

DESIGN + ACCESS STATEMENT

PLANNING APPLICATION

MR + MRS HEASMAN / 74 WENSLEYDALE ROAD, HAMPTON TW12 2LX

TO BE READ IN CONJUNCTION WITH PROPOSED DRAWINGS

50° North

PROJECT DETAILS FOR REFERENCE

Project Team

Architects // 50° North Architects, Richmond, London

Client // Mr and Mrs Heasman

Transport consultant // Not commissioned.

Heritage and Design Consultant // Not commissioned.

Arboricultural // Not commissioned.

Landscape Designer // Not commissioned.

Planning Consultant // Not commissioned.

Site Address

74 Wensleydale Road, Hampton TW12 2LX

Site Technical Data

Site area	See planning forms
Current + Proposed Use	Residential
Conservation status	No
Flood risk status	Flood Zone 1
Unit mix	Detached dwelling

50°NORTH ARCHITECTS + THEIR CLIENT

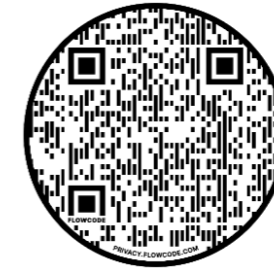
With over 30 years experience in residential architecture the practice principle has always relished turning sites and buildings into new, exciting homes. With both new build and refurbishment schemes in their portfolio the practice 50 North are specialists in residential design. The practice itself has been in existence for over 17 years and its small team delivers over 30 projects each year of varying sizes and styles. Combining their skills with a wide client base they have created mixed use projects, multi unit developments and some commercial designs.

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50°North
Architecture
Sustainability
Design

THE PROPOSALS, LOCATION, URBAN CONTEXT, SETTING + PLANNING POLICY

The Proposals

We propose to extend, and future proof the existing, detached building creating a refurbished, carefully planned, family home. We propose internal remodelling and a better connection of the internal spaces to the garden. The rear elevation is simple and featureless while the internal arrangement leads to dark rooms and poor outlook. We have developed the design to overcome these issues.

We have been careful to only adjust the side elevation while altering the rear elevation using materials and scale that are in keeping with the host dwelling. To this end, the front elevation relates well to the street scene retaining its existing scale and relationship to adjacent properties (see aerial photos right and bottom for further information). The rear elevation is now more inspiring and exciting with the altered roof.



Fig 2 / Showing the front elevation of the detached property



Fig 4 / This view of the rear of the detach shows how the rear elevations with the present rear extension and its roof looks like, which feels broken and disassociated with the existing property.

