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INTRODUCTION

This design and access statement has been prepared in support of a Planning Application for the “Outbuilding and External Pool at the rear garden” at 73 Castelnau Road, London, SW13 9RT.

This planning application has been prepared on behalf of the property owner Mr. Foster.

This Design and Access Statement should be read in conjunction with the other documents and drawings submitted as part of the Application.

This statement will evaluate the proposed development against the design principles and concepts of the London Borough of Richmond upon Thames, and aims to demonstrate that every aspect of the proposed development takes into consideration the immediate and wider context. The proposed scheme has previously been reviewed via the pre application advice service, and subsequently has been revised in accordance with the feedback received.

This document will demonstrate that:

- The proposal would not negatively impact neighbouring amenity and would constitute high quality design
- The proposal aims to improve the quality of the host property and surrounding area.
- The proposal will improve the quality of life of all current and future occupants of 73 Castelnau.
- The proposal does aligns with the guidance set out by the “Castelnau Conservation Area 25” appraisal and follows the pre-published residential design guidance of the borough.

In determining the scheme, the following plans and drawings should be considered:

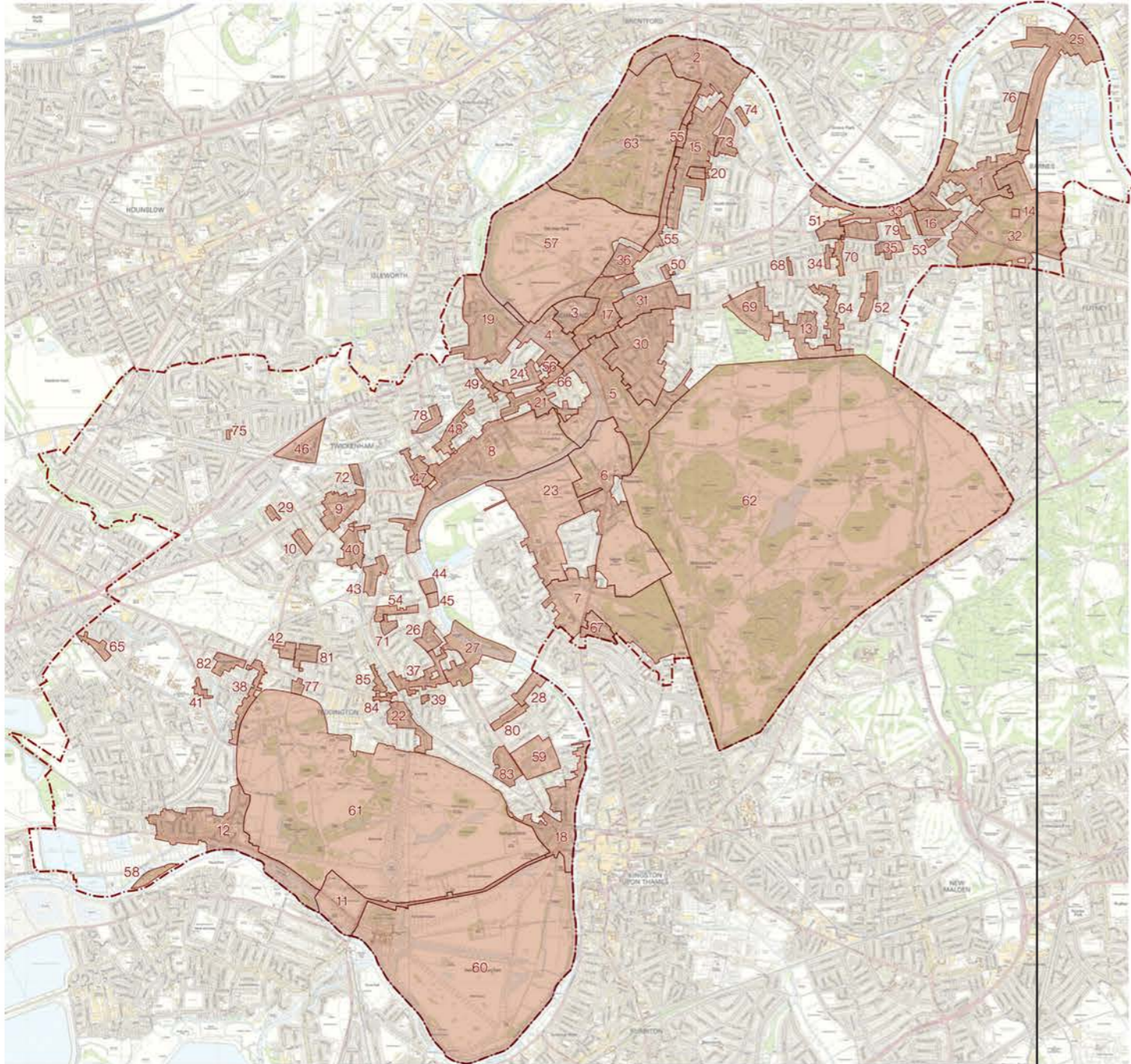
- EO1 - Existing Landscape Plan
- PO1 - Proposed Landscape Plan
- PO2 - Pool House Drawings
- PO3 - Pool House Drawings
- PO4 - Pool House Drawings

