

duncan foster architects

16 HAM COMMON

**Design Statement – 2 STOREY REPLACEMENT REAR EXTENSION WITH LOFT SPACE WITH
GROUND FLOOR WC SIDE EXTENSION**

JULY 2024

Proposal

This proposal is to replace the 2 storey rear / side wing with a slightly wider wing (within 1m of the boundary), and to construct a crown roof to create a small useable roof space. The proposal also provides a small ground floor side extension for a WC.

This proposal is a slight modification to that previously approved under **24/0647/HOT** with the addition of the ground floor WC. The roof pitch has been slightly amended from the approved scheme to allow slightly more space in the loft - yet the crown roof height remains the same height as that approved under **24/0647/HOT**. 4 obscure glass rooflights have been introduced.



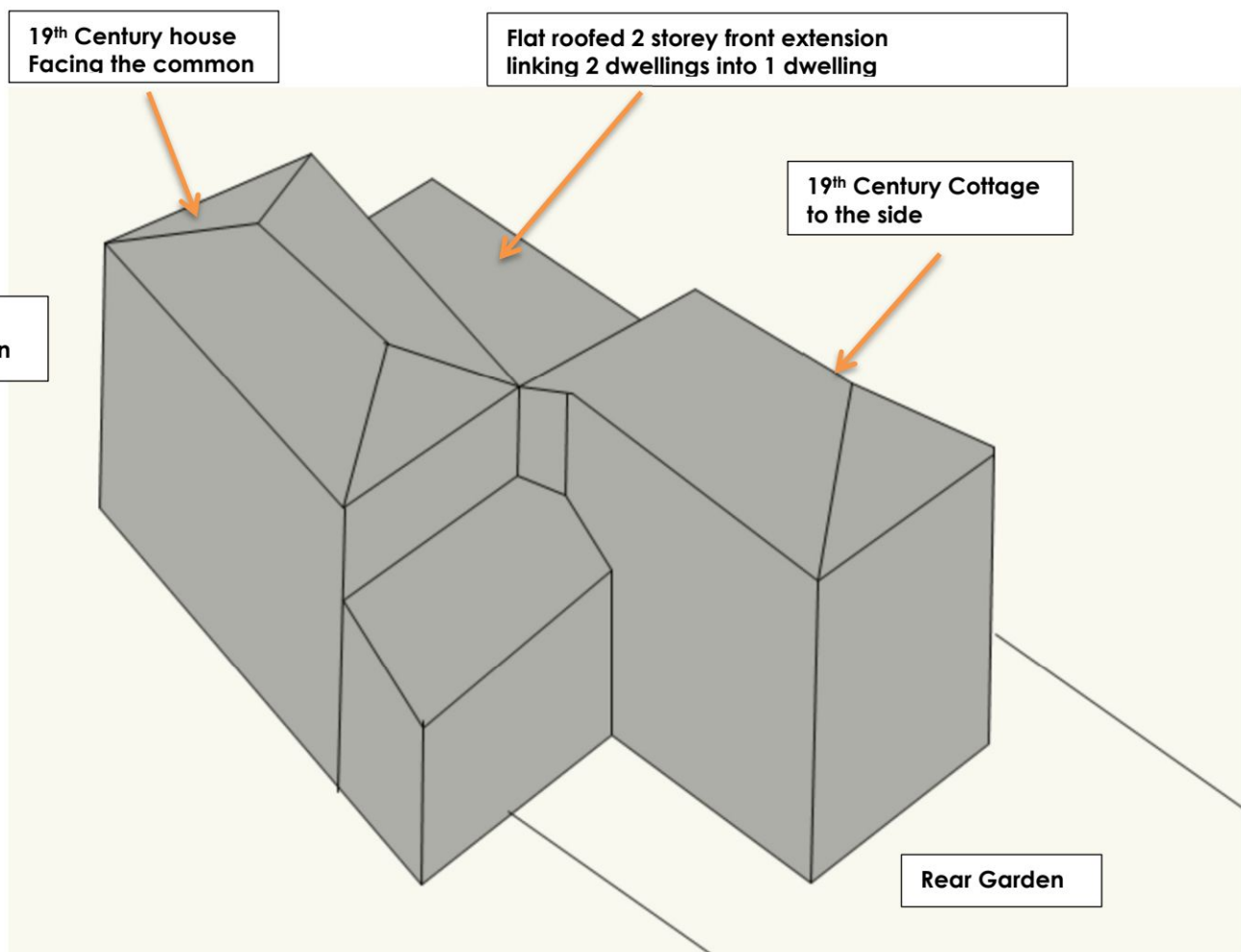
EXISTING

Historical Assessment / Site Analysis /Heritage Statement

No 16 Ham Common has been formed by the amalgamation of 2 independent properties, in the early 20th Century.