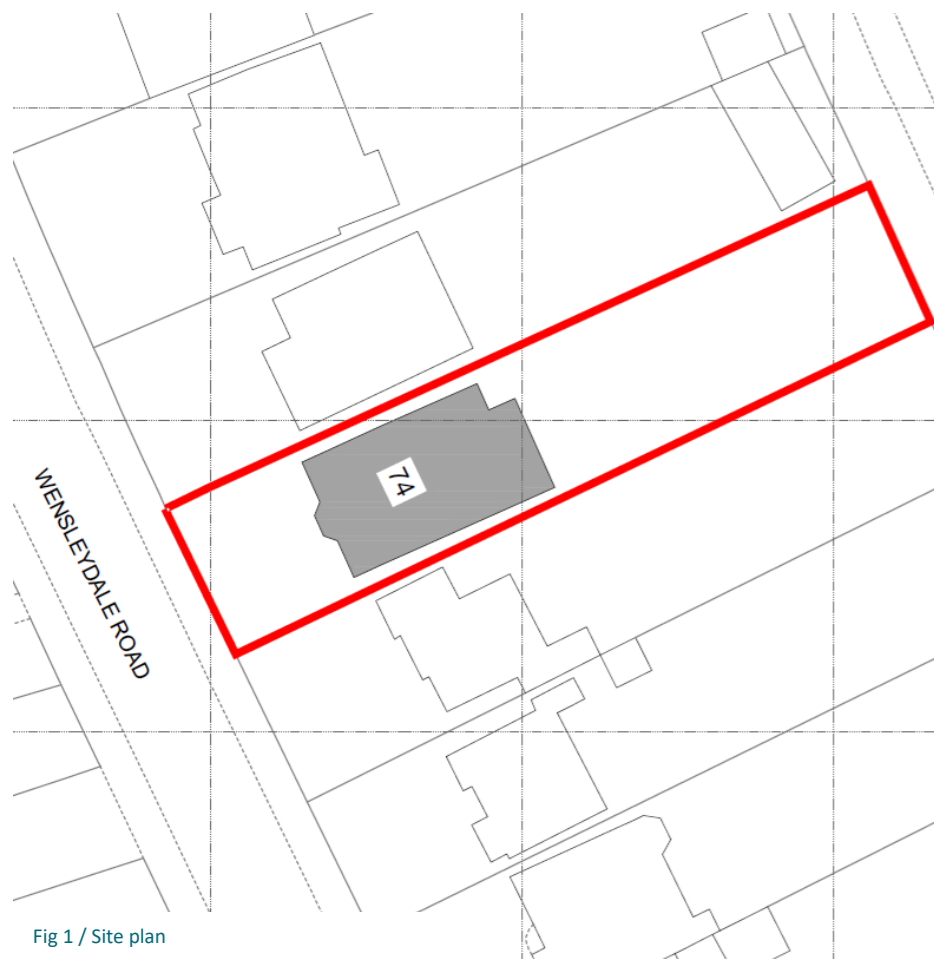


Fig 1 / Site plan

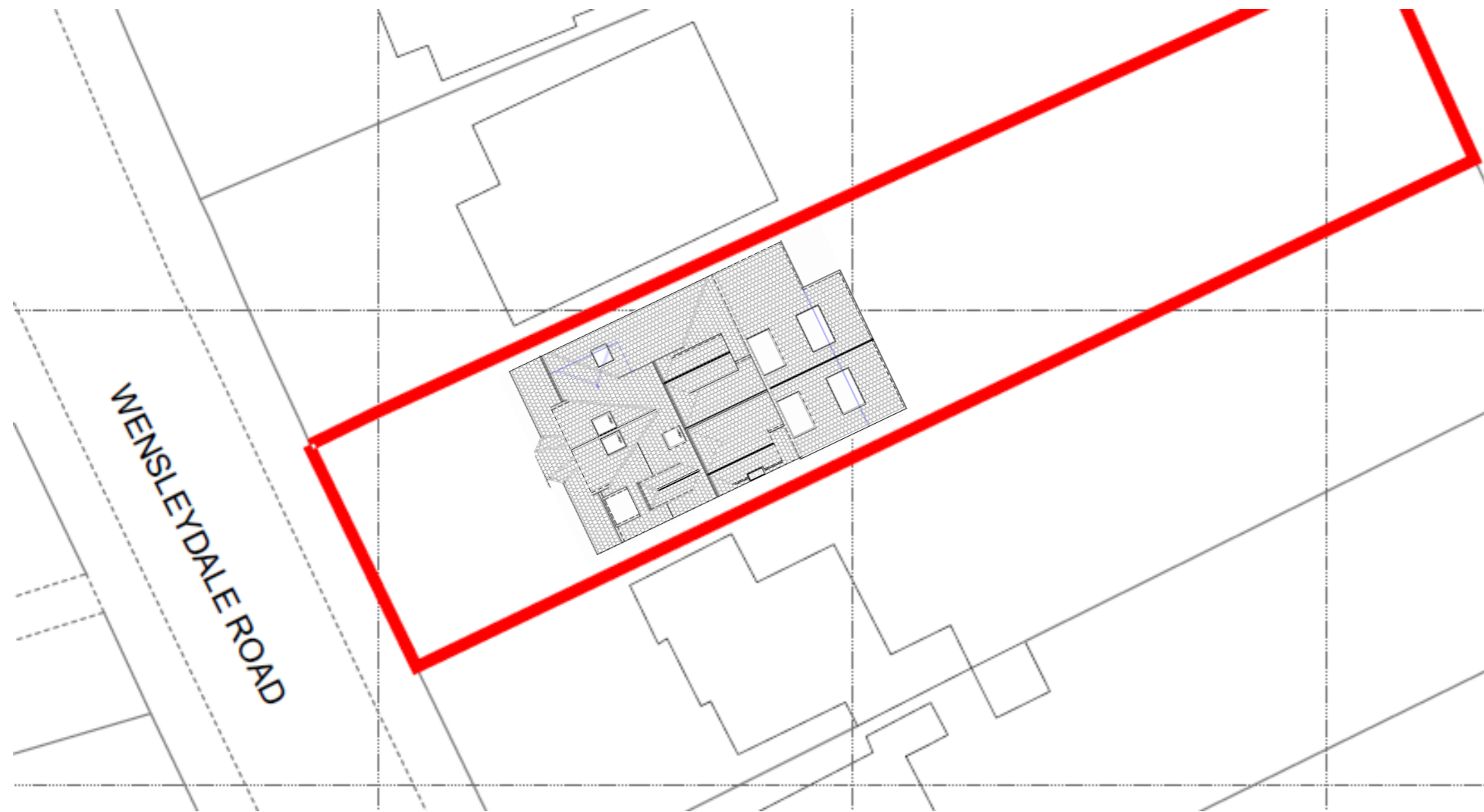


Fig 3 / This aerial photo illustrates the setting of the building toward the south-west end of the home.



Fig 5 / This aerial photo illustrates the general setting of the property and the variety of nearby buildings. Scale of building and typologies are varied and interesting. A range of newer and traditional architecture is present.

Fig 6 Block plan and proposals overlaid to illustrate the setting.



