

**82 Madrid Road**

**82 Madrid Road, London, SW13 9PQ**

**Design & Access Statement**

**August 2024**

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## **1.0 Introduction**

This design and access statement has been prepared in support of a householder planning application for the addition of a single storey rear extension which includes the raising of an existing party wall and dormer extension to an existing dwelling.

### **1.1 Site Location & Access**

Madrid Road is intersected by Washington Road to the North and Ferry Road to the south. No.82 is a semi-detached family dwelling located on the East side of the street. To the front, the house has manual gated access for pedestrians, there is no access from the highway to the rear and there is on-street parking only. The house is located within the Madrid Road Conservation area.

### **1.2 Appearance**

Madrid Road was developed in the early 1900's with each of the semi-detached properties featuring projecting mock-tudor clad front gables, bay windows and timber porches. The Madrid Road conservation area appraisal published by Richmond Council notes a number of 'enhancement opportunities' such as 'encouraging good quality and proportionate design' and use of 'better quality materials which are sympathetic' to the host dwelling.

82 Madrid Road has retained much of its original features, with the upper levels clad in render with red brick to the ground floor. The front garden has also been retained.

### **1.3 Applicant Brief**

The current property has a number of limitations which have been addressed. Rationalisation of the internal spaces at ground and first floor levels was required to ensure the existing space works for modern living.

### **1.4 Planning History**

Ref; 98/1204: Permitted Development Application for Loft Conversion

## **2.0 Design**

### **2.1 Description**

To the rear, the house currently has a lean to extension which contains a very small kitchen and dining room. The current extension detracts from an otherwise pleasant elevation primarily due to the split level pitch, and so we are proposing to remove this extension and replace this with a single storey rear extension which will contain a larger kitchen and dining room whilst allowing space for a utility room. The garden facing element of the rear extension is to be built from brickwork with a soldier course parapet, complimenting the existing London stocks, with London stocks to be used on the unseen side return. Aluminium Crittall style doors and fixed glazing have been included to encourage light into the space reducing the need for artificial light, whilst roof lights which will be installed on the flat roof will introduce further light towards the back of the plan. The glazing also serves to introduce views to the attractive rear garden beyond.

To the front roof level we have proposed a small pitched roof dormer. This allows our clients to make further use of the roof space and encourage natural ventilation within the space. A small front pitched roof dormer has been allowed on a number of properties, the closest of which are located at no.90 and no.86.

Further changes included in the application include;

- A section of the rear existing party wall needs to be raised slightly to accommodate the extension.

## **2.2 Other Relevant Issues**

Access: There are no changes proposed.

Parking: There are no changes proposed.

Trees & Landscaping: There are no changes proposed.

Sustainability: The alterations offer the opportunity improve insulation levels generally, whilst the introduction of glazing within the rear extension will reduce the need for artificial light, reducing energy consumption.

## **3.0 Conclusion**

### **3.1 Summary**

The changes proposed are modest in scale and have been designed with sympathy to the architecture of the original building. Whilst the increase in the footprint is minimal the

improvements to the layout arrangement represents substantial improvement to family living and secure the well-being of the property for years to come. Consequently, it is hoped that the design will be viewed favourably by the Council.