

# 4A FRIARS LANE

**Householder application for conversion of roof space  
to provide additional living accommodation**

4a Friars Lane  
Richmond  
TW9 1NL



**520 Design + Access and Heritage Statement**

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# Introduction

## 1.1 Introduction

This Statement has been prepared on behalf of the applicant in support of a full planning application for the installation of 3no. rooflights (“the proposal”) to the rear of 4a Friars Lane, Richmond (“the site”).

The purpose of this Statement is to illustrate the key factors that have influenced the design of the proposal and to demonstrate how the proposal accords and complies with the principles and policies established by the National Planning Policy Framework (NPPF) and development plan requirements.

A Design and Access Statement (DAS) has been prepared by Squirrel Design Solutions Limited and comprises a separate submission in support of this application.

# Introduction

## 1.2 Design + Access primary requirements

### **Use**

The instillation of roof lights in a new loft conversion to provide appropriate natural lighting and ventilation for the inhabitants .

### **Amount**

3no. rooflights to the rear of the property away from the primary elevation, upon the southeast facing valley roof of existing loft.

### **Layout**

To serve one room with associated fire escape.

### **Scale**

The total site area is approx 210m<sup>2</sup>,

### **Appearance**

The 'rooflights' are proposed to be a dark grey finish, with central dark grey glazing bar, in the 'conservation' style, similar to other examples in the immediate area.

### **Access**

The access to the site is directly from Friars lane, bordering the site to the North West.

# Site context

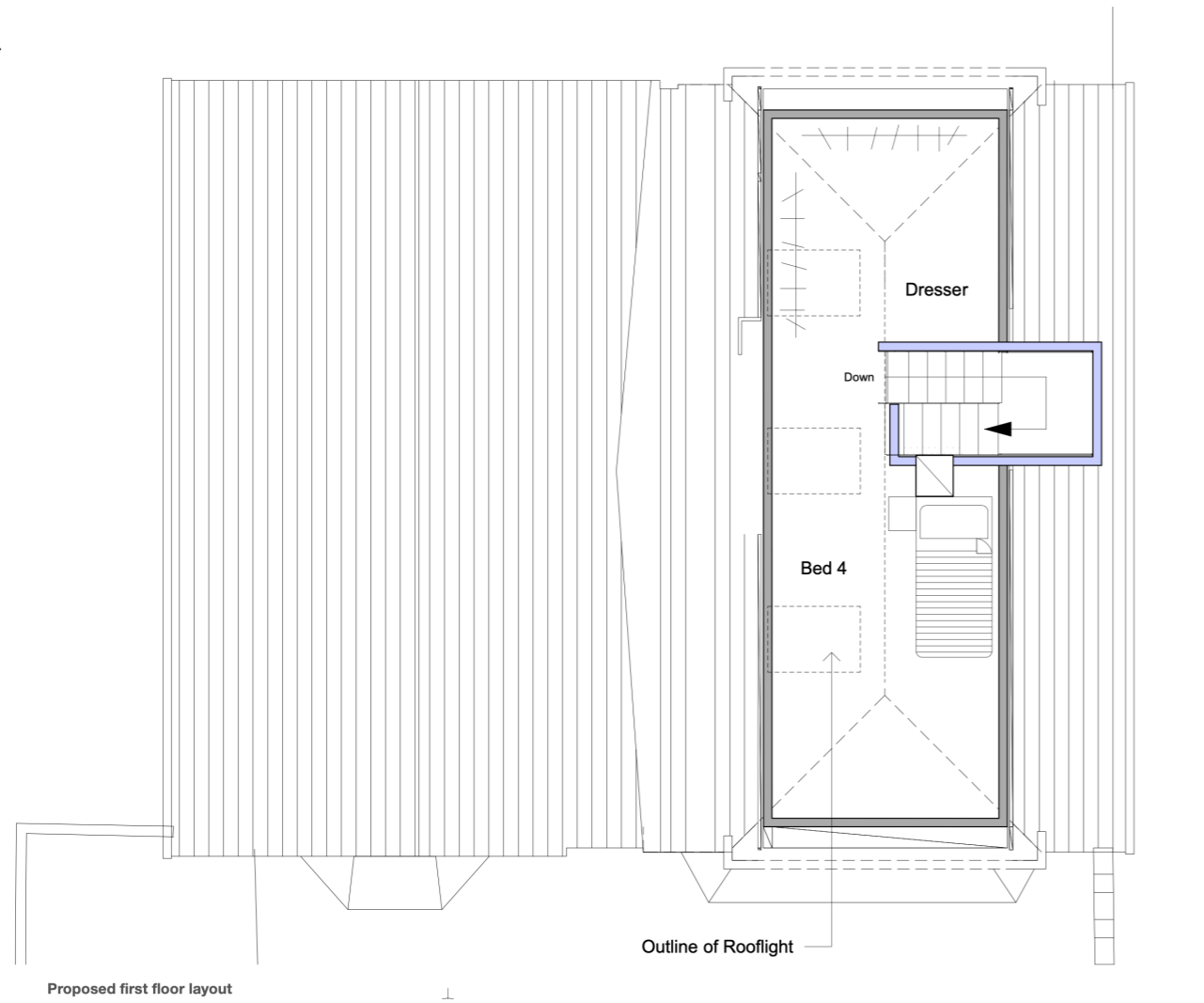
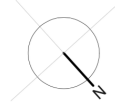
## 2.1 Friars Lane

