

Planning, Design and Access Statement



22 Park Drive

East Sheen

SW14 8RD

August 2024

Context

- This Planning, Design and Access Statement has been prepared as a supplementary document to support the planning application for **22 Park Drive**, East Sheen, SW14 8RD. It should be read in conjunction with the following documents:
 - Basement Impact Assessment
 - Construction Management Statement
 - Fire Safety Statement
- Park Drive is located in East Sheen and forms part of the Character Area 9 which includes Palewell Park, Hertford Avenue and its surrounds.¹ **22 Park Drive** is not a listed building nor lies in a conservation area.
- Park Drive is a residential road with similar, yet varied styles of housing. The road is formed by semi-detached paired houses and there are key design elements that repeat themselves rhythmically: for example, the bay windows and the entrance canopies. The proposed alterations to **22 Park Drive** are in-keeping with the streetscape in its character and appearance.
- The majority of properties in Park Drive have had extensive developments turning them from 3 to 6 bedrooms in some cases. Over the last 30-40 years, common renovations have included rear extensions, side-return extensions, garage conversions, attic conversions and basements. Although the street-scape has remained uniform, the style of alterations differs widely between the properties especially at the rear.



- **No. 22 Park Drive** was built c. 1924 and is a semi-detached private dwelling. **No. 22** is in use as a residential single-family dwelling with 3 bedrooms and bathroom on the first floor; hallway, stairs, living room, dining room, kitchen, downstairs toilet and garage on the ground floor. Many of its internal period features remain and still retains the original wooden floors and kitchen tiles. It was last internally renovated (with creation of downstairs toilet under the stairs) in the 1970's and still has the 1970's avocado green bathroom and 1980's kitchen.

¹ Richmond Council, *East Sheen Planning Guidance*, Page 32. Available online at: [east_sheen_village_planning_guidance_spd_report.pdf\(richmond.gov.uk\)](http://east_sheen_village_planning_guidance_spd_report.pdf(richmond.gov.uk))

- **No. 22** has had no alterations externally since construction apart from the original windows being replaced with aluminium frames in the 1970s. The windows in the front of the property have been replaced and now has modern Remington R9 UVPC frames with woodgrain and correct leading to fan lights to restore the original style and uniformity in the street.
- The building is constructed in traditional red brick at ground floor level. The first floor has been rendered and painted white. The space between the upper and lower bay window at the front of the property is clad in red tile.

Proposed Development

- **No. 22** has been designed to be sympathetic to the heritage of the house and local area, with the aim of restoring and keeping many of its traditional features to reflect the existing character and style of the original property. It has drawn on developments undertaken by surrounding properties, taking in advice from many neighbours who have had work before us.
- Each aspect of the design will be explored in detail within this supplementary document with evidence to show how the proposed design matches the criteria set out in the House Extensions and External Alterations supplementary planning document (SPD, May 2015) and Richmond Local Plan (2018). Evidence will also be provided as to where the inspiration has come from within Park Drive and its surrounding roads in East Sheen Character Area 9. A brief summary of the proposed developments is listed below:
- Proposed developments at roof level include a half-hipped roof to the side of the property and a hipped box dormer to the rear of the property, set down from the ridge and set in on all sides. A small outrigger will form part of this conversion, set down from the ridge and in from the sides, built matching the original footprint of the property.
- A 1.7 metre side return over the garage equidistance to **No. 20** side extension leaving a 2-metre gap at first floor level from a street view point between both houses. A 1 metre gap at ground floor level will be kept for side access to the rear garden which also prevents any terracing effect.
- A half width rear first floor extension to create a new bedroom the same width as adjoining semi-detached property **No. 24** with a hipped roof again similar to that at **No. 24**.
- A rear ground extension with basement underneath the new rear extension.
- New A++ double glazed windows will be installed throughout the house, three roof lights in the loft conversion at the front of the property and one to the rear.
- The building will continue as a single-family dwelling but be upgraded to work for modern family life.

