

# Planning, Design & Access Statement

In support of Householder planning application for No.38 Mount Ararat Road, Richmond, TW10 6PG

## 1. Introduction

1.1 This statement accompanies a householder planning application for the erection of a rear upper ground extension to extend over part of the existing lower ground floor extension.

1.2 The application property is a 4-storey 4-bedroom semi-detached house which is located within the St Matthias Conservation Area (CA30) and is a Building of Townscape Merit (BTM). The National Planning Policy Framework (NPPF) and Local Plan Policy LP3 require applications to describe the significance of any heritage asset affected by a proposal.

1.3 Our client is looking to generally improve the quality of the space by reorganising internally with a larger staircase along with other changes, and with the need for more ancillary space to the upper ground floor we are looking to extend at the rear to create a more functional reception room and study area.

## 2. Proposals (including materiality)

2.1 The existing building has been altered over time to the rear and side. There are non-original French doors sets on the upper floor onto an extended 2-storey side extension. To the rear elevation additional windows have been added either side of the original, single central window, to both upper ground and first floors. The existing lower ground floor extension extends deep into the garden. So the existing dwelling, while well preserved to the front, has seen a number of change to the rear which is where we are looking to extend / alter as part of this application.

2.2 We would like to make the distinction between old and new clearer within our new proposals, so are seeking to use more contemporary finishes and designs to the upper and lower ground floor rear.

2.3 The proposal will comprise the erection of a London Stock brick extension to the rear upper ground floor, in order to enlarge the existing ground floor and create new reception space for this family home. The brick laying patterns will be more contemporary to provide this distinction, and will be topped with a flat sedum roof with leadwork flashings and copings. There will be a large rear opening with aluminium framed sliding doors and external railing fall guard (to prevent egress onto the lower ground floor roof). The remaining adjacent (but non-original) side window will match this modern framing to co-ordinate.

2.4 The lower ground extension will be mainly minimally-framed glass with aluminium framing and will otherwise occupy the same massing (height, depth, width) as the existing extension, with a more solid element of flat roof, inset rooflight, and rear / side walls in brickwork next to the neighbour at No.40. The top of the retained wall and the roof sides will all be clad with aluminium (along with rainwater goods) to tie in with the glazed extension seamlessly.

2.5 The proposal also includes an extended window to the side elevation at first floor, to replace the letterbox window there presently. This will be timber framed sash to match the ground floor side window, and obscured and fixed shut below 1.7m from FFL so overall will represent a neighbourly improvement on the existing side elevation.

2.6 We are proposing to raise the existing rear side window, as it presently sits over a stair but instead will be moved up to draw light into the upper ground floor rear.

2.7 We are also proposing to lengthen the sash windows to the existing front lightwell to improve the light to the lower ground floor. These will be slim line double glazed white painted timber sashes to match existing style (just longer), so will not cause harm to the front elevation appearance.

### **3. Precedents**

There are notable precedents for more contemporary development at this upper ground level along the street (so also a Building of Townscape Merit) and very locally along Church Road.

*09/0361/HOT – 14 Mount Ararat Road*

*Side extension to lower ground floor, ground and first floors; and rear extension to lower ground and ground floors*

*00/2434/FUL – 81 Church Road, TW10 6LU*

*Upper And Lower Ground Floor Rear Extension And Balcony With Associated Works.*

Key details of both these applications are shown on drawing 521/020 as part of the submission. Both applications allow for large flat-roofed rear upper ground floor extensions, set back where needed to respect the neighbours. 14 Mount Ararat Road has contemporary glazing and modern white render finish over both floors, and is also a Building of Townscape Merit. While this application was in 2009, the principles of development in the Conservation Area (and to Buildings of Townscape Merit) have not significantly changed since.

### **4. Access & Refuse**

There is no change to the existing access to the property. There is no change to the proposed services, bin storage or recycling storage for the house.

### **5. Summary**

The proposals seek (via high quality works) to sympathetically upgrade a property, providing much needed kitchen and dining accommodation whilst not harming the overall appearance of the building and the local Conservation area.

We believe that our proposal is in accordance with the existing fabric of No.38 Mount Ararat Road and its surrounding Conservation Area environment. We have closely followed all council guidance and precedent permissions (and their associated reports) and we feel that the proposal presents an improvement to the existing configuration of the building, without interfering with its integrity, and greatly enhances this period house, while providing more suitable accommodation for a family home.