URBAN CONTEXT + SETTING

Maps + Site Plans

Here we show the existing site location plan (left) with the site boundary highlighted in red and the ground floor plan superimposed over it. The block plan illustrates the extent of the proposal and its location on the site.

You will see from the plan that the house sits to the north-east of the block with ample room to extend to the north-west which, relates the house better to the garden and the adjacent properties. The site geography would be better used and yet the proposals would not be viewed from the street.

PLANNING POLICY

This supporting document and the submitted drawings seek to demonstrate that the proposal is in accordance with the following applicable policies and guidance:

- Local Plan.
- The National Planning Policy Framework (NPPF).
- Supplementary Planning Document House Extensions and External Alterations.
- Hampton Wick and Teddington Village Planning Guidance.



Fig 7 The rear elevation and garden



Fig 8 The rear elevation and neighbour (No. 76)



Fig 9 The front elevation and neighbour (No. 76)

RELEVANT PLANNING HISTORY

16/1375/HOT – Proposed single storey extension [GRANTED 01/06/2016]

15/4913/HOT – Proposed single storey front extension incorporating porch, first floor side extension, front dormers [GRANTED 25/02/2016]

15/4494/PS192 - Rear dormer roof extensions, front roof light, installation of side windows, single storey rear and side extension [GRANTED 30/11/2015]

15/3353/PDE - Single storey rear extension (6m depth, 3m eaves height,, 4m overall height) [GRANTED 08/09/2015]

We have also reviewed nearby applications looking at the general scale and type of addition and alterations proposed and believe our work to be in keeping with the general pattern of development.

PRIVACY OUTLOOK + AMENITY

It is considered that issues of privacy, outlook and amenity are not undermined by our proposals. We have considered this in our design development of the ground spaces, and the first-floor fenestration design, avoiding large south facing glazing and fenestration facing adjacent gardens. We would note that both solar control and shading and neighbouring amenity are very closely linked in this design and our approach to the rear extension.

FLOOD RISK ASSESSMENT

The site is in Flood Zone 1 which means the site has a low probability of flooding. This information is taken from the Flood Map for Planning on www.gov.uk.

ACCESSIBILITY

The property is currently accessed via the front door at ground level , front facing entrance door leading to the entrance hall and living areas. We are able to offer flush threshold access.

