



Heritage Statement

Project address

22 Percy Road, Hampton, TW12 2HW

Prepared by

Extension Architecture

Description

The proposal of works includes single storey rear and side extension

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1.0 INTRODUCTION



1.1 This statement provides further information supporting the full planning application on behalf of Mr. Joe Hanrahan for the proposed single-storey extension.

1.2 This statement will present the site in the context of planning policy of London Borough of Richmond upon Thames.

1.3 The design of the proposed development has taken into consideration the existing architectural style of the surrounding neighbourhood.

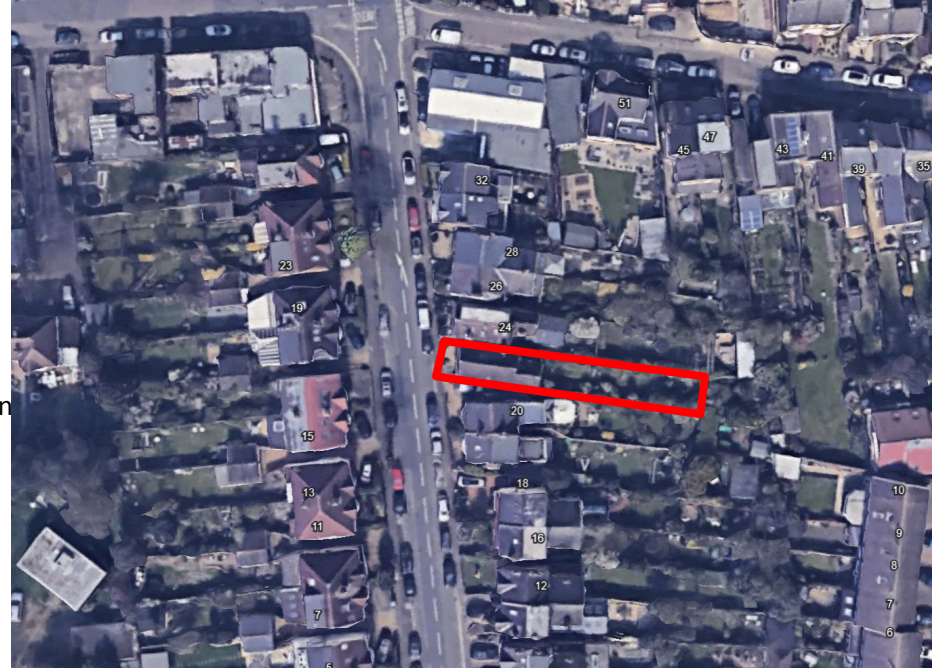


Fig 1: Existing aerial view, where the red red line denotes the site location

2.0 SITE CONTEXT



2.1 The application pertains to the property at no. 22 Percy Road, a detached, two-storey dwelling positioned on the eastern side of the Percy Road. The site resides outside the conservation boundary.

However, the site shares its rear boundary with the Hampton Village Conservation area (no. 12).

2.2 The property features a gable roof and follows an architectural style quite similar to the adjacent property on its right (Edwardian Style). The properties opposite the application site do not have a similar architectural style.