Design in Detail

Loft Conversion and roof

Front and side elevation roof design:

- The front of the roof will remain identical in pitch to match **No. 24** and will have three roof lights which will align with those on the adjoining property **No. 24** to provide cross ventilation and daylight. The use of three roof lights is commonplace along Park Drive such as at **No. 16** and was originally proposed on **No. 24**.
- Richmond Council in the previous planning application had no objection to the proposed rooflights stating they were appropriately located, appropriate in style and of an acceptable scale (See 23/2877/HOT page 7).
- From the front elevation the proposed design is to create a half-hipped roof set 1000mm away from the boundary with **No. 20**. This will be built over the new fully insulated side of the property which is 1700mm wide at first floor above the 2700mm garage below. This roof is to be stepped down from the end of the original house and has been designed to show a change between the original and new roofline whilst being sympathetic to surrounding buildings (see SPD point 5.1.1 page 6).
- The half-hipped roof is a common original feature of the houses running along Park Drive with almost 50% of the properties still having this original roof shape. Many other properties have changed to a gable end like our adjoining neighbour **No. 24**. The initial design for **No. 22** was to create a gable end for symmetry with the adjoining neighbour but we were advised by pre-planning that the council found this undesirable (see SPD point 8.1.1 page 11) hence the decision to use the half-hip as an alternative, mirroring a shape that is readily seen on Park Drive and in keeping with local character.





Original half-hipped roofs of Park Drive with 2000mm gap the same as No.22 will be.

- Furthermore, precedence has been made on Park Drive with the half-hip being used as part of a new roof extension such as this beautiful version at **No. 32** Park Drive as seen below.



- The half-hip roof, along with the proposed 2 metre gap between **22 Park Drive** and its neighbour at **No. 20** is also beneficial in allowing more light to travel to the rear of the properties in the evening due to being on the East side of the road to minimise overshadowing and take into consideration its neighbour's amenity (see SPD section 3.3 page 5 and London Plan Policy D6).
- Richmond Council (Application Ref: 23/2877/HOT) and the Planning Inspectorate (Appeal Ref: App/L5810/D/24/3337007) in its reports to the previous planning application did not raise an objection to the scheme in respect of using the half-hip roof to the front and side.

Rear roof design:

- The new rear roof design incorporates a hipped box style dormer which is set below the ridgeline and set in on either side so not over dominate the existing roof (see SPD point 8.1.1 page 11).
- The roof of the dormer will be squared off on the side closest to our adjoining neighbour at **No. 24** to provide symmetry with their rear box extension. The opposite side of the dormer closest to **No. 20** will be hipped in, which marries in more elegantly to the side hip on the main roof. The hip to the dormer prevents any unsightly edges from protruding from the street view and enables more light to enter into the gardens below (see SPD section 3.3 page 5 and London Plan Policy D6). The top of the extension roof will be flat with a slight pitch to aid rainwater drainage.
- This style of hipped box dormer is an existing shape on the East side of PARK DRIVE and can be seen at **No's. 26, 30 and 32** Park Drive. It is also visually evident from the rear of **No. 22** Park Drive at **No. 26 Sunbury Avenue** (06/1023/PS192, granted 2006) and **28 Sunbury Avenue** (09/0584/PS192, granted 2009) with the half-hip to the side of the properties. The proposed use of this shape therefore reflects the pattern of development currently accepted in Character Area 9 and is in keeping with other renovations along Park Drive.



No. 26 and No. 28 Sunbury Avenue

- The hipped box dormer will also comprise of a small push out over the new first floor extension, set down from the ridge and in from all sides to show subservience. It is smaller in size than the first-floor extension below and utilises the existing 750mm L shape of the original house.
- This push out incorporated within the hipped box dormer is already in existence on our East side of Park Drive at **No. 30 and 32** thus showing precedence for this type of dormer within the road.