This Design and Access Statement addresses the design principles and concepts that have been applied to the development in respect of the location, layout, scale, and appearance in relation to the site’s context and conservation area guidelines. The Statement should be read in conjunction with the drawings package prepared by Locksley Architects, which forms part of the Application.



RICHMOND COUNCIL CONSERVATION AREA MAP

Richmond upon Thames London Borough Conservation Areas



73 Castelnau Road

Castelnau Conservation Area Map (25)



73 Castelnau Road

SITE ANALYSIS

The proposed development site is located within the London Borough of Richmond Upon Thames, London.

The surrounding area along Castelnau is represented by a typical standard of 2-3 storey detached residential units. North of the proposed development site is located the Castelnau Library and the Catholic Church of St Osmund.

In addition, the site is also well served by buses stopping on Castelnau Road, Rocks Lane, Queen Elizabeth Walk, and Glenham Road. The area is mostly residential with a selection of retail shops with a variety of restaurants, pubs, takeaways, and bars on the north side of the Castelnau Road.

Within walking distance from the development is Hammersmith Underground Station that has transport links via Circle and Hammersmith & City line and Piccadilly line into central London.



DESCRIPTION OF THE DEVELOPMENT

The application site falls within the Castelnau Conservation area in the London Borough of Richmond Upon Thames, London. On the southern side of Castelnau, including, 73 Castelnau Road, consists of large Victorian and Edwardian detached villas. The proposed development site is surrounded by hedges and trees to the front and rear and is significantly set back from the main road at the front of the property.