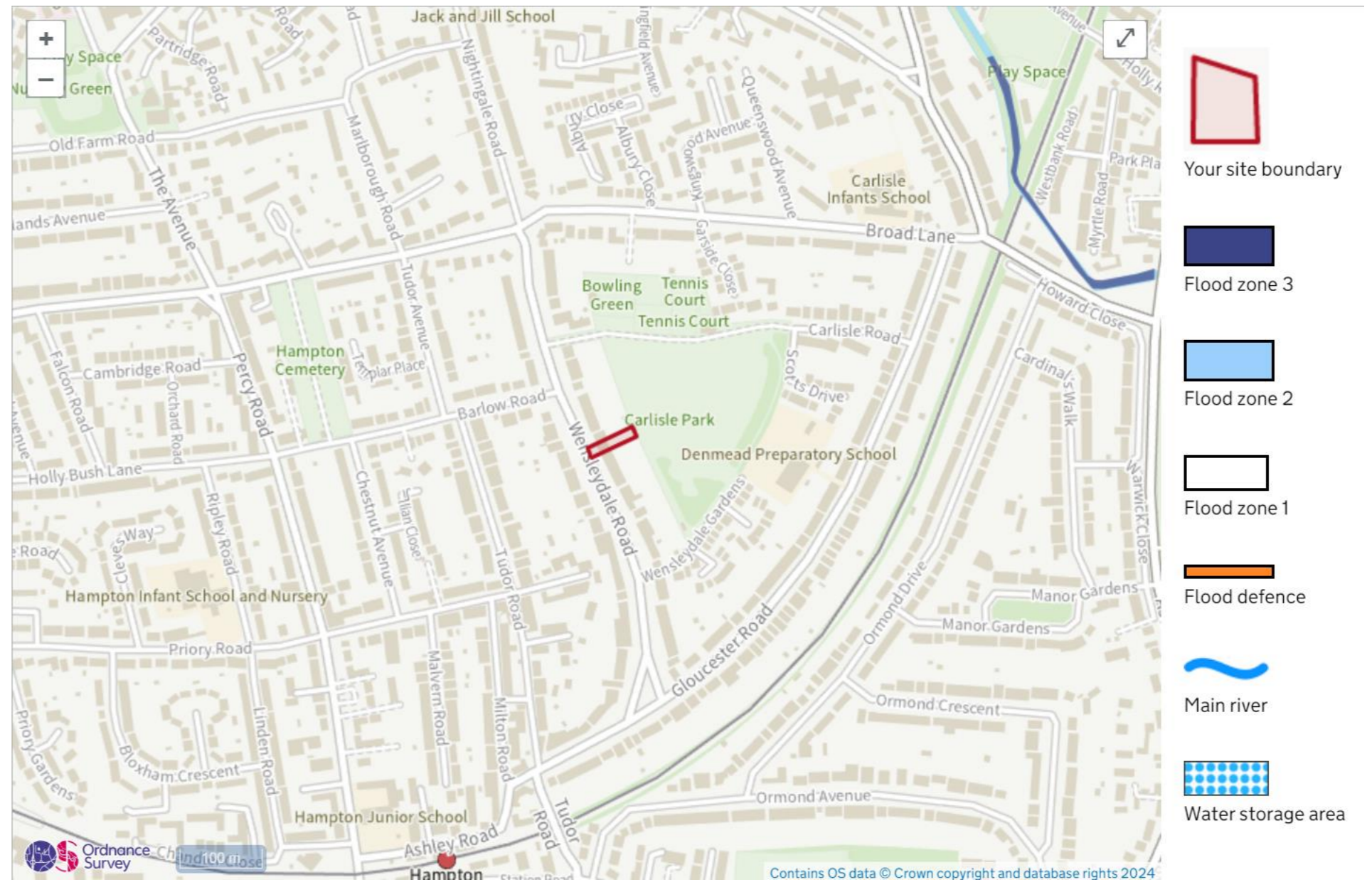


Fig 10 EA flood map excerpt

WASTE DISPOSAL + RECYCLING

Household waste and recycling will continue to be carried out as per council requirements. The property has been designed to accommodate storage and recycling in the kitchen. Recycling facilities and external bin storage are provided. There is no change to the requirements for council refuse collection.

TREES + VEGETATION

The design doesn't affect nearby trees and doesn't fall within the root zone of protected trees. The design seeks to create a better amenity space which will over time be populated by a better garden specification than exists today.

DESIGN FACTORS + CONSIDERATIONS

How we designed the proposals for the site

Led by the client's brief, which called for a more open plan arrangement, light and flexibility, we set about adjusting the ground floor to create better spaces, storage and a sense of relationship with the garden from the living spaces.

Key to the design was to change the gable roof of the rear extension to compliment with the main dwelling while creating a piece of neat and in keeping architecture.

The side extension on the first floor has been carefully designed to maintain the character of the dwelling.

Using materials to complement the existing rear elevation and carefully placed glazing we believe we have created:

“...A new rear addition with spaces to enjoy the garden and ancillary features that make the property future proofed and interesting...”

We have researched the best materials for the site and age of the property and carried out a design discussion with our client. This has led us to choosing a pallet which has brick, white render and painted aluminium, and glass in it.

The design will feature a textural and light set of finishes that will bounce light around the interior and age gracefully. The balance of the elevations has been carefully considered and developed over time.