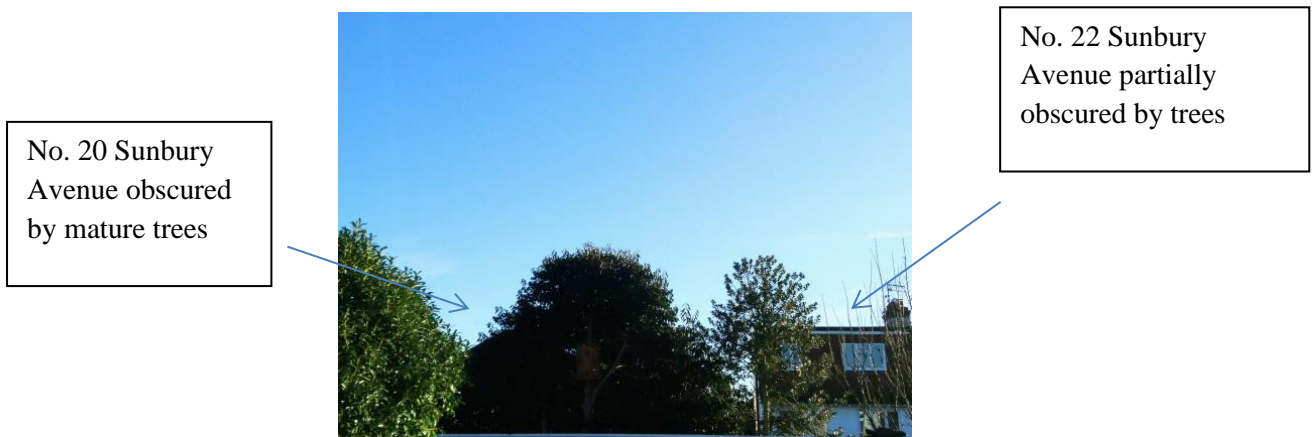
No. 30 and No. 32 Park Drive with L shape dormers

- By looking at the roof scape along Park Drive it is obvious that there is no apparent conformity with many different styles and shapes of box dormer being adopted, all varying in height, size and volume. What is proposed at **No. 22** sits comfortably within the roofscape of its surrounding neighbours. The form and proportions of the new design is now significantly smaller than what was previously proposed in pre planning and is in proportion to those surrounding **No. 22** Park Drive. Note in picture one (property to the right of picture) how much over dominant and top heavy a permitted development loft box is in comparison.
- The proposed fenestration design on the second floor rear elevation is smaller in size than on the floors below to maintain the distinctive verticality evident on the host property. The shape is an architectural homage to the church window that looks on to Park Drive and precedence of this shape being used is evident at **No. 29 Park Drive** (06/2916/S192) and **No. 2A Gilpin Avenue** (13/1632/PS192). This has the support of all four neighbours who live directly behind and look onto it.
- Richmond Council noted that although it was unusually shaped they had no objections to the design and were satisfied that it would not result in an increase in overlooking or issues with regards to privacy on neighbouring properties (see 23/2877/HOT pages 7 and 8).
- The triangular roof canopy above the second-floor fenestration has inspiration from **No. 2 Park Drive** which has 4 gable ended mini roof's above their box dormer and **No. 2A Gilpin Avenue** which boasts one large gable roof extension to the rear as well as **No.20** at first floor.



No. 2 Park Drive and No. 2A Gilpin Avenue with triangular roof shapes

- It is proposed that tiles would be removed from the back of the house to the front of the house for visual amenity if possible. New tiles that match in shape and colour will be used to the rear of the property with matching colour hanging tiles on the rear extension to blend into the roofscape and maintain the character and appearance of the house (see SPD 8.2.1 page 12).
- The roof of the new first floor extension will be hipped matching the hipped box dormer at roof level to provide symmetry.
- Solar panels might be added at a later date to the flat roof of the rear hipped box dormer to improve the green credentials of the property. Although the solar panels would have to be mounted on upstands to gain the optimal pitch for solar generation, due to the dormer being set down from the ridgeline they would not be visible from the front of the property, thus not affecting the streetscape or character of the road. This does not require planning according to the Council.
- There are ornamental trees at the rear and side of the rear garden which will help obscure the view of the extension for the neighbours behind. Given all these surrounding neighbouring properties have carried out similar loft alterations, it will be a continuity of the roofscape in the locality.



View from No. 22 showing obscured view into Sunbury Avenue behind.

First Floor and side return

- The proposed side return extension will extend the property 1.7 metres across the garage leaving a 2 metre gap between **No.22** and **No.20** at first floor level.
- Side return extensions are common in Park Drive and can be seen at **Nos. 4, 6, 8, 10, 12, 16, 18, 20, 24, 26 and 30**. It will be set back 150mm as seen at **No.s.16, 26, 30**. Various properties along Park Drive benefit from side extensions with marginal setbacks so the design would not detract from the character of the house or streetscape.