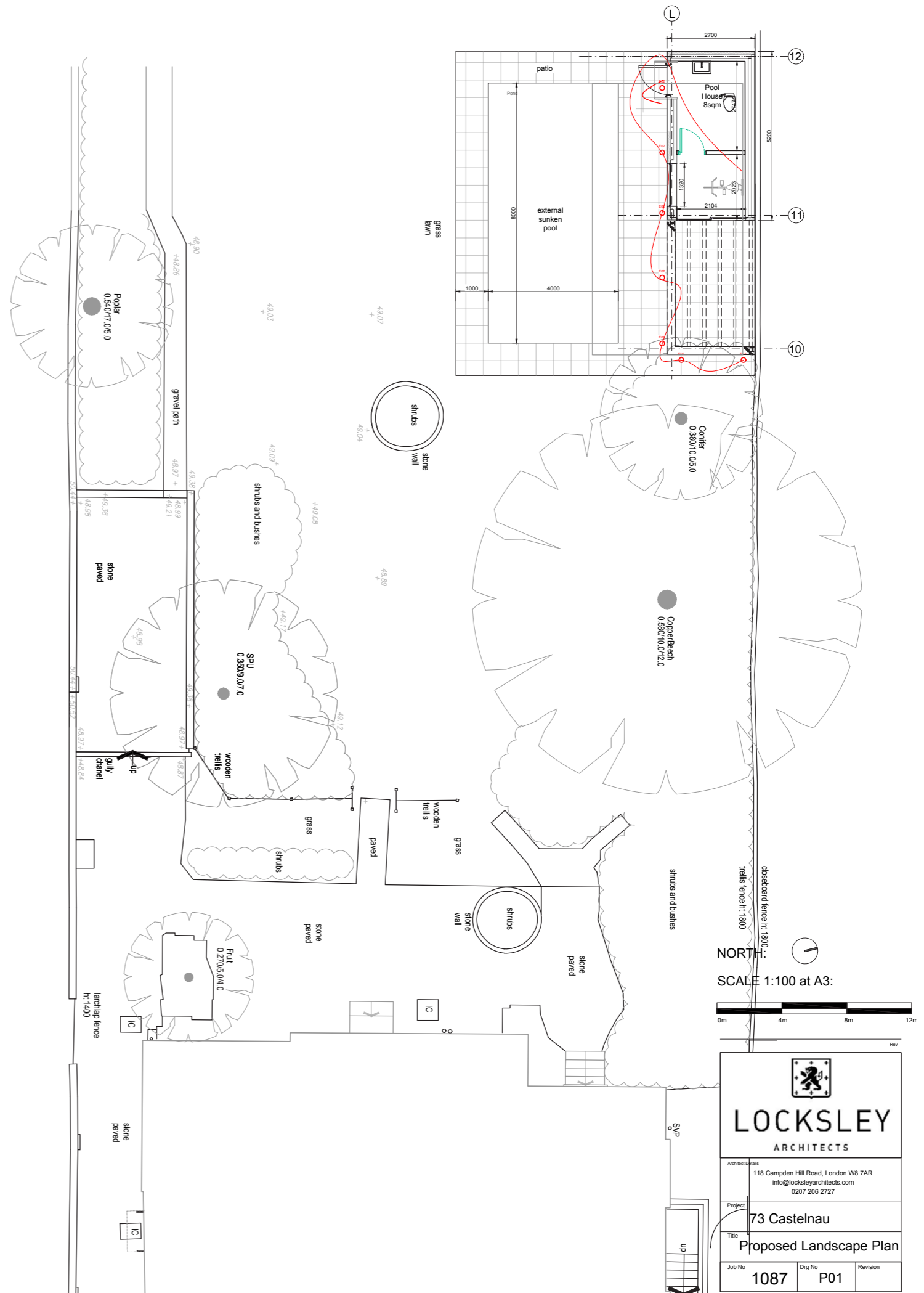
The proposed outbuilding is taking place at the rear garden of the 73 Castelnau site. The outbuilding is set back from the existing house by 21m and following the boundary wall at the north side of the plot. The rear garden of the property is currently abandoned and requires maintenance. There existing summer house is located in the middle of the rear garden along the northern boundary line.

The proposed outbuilding is detached from the 73 Castelnau existing house and do not exceed the height of 3m. The proposed development will cover 30m² of the rear garden and include indoor swimming pool and bathroom. There existing summer house will be demolished.