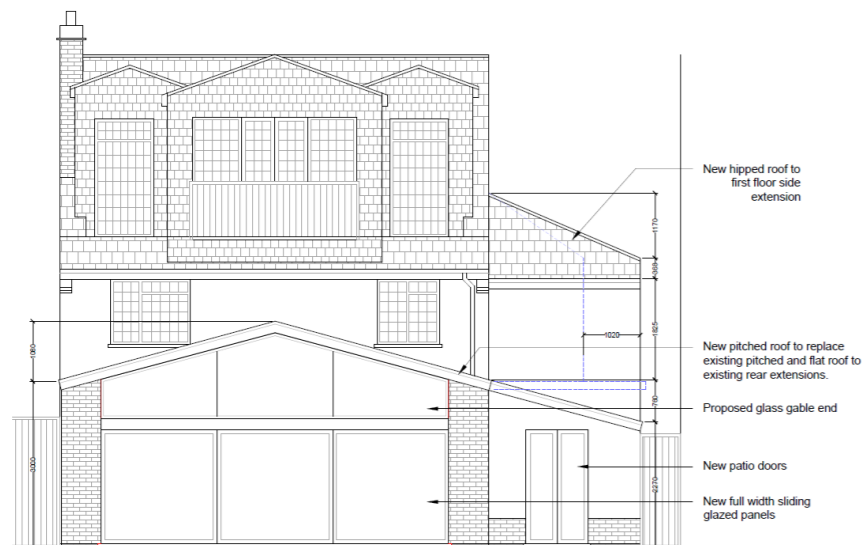


Fig 11 / Rear elevation

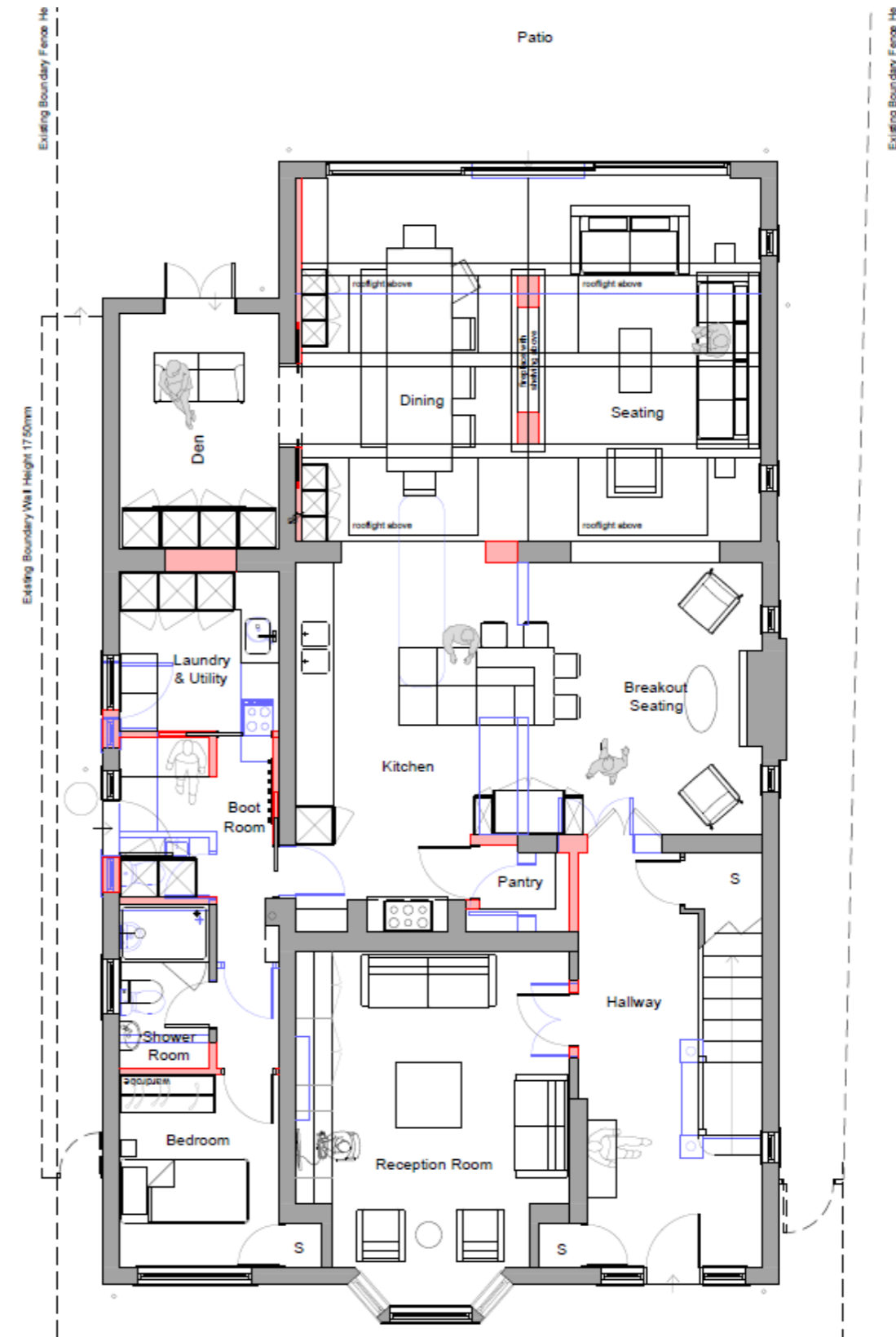
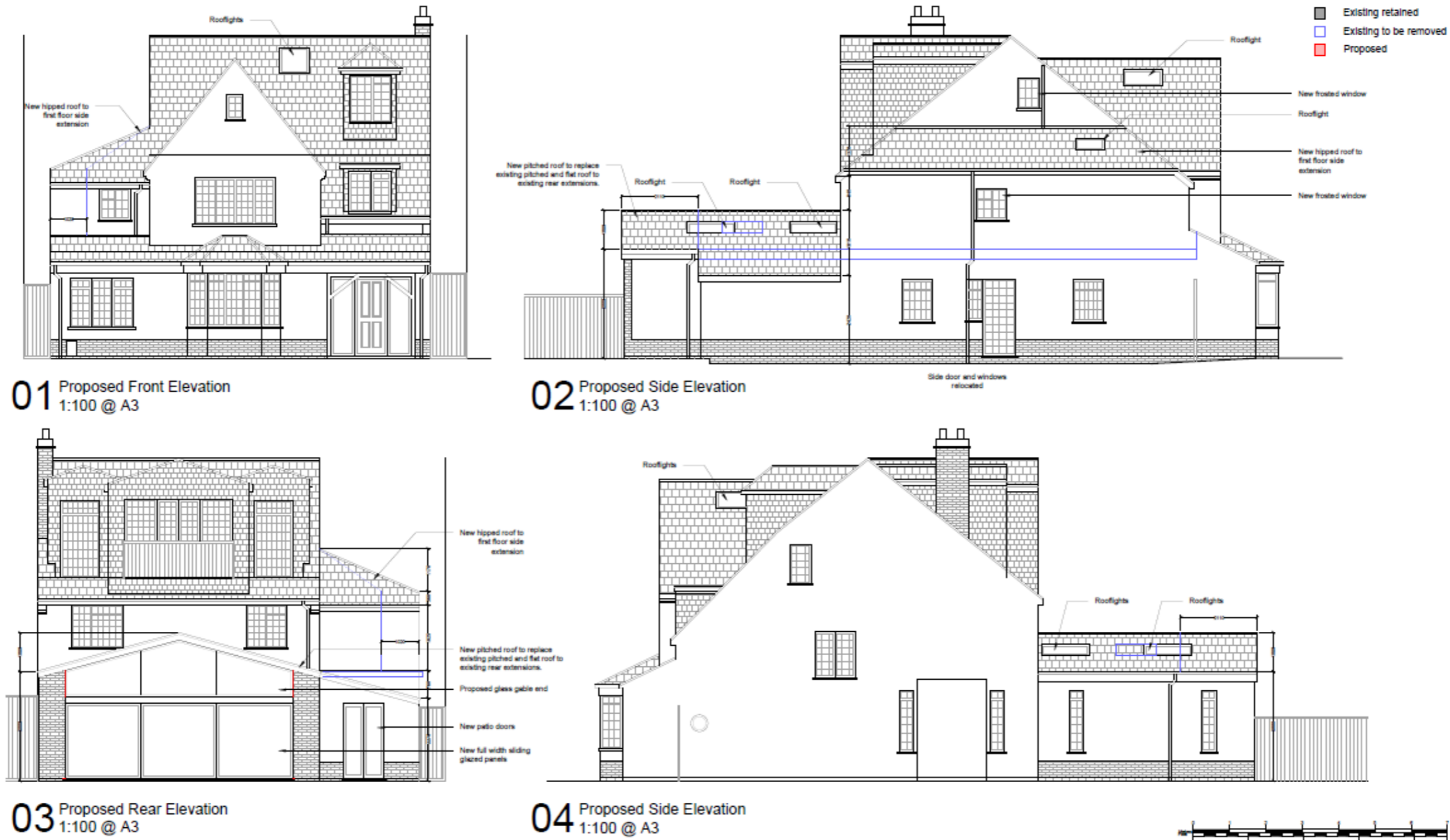


