



DESIGN & ACCESS/PLANNING STATEMENT

Further additional design information for 17 RIPLEY GARDENS, SW14 8HF

Existing Location & Use

The property is located on the residential road of Ripley Gardens and consists of a period interwar terraced house. The property consists of 2 floors with existing loft space. The property is not located within a conservation area.

The use of the property as a residential home will remain unchanged in the proposal. The existing site use and general layout and street access shall also remain as is.

Proposed Design & Scale

At front elevation the overall design and scale of facade shall remain as is. The only changes proposed consist of re-painting of the brickwork to light grey at ground floor level, at first floor level rendering the existing textured finish to a smooth painted finish also in light grey. All existing single glazed windows shall also be changed to double glazed white framed PVC windows. At loft level velux two roof lights are also proposed.

At the rear, the proposed works include a ground floor kitchen extension, finished in light grey painted render, with bi-fold glazed doors in dark grey frames. At first floor the existing painted brickwork shall only be changed to a light grey painted finish instead. The existing single glazed windows to be changed to double glazed white framed PVC windows. At loft floor level a dormer extension is proposed with sliding glazed doors in dark grey frames. The new loft extension would be constructed clad in faux dark grey slate effect tiles on all elevations and a waterproof membrane on the flat roof area.

Considerations

The main planning considerations we believe relevant to the assessment of this application are design and amenity impact. The design of the rear ground floor extension, as well as the loft extension proposed, are sympathetic residential extensions. The proposed design has been designed to comply with the Council's Housing policies.

The loft extension would not have a substantial impact on the appearance of the property and as located to the rear of the property, is not visible from public view and therefore would not have a detrimental impact on the street scene.

The proposed materials match/compliment those used in the neighbouring homes and so are considered appropriate to the context of the site and architectural design of the dwelling. Also all proposed materials will be of the highest quality.

The proposed rear ground floor extension and rear loft extension are not considered to be overbearing in size and would not lead to a reduction in the amount of sunlight/daylight received by neighbouring properties. With regard to overlooking from the loft, it is believed that neighbouring properties would not be any more overlooked than existing from the rear first floor windows.

Relevant Neighbours & Previous Planning Approvals

Similar designs and scales of work are evident at the property's neighbours along Ripley Gardens road, with the direct neighbours of nos. 15 + 19 as well as notably house nos. 26, 12, 2, 21, 13, 10 & 4.

Previous Application: [24/0022/HOT](#)

Previous application made on 03/01/2024 with a refusal issued on 19/06/24 on the grounds of requiring a Tree Protection Plan (TPP). This new application was made on the advice received on 12/07/24 + 15/07/24 by Ms Kreena Patel including a TPP. An expedited response following the public consultation period of 3 weeks was offered given the circumstances encountered in the previous application.

Access

The access to the site will not be altered or changed in any way. The proposed ground floor rear extension, as well as the garden shed, are situated within the fence line where it does not intrude on any existing paths or access points to the main dwelling or site. The access from the front door shall remain exactly as is.

Landscaping

The proposal seeks to retain all trees on the property. A Tree Protection Plan (TPP) is attached to the application to show that the proposed works during the build will not detrimentally impact the existing trees. Also to note no trees on the property have a Tree Protection Order (TPO).

As the existing plans from the previous application have been re-used (exactly like for like to avoid any issues & following the advice received on 12/07/24 + 15/07/24) as well as some of the existing arboriculturalists tree location plan/information (as well as the new TPP) please note for the avoidance of any confusion the below reference numbers for the trees/shrubs:

On Tomlin Voss Associates Plans they are labelled: T1, T2 + T3

On the Tree Protection Plan/Report from MWA Arboriculture they are labelled: T1, T2, T3 + S1

Therefore:

TVA, T1 = MWA, T3

TVA, T2 = MWA, S1

TVA, T3 = MWA, T2

TVA not noted on plan = MWA, T2

Existing Site Photographs (rear & front)



If you have any further questions or require any further information or adjustments to the current submitted package, please do not hesitate to contact us.

Kind regards,

Christina Voss

Director

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