Example of a full side return over the garage at No.16 with a 1 metre gap between the side return of No.20 (95/1095/FUL)

- The 2 metre gap between **No. 22** and **No. 20** will ensure that the property remains semi-detached and will retain side access to the rear garden at ground level. The garage will remain as intended for vehicles and will have matching wooden doors like **No. 20** reinstated, restoring the original character of the house.



The proposed side return would be equidistance to No.20 extension leaving 2 metres between the properties

No. 22 proposes a 1.7m side return like No.20 maintaining a 2m gap at first floor level.

- Richmond Council in the previous planning application had no objection to the first-floor side return, believing it would not be out of character with the road and that sufficient space would be retained between the two properties (**No.20** and **No.22** see 23/2877/HOT page 7).
- The side return extension will be built using red brick at ground level and be rendered above to match existing.
- The partial extension above the garage will allow the current box room to become a double bedroom with en-suite providing amenities for the family.
- The proposed half width first floor addition to rear of the property has been designed similar to the adjoining property **No. 24** (10/3756/HOT). This will protrude across half of the rear ground extension and will create a bedroom.
- The planning Inspectorate stated in its decision that the two-storey rear extension, at first floor level would appear in proportion (see appeal Ref: APP/L5810/D/24/3337007).
- A new family bathroom a similar size to the current bathroom will remain on this floor.
- The original master bedroom on the first floor will be moved to the second floor making space for a family study space, reducing noise for our adjoining neighbours. The design has been sympathetic to the original house with no alterations to the existing internal walls or door layouts.

Ground floor extension and layout

- The proposed ground floor rear extension has been designed to an appropriate scale to match neighbouring properties. Richmond Council had no objection to the proposed plans stating that it was an acceptable projection that satisfied the guidelines set out in the SPD section 3 (see 23/2877/HOT page 8).



Rear of No. 24, 22 and 20 (right) showing scale of neighbouring extensions

- It will be slimmer at 8.5 metres than the others on the road and neighbouring properties at **Nos. 20** and **24**. This is due to the retention of the original side garage access at 1 metre wide adjacent to **No. 20** (RIGHT) which is built up to the boundary line like most in the road.
- The height of the proposed rear extension with parapet wall will be similar to those at **No. 20** and **No. 24**. This will provide symmetry and make it visually pleasing.
- The ground floor extension will be built out of red face brick matching the original house with decorative brick detailing under the parapet to maintain its traditional architecture. The first floor will be rendered to match the existing and adjoining semi-detached property of **No. 24**. The materials are reflective of the palette and character of the existing properties (see SPD section 9.1).
- The rear ground floor extension roof will be flat (but with a slight slope to aid water run off). Currently **No. 22** shares a downpipe with its adjoining neighbour at **No. 24**. In the proposed plans, **No. 22** will have its own soakaway in the rear garden as well as additional water butts for water harvesting to remove pressure on drainage, halving the current load on its adjoining neighbour **No.24**.
- The new extension will accommodate a kitchen and snug to provide a more modern standard of family living. The hallway will be restored back to its original shape as there is currently a gap of only 60cm into the kitchen. Original fixtures such as cornicing and floorboards will be restored and reinstated in the house to maintain its current heritage.
- A relocated downstairs toilet will be accommodated within the newly created utility room as part of the side return and ground floor rear extension.

- The proposed patio will be set at similar height to the existing patio but will be smaller in width. Privacy screening set 1.5 metres above the patio has been incorporated into the design to mitigate any additional elevated views into its adjoining neighbour's garden. Richmond Council stated that it considered this acceptable and considered it to have no detrimental impact in terms of neighbour amenity and was in line of LP8 of the Local Plan (see 23/2877/Hot p. 9).