Fig 12 / Proposed floor plan

Fig 13 / Proposed elevations



01 Proposed Front Elevation
1:100 @ A3

02 Proposed Side Elevation
1:100 @ A3

03 Proposed Rear Elevation
1:100 @ A3

04 Proposed Side Elevation
1:100 @ A3

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notes

1. This drawing is for early-stage design and planning applications only, and therefore should NOT be used for construction.
2. The red line is to identify the property only, and is based on Ordnance Survey data only. It is not intended to identify physical or ownership boundaries.
3. Any dimensions shown are indicative only, and are subject to change at technical drawing stage.
4. Do not scale off this drawing.

key plan



revisions

REV	DATE	DRAWN BY	APPR. BY	NOTES
-	06.07.24	OG	LB	final issue

client:

ROB HEASMAN

project:

74 WENSLEYDALE ROAD
HAMPTON, TW12 2LX

status:

PLANNING

revision:

-

title:

PROPOSED ELEVATIONS

drawn by:

OG

approved by:

LB/TB

date:

12.07.24

job no:

2649

scale:

1:100@A3

drawing no:

052

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CONCLUSION

We believe our proposal should be received and considered favourably because of the following...

The proposal is to carefully extend, and alter the existing detached property to make for a larger family home catering to modern standards of living while giving the building a facelift and revitalisation.

The resulting property will be substantially better performing than the existing and feature future proofing technologies and construction techniques. We propose to upgrade the external envelop and roof using modest additions and new materials that are in keeping with the wider area and the age of the property.

Our design has been specifically developed to make best use of the setting out and orientation of the site while being sympathetic to adjacent buildings. The extension has been very carefully added to maintain the existing form and shape of the host building while adding a new feature and floor space without compromising light or outlook to neighbouring homes.

The proposals seek to add some space and garden access while giving the building a clearly defined style with modern flourishes. We have added elements to read as a family of elements and given a design focus to the front, side and rear elevations.

It is hoped that the proposals demonstrated within this Design and Access Statement and the accompanying proposed drawings will be supported by Richmond Council and we would welcome any opportunity to discuss them with the case officer in due course. We have extensive site knowledge containing photographs and survey information we can supply on request.

We believe our careful and considerate approach to this property on this site and in this area will be a positive addition to its surroundings.