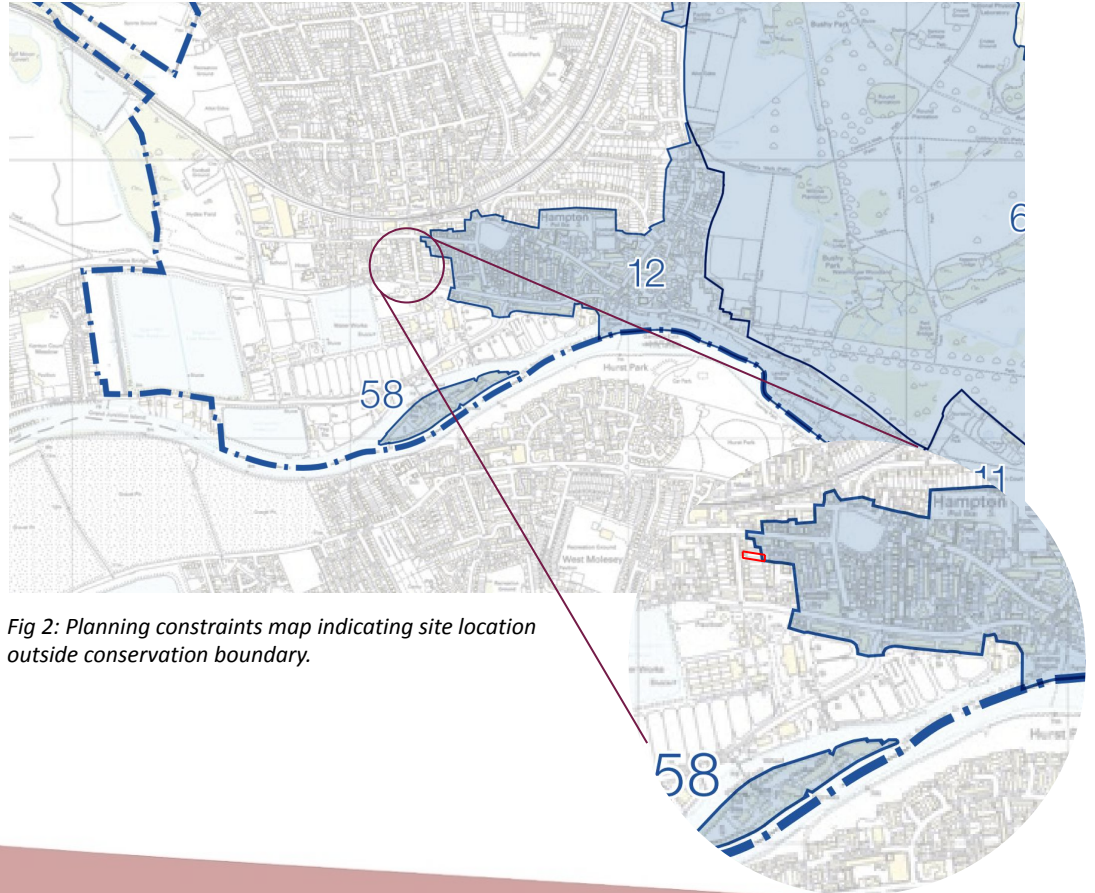
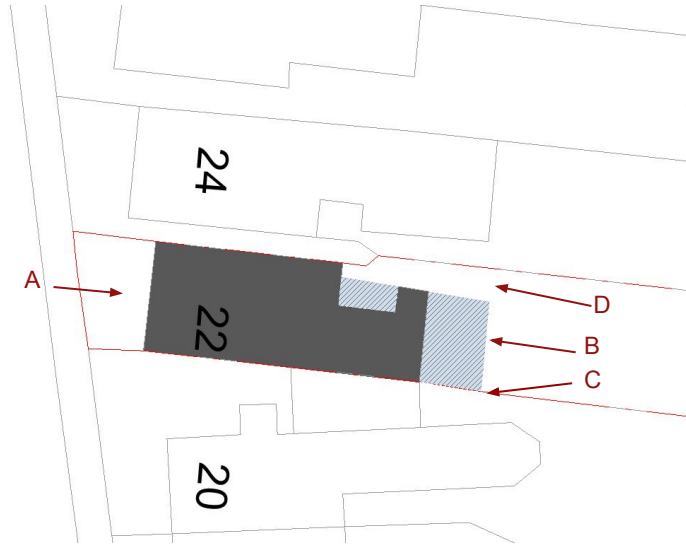


Fig 2: Planning constraints map indicating site location outside conservation boundary.

SITE IMAGES

2.3 The application site is situated on a rectangular plot 320 square meters.



SITE CONSTRAINTS

2.4 The application site does not reside on any designated land. As 22 Percy Road is not listed nationally or locally, the proposed development would not result in any harm to the heritage of the main dwelling house.

2.5 The site is located within flood zone 1, as defined by the Environment Agency. This reflects a low risk of flooding however, some consideration has been given to propose methods to reduce flooding from rainwater run-off and improve permeability.



Fig 3: Map indicating the flood risk to the application site and the surrounding area.

3.0 PLANNING HISTORY



No Planning History

PLANNING PRECEDENTS

3.1 Noted below are a few examples of backland development in the area which have successfully integrated into its surroundings with limited impact on their existing site context and neighbours amenity.

REF: 19/0143/HOT - 10 Percy Road Hampton TW12 2HW

Single-storey side/rear extension.

REF: 15/0856/HOT - 15 Percy Road Hampton TW12 2HW

Demolition of existing conservatory and lean to at rear and erection of a single storey rear extension with roof light.

REF: 98/0715 - 16 Percy Road Hampton TW12 2HW

Single Storey Rear Extension And Roof Extension.

REF: 03/2602/PS192 - 18 Percy Road Hampton Middlesex TW12 2HW

Demolition Of Existing Porch And Rear Extension And Erection Of Single Storey Rear Extension And Erection Of Rear Dormer.

REF: 05/1739/HOT - 23 Percy Road Hampton Richmond Upon Thames TW12 2HW

Erection of single storey rear extension

REF: 21/3938/PDE - 25 Percy Road Hampton TW12 2HW

Single storey rear extension (5.16m depth, 2.95m eaves height, 2.95m overall height)

4.0 DESIGN DEVELOPMENT



4.1 The proposed development features a single-storey rear and side extension designed to create an open-plan kitchen and dining area. The extension will include a flat roof, with a total height of 3.0m, and 3 flat rooflights.

4.2 The proposed extension will be constructed using London yellow stock bricks to seamlessly blend with the existing structure. The proposed glazing will consist of double-glazed windows with black aluminum frames.

4.3 The rear extension will also feature a double-glazed bifold door.

4.4 In the proposed development, the fence gate leading to the backyard is rotated and made parallel to the backyard for easy access.