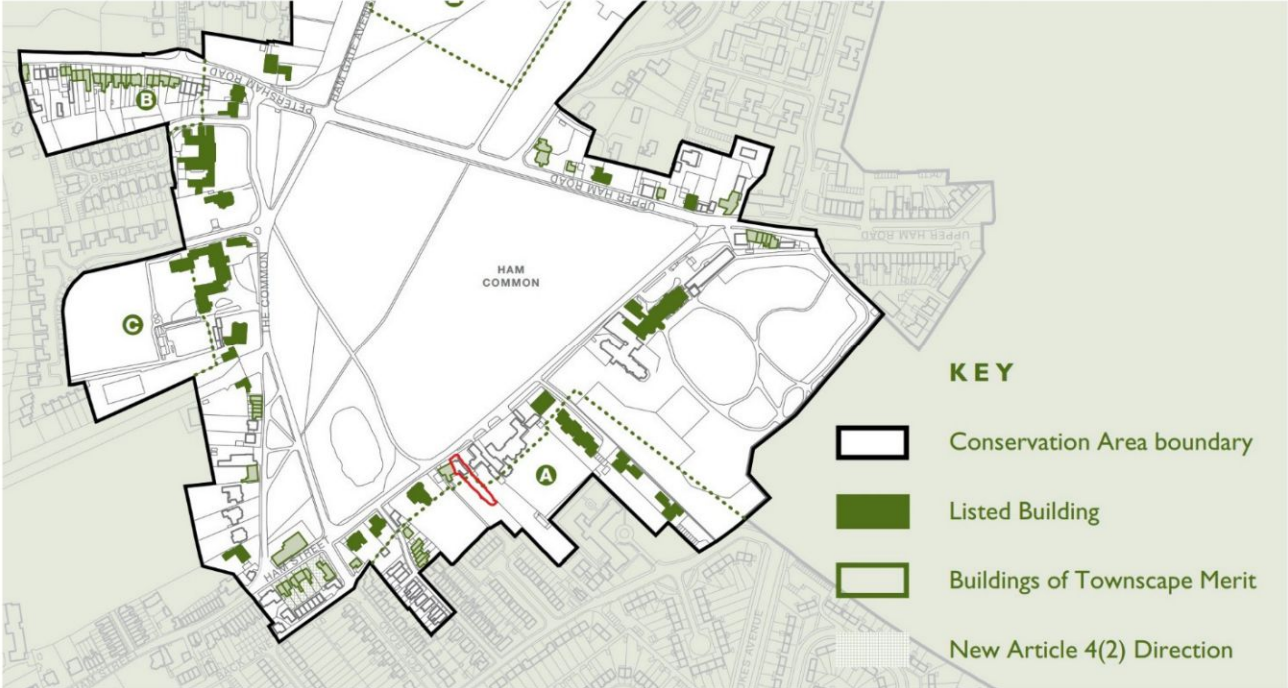
The original dwelling fronting the Common (19th C) – was linked to a small rear cottage (19th C) , by a flat roofed 2 storey element. A small rear extension was added in the late 20th Century

The diagram below summarises the evolution, which demonstrates changes to the original dwelling over the years



REAR ISOMETRIC VIEW

The property is located on the south side of the Ham Common Conservation Area.



No. 16 Ham Common has a painted rendered and painted brick finish, with timber sash windows and a crude concrete pantile roof which is out of character with adjacent properties.



The attached property to the right of no. 16 when viewed from the street has a parapeted roof detail with a steeply pitched plain clay tile roof. The detached property to the left of no. 16 has a slate / grey tiled roof finish.

Adjacent properties along Ham Common are a mix of 18th, 19th and 20th century properties which informally line the common, and vary in height and scale- from grand 18th Century Mansions to modest cottages.

They are characterized by a mixture of stock brick, and painted rendered properties with sash windows, slate and clay tiled roofing , some with parapet roofs and with small dormer windows

