at the front of the house will be refurbished where possible or replaced like for like; details will match existing.

4. Access & Fire

There will not be any changes to the access to the building. Parking and Highways are not applicable to this site. The proposal complies with Fire Safety regulations and Building Regulations.

Although the building fire escape will be exactly the same as existing it will be upgraded to comply with current Building Regulations (BR) including a new BR compliant fire alarm system.

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Photographs.



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Photographs.



Princes Road – View South



Princes Road – View North

22 Princes Road - Pre-application Design Statement

Photographs.



Rear View to No.s 24 & 26

Rear View to Nos. 20 & 18