The building comprises of private garages at street level with domestic living space above. The loft is in the process of being converted into living accommodation to meet growing family needs.

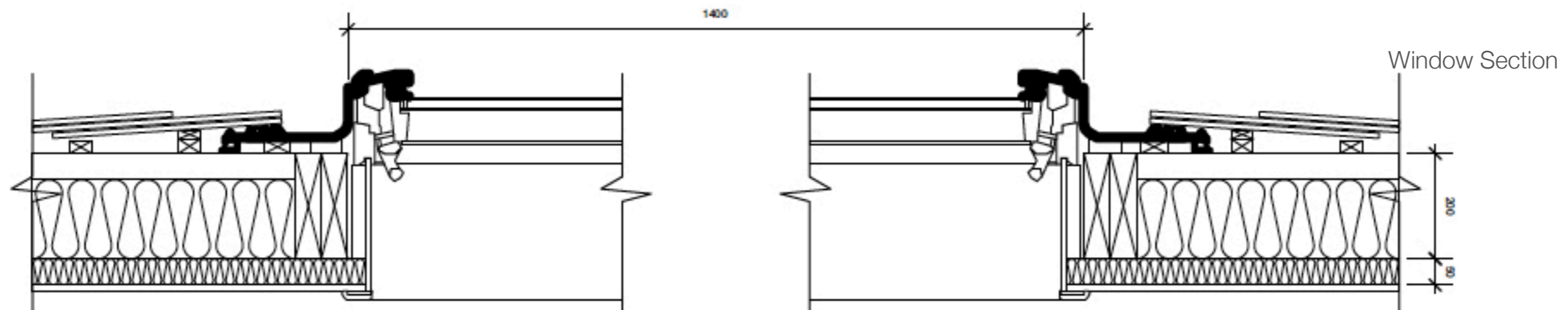
The site is located in a primarily residential area although there are existing and currently vacant offices to the north and south. It lies within the Richmond Riverside Conservation Area. The property is not listed and is in a Flood Zone 1 designation.



