

24208LMR/DAS

Design & Access Statement

Introduction

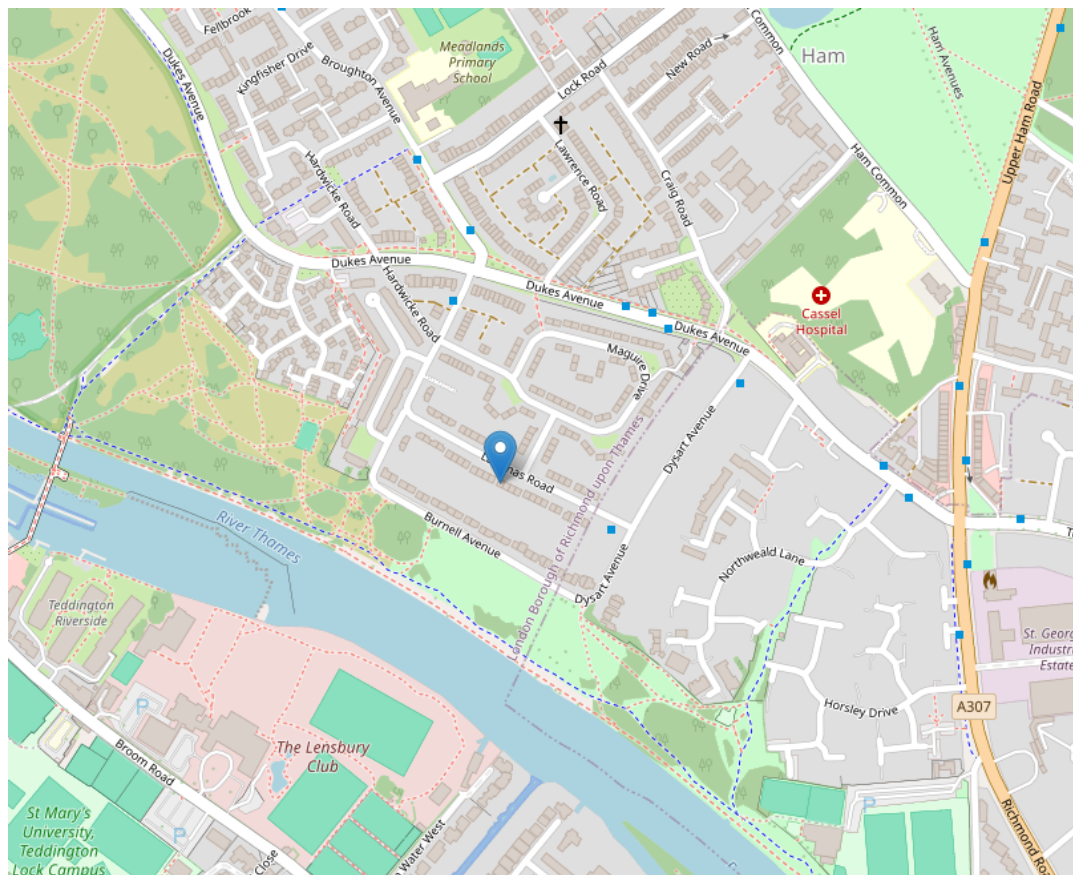
This document has been prepared to accompany the planning application of:
43 Lammas Road, Richmond, TW10 7YD.
Property owned by Virginia Tao.

Background information:

The property is located in Ham, Petersham & Richmond ward/ electoral division, which is in the constituency of Richmond Park. It is not part of conservation areas.

Property is constructed with exposed brickwork with timber floor structure.
Roof is constructed under interlocking concrete tiles.

Property is located in flood zone 1 with a low probability of flooding, for detail please refers to flood map provided for reference.



Proposed Works/ Design:

The main scopes are:

1. Dormer loft conversion and to provide additional habitable room.
2. 2 numbers of roof light to be installed on the front pitched roof.

The existing building remains in its original material/ fabric since 94 years ago and is in poor physical condition. Surveyor report has identified major repair work on roof, external wall with dampening concern and underground sewage problem. It is essential to carry out the proposal in order to replace the roof and rear wall of the building and to ensure the property comply to the current Building Regulations standard.

The proposed work will be similar to 29 Lammas Road and will be in line with the local context. All proposed materials will match existing to ensure that the local appearance remains as similar before.

Access:

Access to the property will not be affected and will be entered from frontal main and side entrance, allowing dual aspect access to enable the proposed work to be carried out safely and effectively.

Impact of Proposed Works:

No significant impact to the neighbourhood. The loft conversion is facing rear garden and the proposal is similar to neighbour. The dormer will be offset to minimise overall changes to the property.

Overall front appearance remains unchanged with only roof lights being introduced at high level to provide natural light and ventilation to the en-suite.

Summary:

The visual impact from the front elevation is minor except for the 2no. of roof light and all materials will match existing appearance.

The rear dormer roof will be hidden from the streetscape and will be similar to neighboring properties improvement work and will not cause any surrounding implications within the local context.

End of report