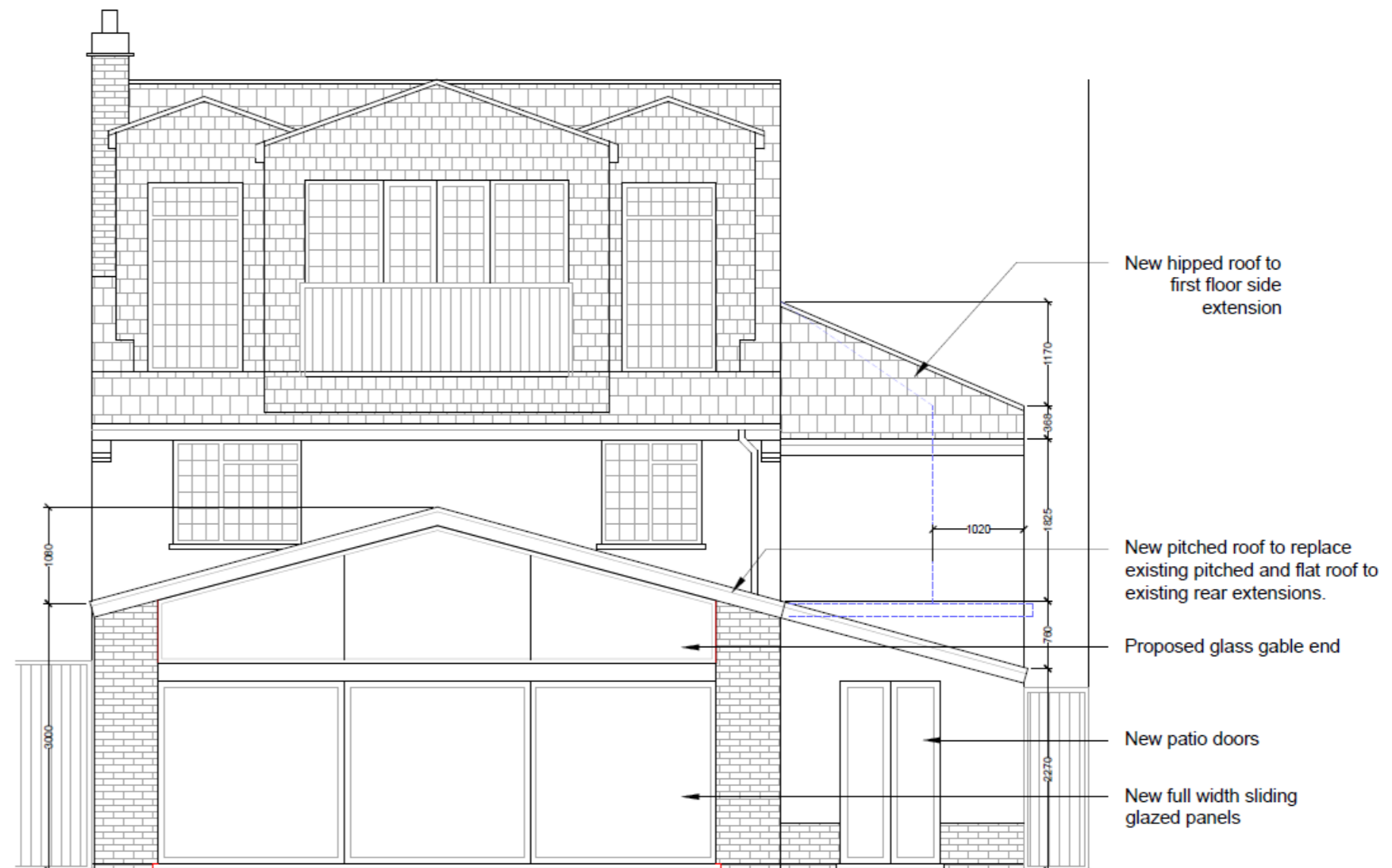
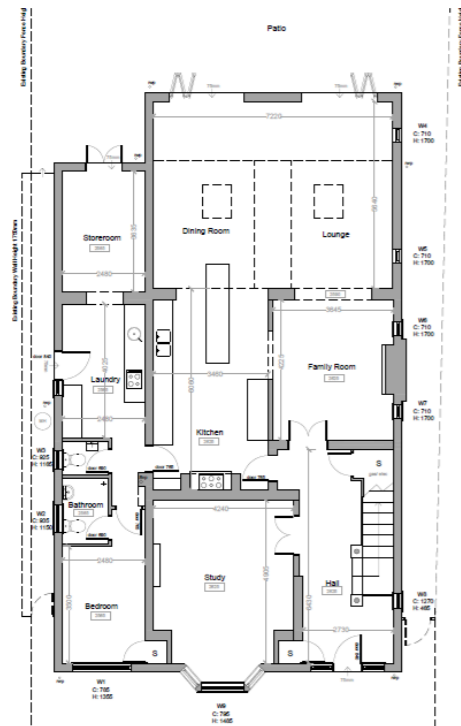