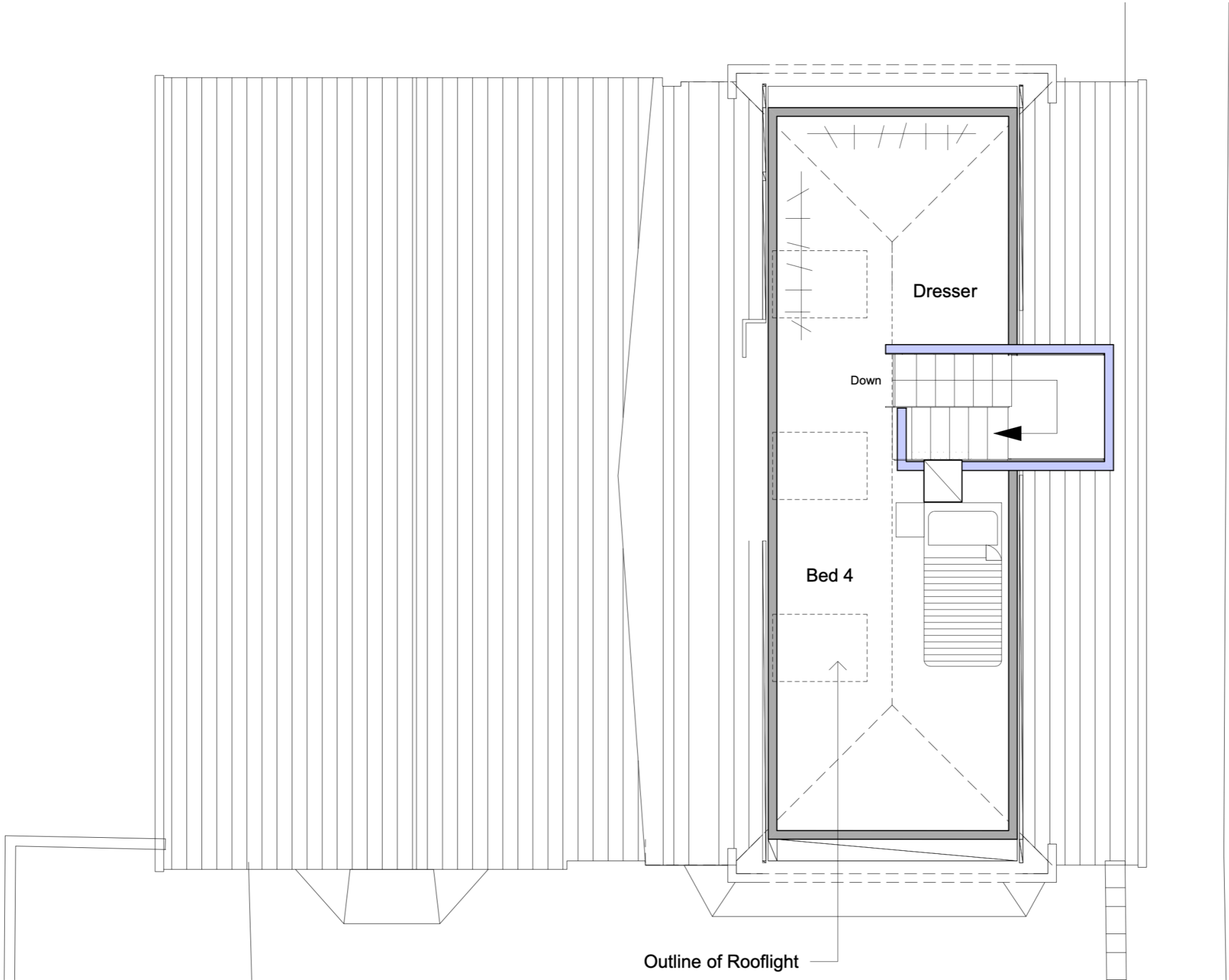
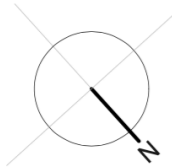
## 2.2 Window Detail



