

Design Assess and Flood Risk Statement

(Project ref. 2192)

33 Halford Road, Richmond, TW10 6AW

1.0 Location.

- 1.01 No. 33 is located on the western side of Halford Road, and at the northern end of the Richmond Hill Conservation Area 5. Halford Road slopes down from south to north such that No. 33 lies approximately 1/2metre below the level of No. 35. The property is within walking distance to Richmond town centre and overground train and tube station.
- 1.02 The property is a three-storey terraced house and is a locally listed Building of Townscape Merit. There is an Article 4 Direction restricting the development of Basements.
- 1.03 The overall street appearance of Halford Road, despite later alterations, is that of uniformity of front elevations, but rather less grand and informal rears. The property subject of this application exhibits many of these characteristics

2.0 Planning History.

Previous approved planning for development at this site include the following.

- 2.01 Planning reference 10/3311/HOT. Application validated 10/11/2010. Permission refused 05/01/2011. Proposal- Installation of two dormer extensions to rear closet wing.
- 2.02 Planning Appeal reference APP/L5810/D/11/2146974- Decision 29/03/2011. Application ref. 10/3311/HOT approved.
- 2.03 Planning reference 98/0180. Application validated 28/01/1998. Permission granted 28/05/1998. Proposal- Roof Extension.

3.0 The Proposal

- 3.01 The proposed development includes a single storey rear side infill extension and modification of internal layout to provide an open plan Kitchen/ Dining area, Playroom, and WC/Utility Room.
- 3.02 The proposed infill extension would be 6600mm long x 2000mm wide x 2350mm high above the ground level of the neighbouring property (No.35 Halford Road), which is stepped up approximately 550mm above the ground level of 33 Halford Road.

- 3.03 The extension is proposed to be built from facing brickwork painted to match the existing condition, and a new rear garden opening fitted with fully glazed painted metal sliding doors. The flat roof above the extension is proposed to be of grp (glass reinforced plastic) with rolled batten detailing with a glazed painted metal flat skylight.
- 3.04 We propose a lean-to glazed skylight above the junction of the new extension abutting the existing property which will necessitate the raising of the boundary wall and fitted with a capping at this position.
- 3.05 The existing WC/Lobby extension is modified to provide an external storage cupboard.
- 3.06 The proposed floor level of the extension would be approximately 550mm below the external ground level of the adjacent property, and 700mm below the adjoining property ground level.

4.0 Planning Considerations

- 4.01 We have designed the proposals in reference to the National Planning Policy Framework 2021, Planning (Listed Buildings and Conservation Areas) Act 1990, the London Plan 2021 (policies D4, D12, HC1), The Richmond Local Plan (2018) policies LP1 (Local Character and Design Quality), LP3 (Impact on Designated Heritage Assets), LP4 (Impact on Non-designated Heritage Assets), LP8 (Impact on Amenity and Living Conditions), including relevant Supplementary Planning Documents – Building of Townscape Merit, House extension and External Alterations.
- 4.02 We believe the proposals to be in harmony with the host property and the prevailing pattern of the development area, considered under policies LP1, LP3, LP4 and LP8, of the Richmond Local Plan.
- 4.03 We believe that our proposals would be acceptable in regard to the above policy guidance as the development design would present no harm to the appearance of the original dwelling and would provide continuity within the local framework. The design, scale and proportions of the proposals conform to the aim of the National Planning Policy Framework (2021), London Plan Policies D4, D12 and HC1. We believe the proposals would have no impact on neighbouring living conditions.
- 4.04 Similar development can be seen from aerial views at property numbers 36,38,39,42,43 and 48 Halford Road, and believe that our proposals are in keeping with the character of the conservation area

5.0 Design Considerations

- 5.01 The proposed ground floor infill extension is intended to match existing development along Halford Road, and the surrounding area, and provides continuity in terms of design and scale, in keeping with the surrounding architecture.
- 5.02 The proposed extension has been designed to a depth and width taking up the space currently occupied as a storage area. Our clients believe this space would be better served as part of a large open plan kitchen/ dining area, where the whole family (and friends) can come together and spill out into a peaceful secluded garden environment.
- 5.03 The height of the extension is designed to take advantage of the differing garden levels. The proposed flat roof and painted brickwork boundary wall helps to reduce the impact of the development on the neighbouring amenity.
- 5.04 The SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terraced property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection. In this instance we confirm that the width of the rear infill garden area to the neighbours property to be approximately 2.0m and that the existing fence and retaining wall along the boundary measure 2600mm on our clients side. The extension is proposed to be built on our clients side of the boundary, whilst the neighbours side of the boundary being South, South West provides beneficial orientation, and we therefore believe the increase of 0.15m to top of gutter above the 2.2m recommendation to be acceptable in terms of a sense of enclosure and overbearing.
- 5.05 The proposed extension has been designed to have very little impact upon the character and appearance of the conservation area, and that of the original building of townscape merit.

6.0 Access Issues and Fire Safety.

- 6.01 With regards to access issue, we confirm that the intended works shall comply with the relevant Codes of Practice and Building Regulation requirements. The design of the proposed extension will follow the requirements of Policy D12a of the London Plan and shall be in accordance with the fire safety requirements set out in the Building Regulations- Fire Safety, Part B Volume 1: Dwellings.

7.00 Flood Risk

- 7.01 The site is located at 33 Halford Road, Richmond TW10 6AW. From the flood map extract taken from the Environment Agency website (included in this application) it can be seen that the property is within an area designated flood zone 1- an area with a low probability of flooding. *Zone 1 – Low probability of flooding* – This zone is assessed as having less than a 1 in 1000 annual probability of river or sea flooding in any one year.
- 7.02 Local Planning Authorities (LPA) are encouraged to take a risk-based approach to proposals for development in or affecting flood risk areas through the application of the sequential test. Generally, when drawing up or revising development plans, priority should be given to low risk areas (Zone 1) and then in descending order of the remaining flood zones.
- 7.03 Having established that the proposed development is situated within a Zone 1 flood risk area and is a development type that is classified, the likely hood of flooding is significantly reduced due to the Thames barrier protecting this area.
- 7.04 The property is not in a flood risk area and not affected by flood risk issues.

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