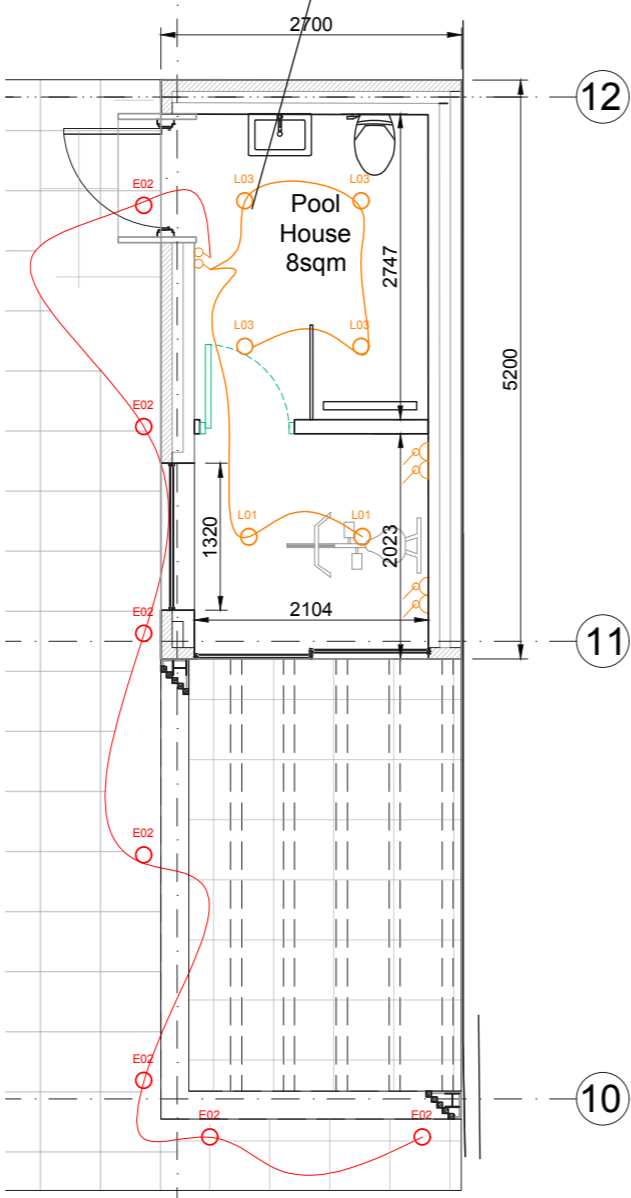
Previously the design went through the Pre-Application stage (Ref: 22/P0285/PREAPP) which raised no objections in regard to the proposed drawings. The material choice remains the same as it was submitted for pre-application with some design improvements. The design features such as timber cladding with copper framed windows will face the garden and existing house. The concrete wall will face the neighbouring properties at the north boundary wall to prevent overlooking into the proposal.

73 Castelnau recently received a planning approval for “New rear and side extensions with metal & timber framed double glazed window and doors. With new brick to match existing and timber cladding and concrete features“ (Planning application number: 22/3331/HOT). The proposed pool house will follow the design that been set within the approved planning application.

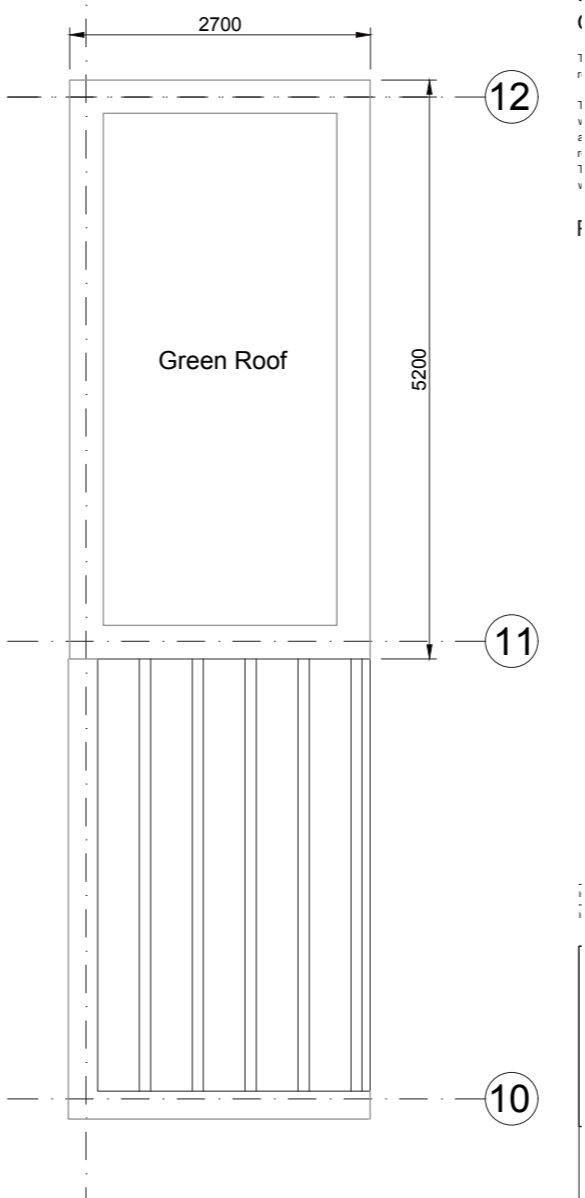
The proposal been carefully designed in accordance with SPD and Conservation Area Guidelines of London Borough of Richmond Upon Thames. The proposal maintains amenity, harmony, materials, details and most importantly, will not detract from existing architectural character of the street. Additionally, proposal will not affect overall view of the street, not only neighbouring amenity.