3no. 780mmx1400mm conservation style roof lights



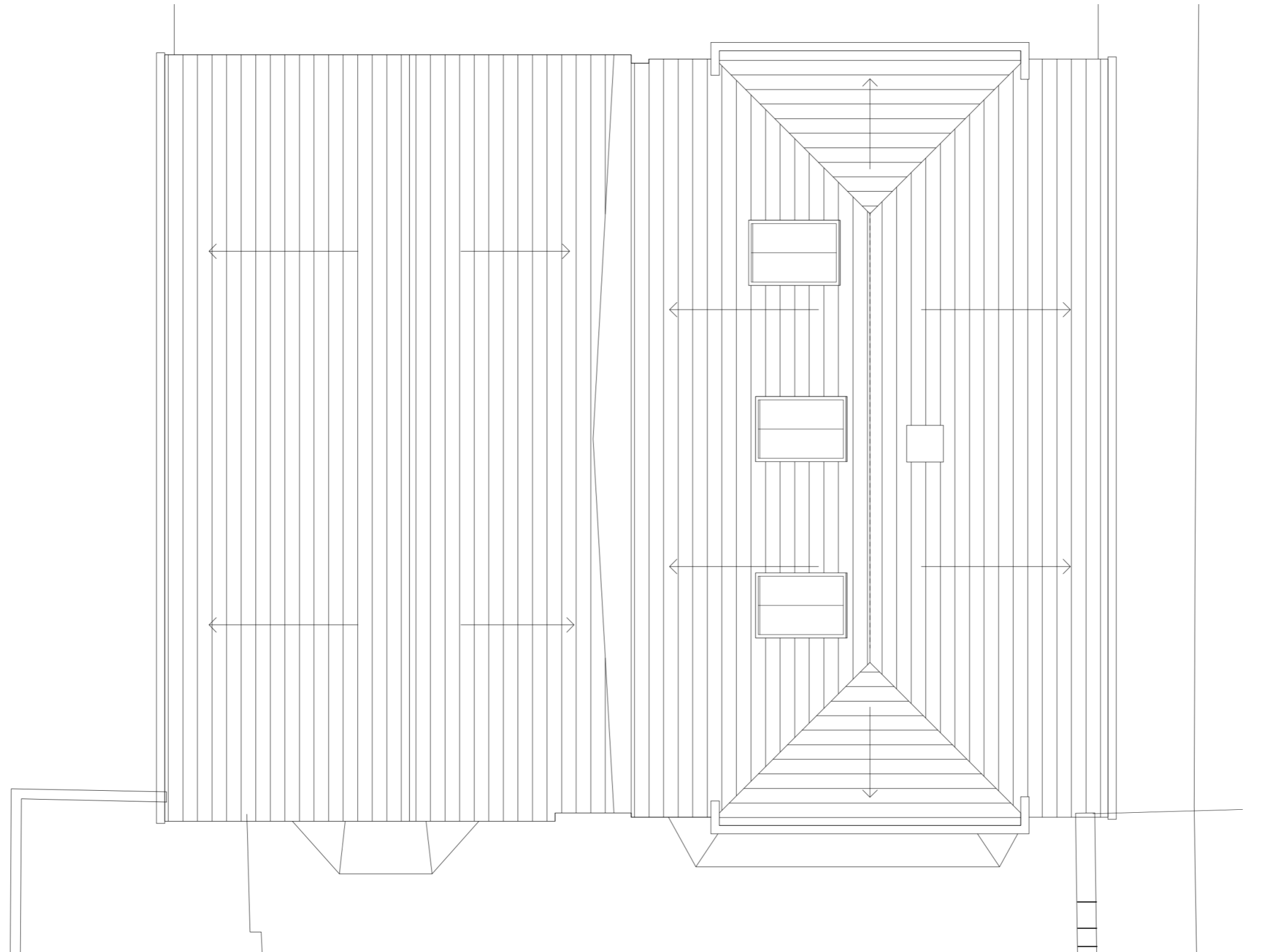
2.3 Proposed Second Floor Plan



Proposed first floor layout

Outline of Rooflight

## 2.4 Proposed Roof Plan



**proposed roof plan**  
scale 1:100@A3

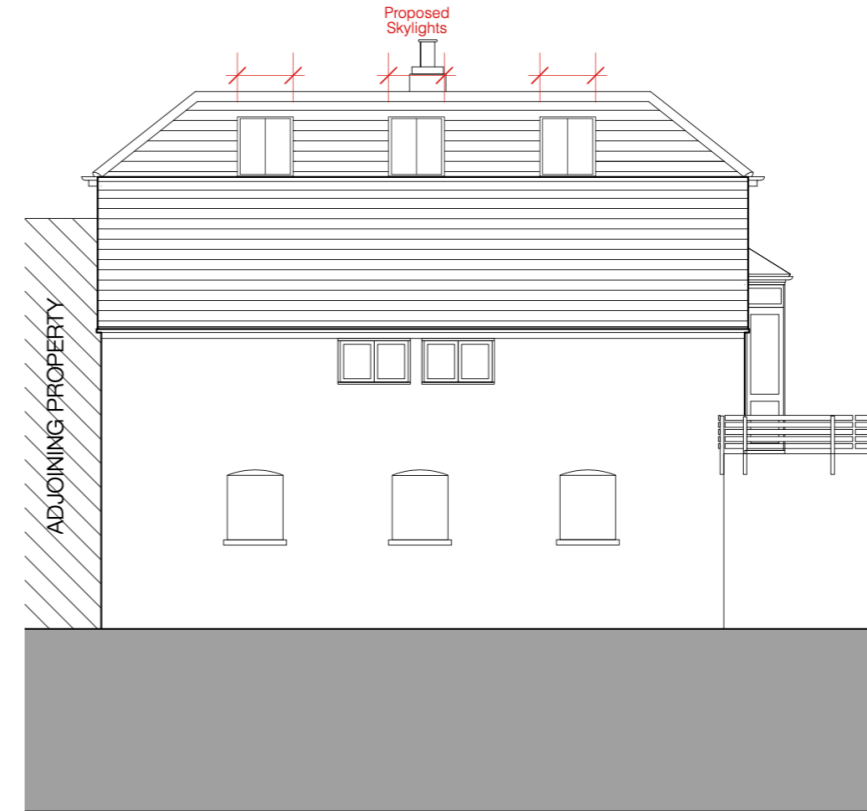




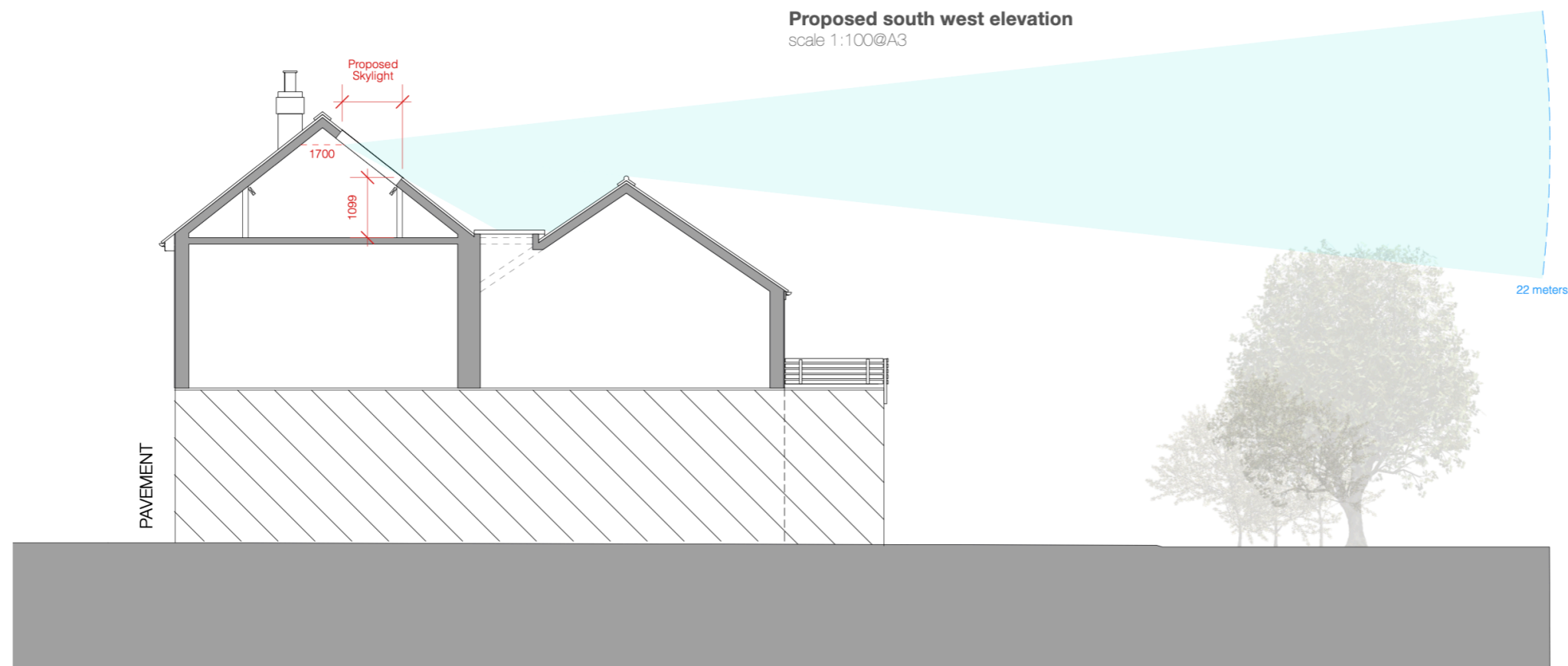
## 2.5 Elevations



**Proposed south west elevation**  
scale 1:100@A3



**Proposed south east elevation**  
scale 1:100@A3



**Indicative Section**  
scale 1:100@A3



**Proposed north west elevation**  
scale 1:100@A3



**Proposed north east elevation**  
scale 1:100@A3

# 3.1 Planning

## PLANNING POLICY FRAMEWORK

National Planning Policy Framework

The revised National Planning Policy Framework (NPPF) confirms that plans and decisions should apply a presumption in favour of sustainable development. For decision taking (para.11) this means:-

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The Framework advises (para 38) that: “Local planning authorities should approach decisions on proposed development in a positive and creative way . . . . . Decision-makers at every level should seek to approve applications for sustainable development where possible.”

Para. 131 confirms that ‘Good design is a key aspect of sustainable development, creates better places in which to live and work and helps to make development acceptable to communities’.