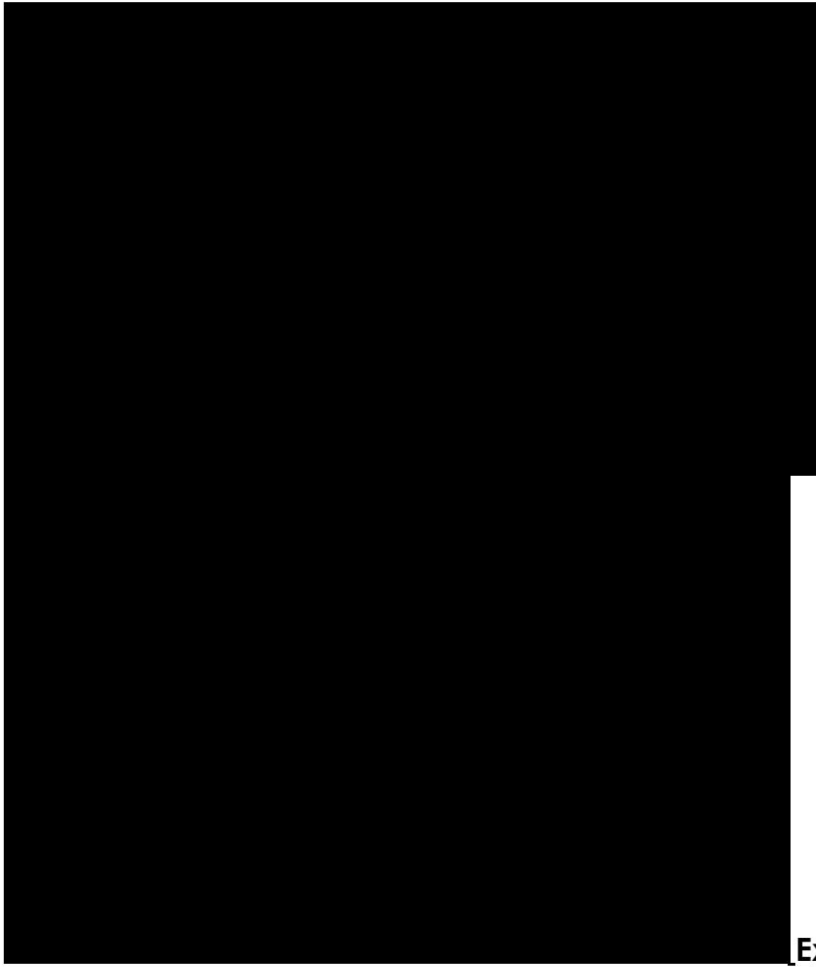


Slate Roof and Small Dormers

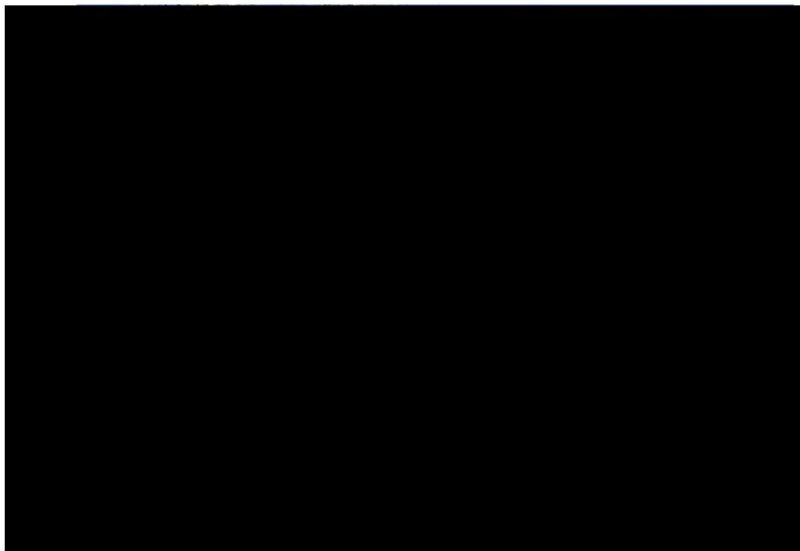


Parapet roof designs





Existing Rear



Existing Rear

Design Solution / Principles

The key principles of the proposal are: -

- 1) To construct an extension which does not dominate or cause overbearance to adjoining neighbours.
- 2) To construct an extension which respects the architectural style of the host property and adjacent properties
- 3) To construct an extension which does not add bulk to the streetscene fronting Ham Common.

This has been achieved by: -

- (i) Concentrating the development away from the front elevation to preserve the original roof form at the front overlooking the common
- (ii) To line the new eaves through with the existing eaves of the original house
- (iii) Introducing a crown roof to the rear / side wing to ensure the development has a nominal increase in ridge height (150mm)

Materials

- The new and existing roof will be recovered in clay tiles.
- New windows will be painted hardwood sash style to match existing
- New rear dormer will be in black / grey zinc
- New external walls will be either painted or white rendered masonry to match existing

Flood Risk

The site is in Zone 1 and is classified as low risk of flooding. As the site is less than 1 hectare (0.12ha) a flood risk assessment is not required. See supporting documentation map from the EA

Conclusion

- The proposal has been informed by a thoughtful assessment of the wider context of the surrounding area.
- The design of the proposed amendments have been carefully considered to enable a scheme that would be in keeping with the character of the area.
- Due consideration has been given to overlooking, overshadowing, and overbearance of the development resulting in a development which suits its setting.
- The proposal is designed to a high standard.
- Consideration has been given the principals in Richmond's design guidance.