PROPOSED PLANS



Proposed Plan



Proposed Roof Plan

PRECEDENTS

There are multiple precedents of the outbuildings that been constructed in the area. One of the most relevant cases is 18 Castelnau, SW13 9RU that received granted permission in 2003 for the proposal of swimming pool enclosure (Planning application REF: 03/3091/HOT)

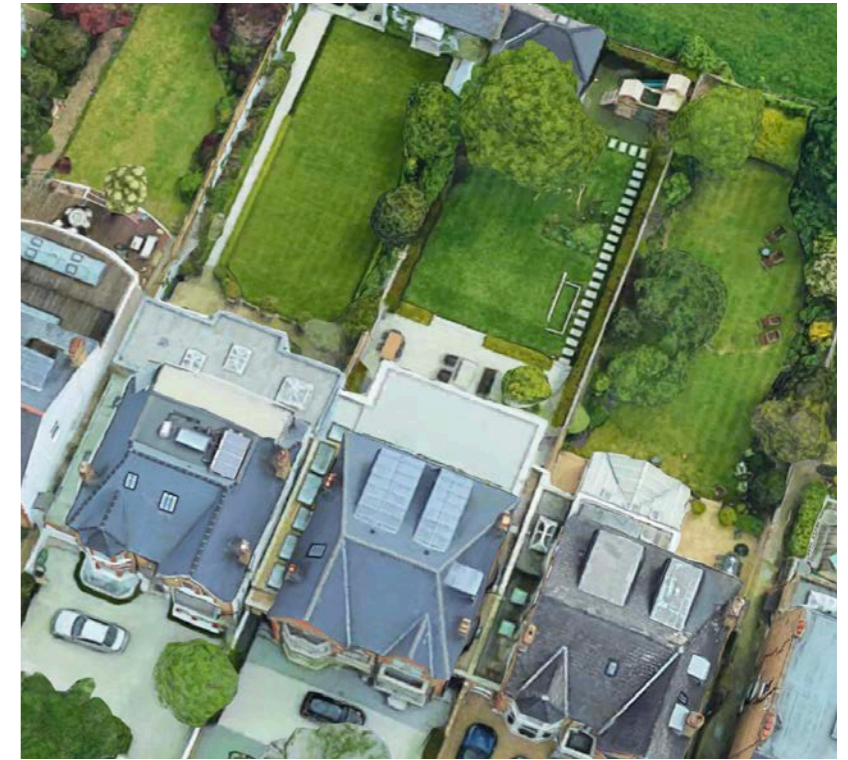
Other relevant precedents:



20 Castelnau, London SW13 9RU



24 Castelnau, London SW13 9RU



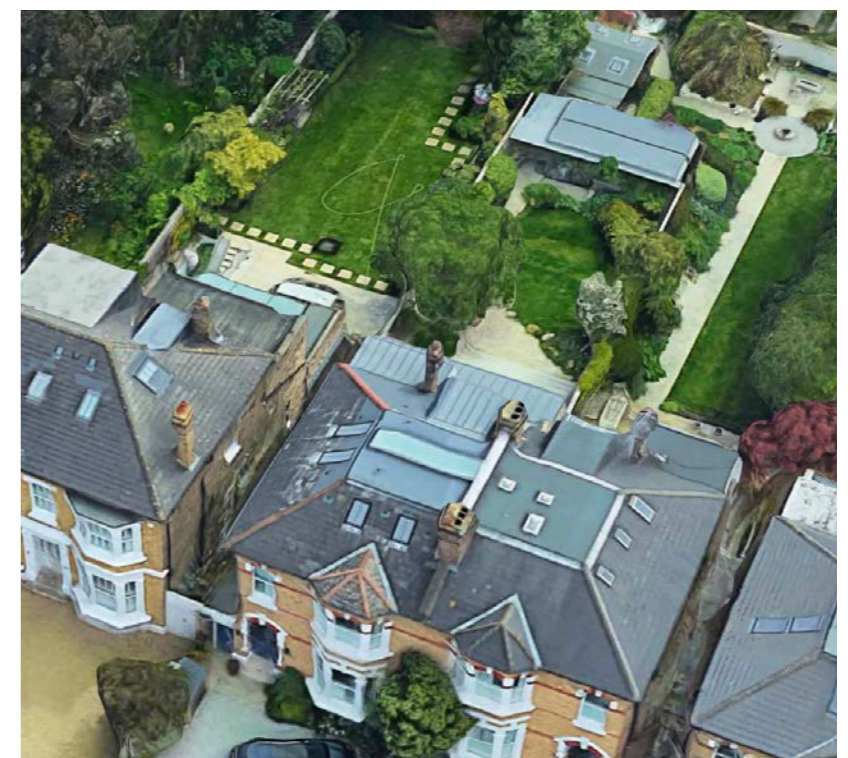
50 Castelnau, London SW13 9RT



52 Castelnau, London SW13 9EX



78 Castelnau, London SW13 9EX



152 Castelnau, London SW13 9ET

HERITAGE STATEMENT

Castelnau Conservation area:

No 73 Castelnau sits within the Castelnau Conservation Area. The Conservation Area Statement published by Richmond-upon-Thames borough council records that the Conservation Area was first designated in 1977, and has subsequently been extended on four separate occasions during the 1980's and 1990's. The application site was part of the originally designated Conservation Area.

The original designation is for the architectural and historic value of the continuous groups of buildings along Castelnau in a setting of fine trees. This included the centrally located villas built in 1842 (including the application site) and the Statement identifies these as being semi-detached houses in a restrained classical style, two storeys high with basements. They are built in yellow stock bricks with decorative stucco pilasters, dentil cornices and architraves. Stables of a subordinate nature link many of the villas (these are now referred to as the coach houses).

The conservation area statement therefore confirms the view of the English Heritage listing that, the principal significance of the heritage asset is in the consistency and rhythm of the group.

Impact of previous consented alterations on the conservation area:

Within the conservation area there has been a huge variety of adaptations and alterations made to the coach house, including many examples of full and partial demolition. There is little consistency between any of the buildings within the local context.

Below are some photos which show some examples of the alterations or complete re-building of the coach houses to the buildings either of the main building. They all differ in their scale, design and appearance.

Historic character:

The front elevation of no 110 Castelnau retains all of the features described in the listing: the hipped slate roof, semi-circular heads to windows and doors, and the full height stucco pilasters. All of these elements are to be retained in the proposed works.

It would appear that the original no 110 villa was built without a coach house. A one storey coach house was later erected. This was then heavily altered following a later approval, with new blockwork walls and concrete lintels. Therefore, the interior of the coach house is much altered and contains little of historic interest.

No detailed reference is made in the listing of the interior elements of the building. However it does include a number of important pieces of joinery and plasterwork, such as the main staircase, and the doors windows and cornices at ground floor level.

The rear elevations of the main houses are not mentioned in the listing however they are still of merit.

The drawing and dining rooms on the ground floor were the most important rooms in the house and have the most complex plaster cornices and timber joinery. A more modest architectural decoration is found in the circulation areas and in the private spaces on the first floor. This hierarchy of details is significant in that it reveals the status and relevant importance of the different spaces in the house and therefore will be retained.

The lower ground floor, these rooms are historically not the main reception rooms and therefore these features are not to be the most important or significant in historical terms.

CONCLUSION

The design is of high quality and maintains the regulations that set within the Castelnau conservation area and London Borough of Richmond Upon Thames.

The proposed outbuilding house is suitable in scale, mass and form in order to not detract from the existing building and surrounding area.

Furthermore, the proposal will provide a better quality of life of its current and future occupants.

The proposal will not lead to detrimental impacts on neighbouring properties due to the conscious design and materials chosen to respect the surrounding area as protected under the Castelnau Conservation Area.



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