Para. 135 confirms that decisions should ensure that developments are: “sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change”.



## PLANNING POLICY COMPLIANCE

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Within this context, preserving means doing no harm.

## HERITAGE IMPACT ASSESSMENT & DESIGN

The proposal involves the installation of 3, conservation style roof lights, The windows are sensitively scaled and would lie flush on the roof slope. Large scale details have been provided. Being conservation style, the rooflights are dark in finish, with a central glazing bar and would sit virtually flush with the roof. They would not result in any harmful interruption to the appearance of the roof or character of the area. The rooflights are on the south eastern part of the building forming part of an existing valley roof. The proposed rooflight position would not cause overlooking to neighbouring properties by nature of height and distance, with line of sight being predominantly onto the existing adjacent sloped roof of the applicants property.

The installation of 3 conservation style rooflights would therefore not undermine or cause harm to the character or appearance of the original property. The overall design quality and appearance of the building and the way it relates to adjacent buildings would not be compromised. The proposal is therefore compliant with Local Plan policies LP1, LP3 and LP4 of the Local Plan and Policy HC1 of the London Plan

Similar roof lights were approved on the neighbouring 3 Friars Lane reference 22/2873/FUL.

## FLOOD RISK

The site lies within a Flood Zone 1, with low risk of flooding. The installation of rooflights would not increase the risk of flooding on site or elsewhere.

left: photograph of the proposed site (4a Friars Lane) in relation to neighbouring property (3 Friars Lane) with existing conservation Roof lights

## 4.0 CONCLUSIONS

The works the subject of this application are minor and involve very limited intervention through the installation of 3no. conservation style rooflights, which are on an valley facing roof slope.

It has been demonstrated that the significance of the conservation area would not be harmed nor would the character of the building itself.

No harm to residential amenities would result, with the proposal enhancing the amenities of future occupants. The proposal has no flood risk implications.

The proposal is compliant with development plan policy and NPPF advice and in permission should, accordingly, be granted.