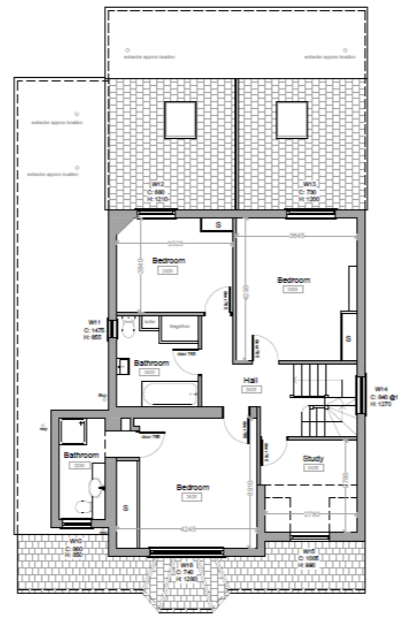
Fig 14 Proposed rear elevation shown above illustrates the new roof and side extension. The aim is to use matching pallet of materials that work together to achieve a simple classic aesthetic that faces the garden and is light.

APPENDIX 1

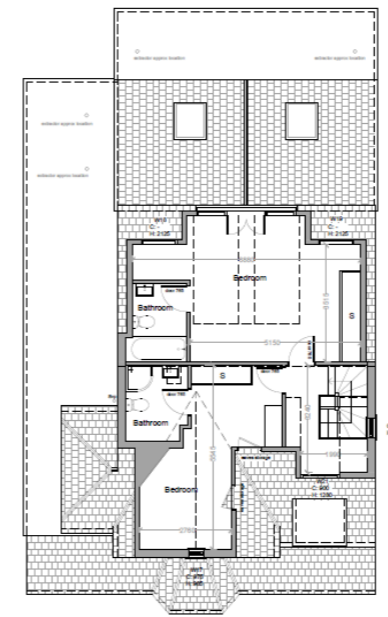
Existing plans and elevations



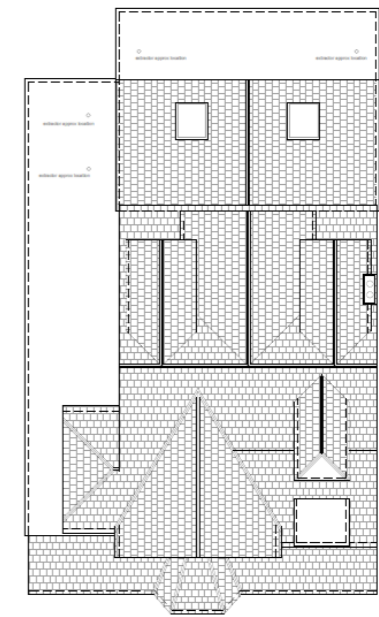
01 Existing Ground Floor Plan
1:100 @ A3



02 Existing First Floor Plan
1:100 @ A3



01 Existing Loft Plan
1:100 @ A3



02 Existing Roof Plan
1:100 @ A3

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key plan



revisions

REV	DATE	DESIGNED BY	APPROV BY	NOTES
1	03.10.23	LB	LB	Final issue

client:

ROB HEASMAN
project:
**74 WENSLEYDALE ROAD
HAMPTON, TW12 2LX**
status: **EXISTING**
revision: -

title:

**EXISTING GROUND
AND FIRST FLOORPLAN**
drawn by: **NA**
approved by: **LB/TB**
date: **03.10.23**
job no: **2649**
scale: **1:100@A3**

drawing no.:

002

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key plan



revisions

REV	DATE	DESIGNED BY	APPROV BY	NOTES
1	03.10.23	LB	LB	Final issue

client:

ROB HEASMAN
project:
**74 WENSLEYDALE ROAD
HAMPTON, TW12 2LX**
status: **EXISTING**
revision: -

title:

**EXISTING LOFT AND
ROOF PLAN**
drawn by: **NA**
approved by: **LB/TB**
date: **03.10.23**
job no: **2649**
scale: **1:100@A3**

drawing no.:

003

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01 Existing Front Elevation
1:100 @ A3



02 Existing Side Elevation
1:100 @ A3



03 Existing Rear Elevation
1:100 @ A3



04 Existing Side Elevation
1:100 @ A3



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REV	DATE	DRAWN BY	APPR BY	NOTES
-	03.10.23	NA	NA	For Issue

client: **ROB HEASMAN**
project: **74 WENSLEYDALE ROAD
HAMPTON, TW12 2LX**
status: **EXISTING**
revision: -

title: **EXISTING ELEVATIONS**
drawn by: **NA**
approved by: **LB/TB**
date: **03.10.23**
job no: **2649**
scale: **1:100@A3**

drawing no: **004**

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END

THANKS FOR YOUR TIME

Please contact us with any queries and comments. Additional information may be requested by the case officer. Please contact info@50degrees.co.uk and ask for the project architect for the project if you require more information.

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