Basement

- The Basement Impact Assessment and Construction Management Plan has full details of the design to meet the Council's requirements.
- Richmond Council in the previous planning application were satisfied that the scheme was in line with the aims and objectives of the SFRA and Local Plan (2018) policy LP21.
- The design of the basement is based on the scale of the proposed rear ground floor extension. The basement will be used as a children's playroom and workspace for a work from home mother.
- A similar basement design has been constructed at **21 Park Drive** in 2012 (12/0206/HOT). There have been no structural or drainage issues caused by this in the preceding decade.
- An aluminium double glazed fire escape window 1.8 wide by 0.6 metres high with ladder into the garden will provide natural light, ventilation and fire escape from the basement. This window will be the only visual feature of the basement from the outside of the property and will only be visible from the garden.
- A 'D' shaped staircase 2.3 metres wide by 1.3 metres will provide access from the rear ground floor extension into the basement. This is to be set on the south side of the rear extension to reduce noise in the ground floor between the two adjoining properties.
- Site investigation into soil quality and drainage will ensure that the basement meets building control regulations. A centralised pump for drainage and plumbing will be set to **No.20** side of the property (garden side access) as is currently to minimise noise and drainage issues.
- The scale of the basement is in adequate proportion to the garden. No trees will be affected by the proposed development and the well-planted garden will allow for rainwater to be absorbed into the soil. Care will be taken to minimise any impact on trees and biodiversity.
- A construction management statement from our builder will be shared with the neighbours at **Nos. 20** and **24** and the Council before work begins to ensure the smooth running, insurance and safety of the building works.
- The existing off road parking is large enough for three vehicles, at the front of the property and will be used for the necessary skips, parking and deliveries to reduce the impact of the building works on neighbours. The basement will not affect access to the highways due to these provisions.

Windows and Doors

- New double glazed UPVC windows will be inserted throughout the house to improve energy efficiency. Many of the original windows installed in the 1970s have blown, letting in cold air and therefore no longer meet modern standards of energy conservation.
- The windows at the front of the property are new (2023) Remington R9 UPVC white flush mounted frames with leaded front fans in the bay windows to match the adjoining semi-detached property **No. 24**, providing a correct modern restoration of the original 1920s windows.
- All new windows will be located to match the existing window lines and provide daylight and ventilation to the new spaces. All windows facing neighbouring properties will have obscured glass for privacy.
- We wish to use a traditional 1930s stained glass window in the ground floor rear extension on **No. 24** side as a feature and to allow for sun to enter the room from the south as it would have historically prior to their extension. There will be energy efficient glass placed externally in front of it to meet building control standards. It will be a small 64cm diameter circular window fixed non-opening at 1.7 metres above ground floor level (see below left).



Stained glass windows

- In the new bedroom on the first floor, a rectangular stained glass window that is 95cm x 35 cm wide (see above right) will be installed. This window will be set back from boundary with No.24 by 3.74 metres, be non-opening and insulated.
- Windows facing **No. 20** will be obscured for privacy and match original toilet and bathroom windows.

- Richmond Council in the previous planning application had no objection to the placement of windows and were satisfied that as they would be obscured and non-openable there no issues in terms of light and privacy to the surrounding neighbours meeting SPD guidelines (see 23/2877/HOT page 8).
- A circular roof light 2000mm in diameter will be installed into the roof of the ground floor rear extension to improve natural light into the kitchen and dining room. This would be similar to adjoining **No. 24** which has approximately a 2000 x 1500 mm rectangle.
- New double-glazed Anthracite grey bi-fold aluminium doors will be installed in the ground floor rear extension to provide access to the garden for modern living.
- A door will be installed in the ground floor utility room to provide secondary access to the garden for ease of access and provide another fire escape exit. This will have no view into **No.20** and have obscured glass at the top.

Access

- The proposals include no alterations to the existing access to the property.
- No changes will be made to the current driveway which provides off road parking to the property for up to three vehicles.
- Access to the garden will be retained from the front of the property through the garage and side passageway.
- The proposed ground floor extension will be built on the same level as the rest of the house with no steps, making the house suitable for elderly, disabled and young children to inhabit. This is the same as many neighbouring properties.

Assessment of impact

- The proposals have been sensitively designed with advice and support of many neighbours to be considerate and in keeping with the local area. Great consideration has been taken to create a design that meets Richmond Council's planning policies and previous comments made by the planning officer in its previous planning application.
- The applicants have liaised with all relevant parties who raised objections to the previous application including the Mortlake and East Sheen Society to create this new proposal which they stated they will not object to. Careful consideration was taken to mitigate the concerns of its adjoining neighbours at **No. 24** to the previous proposal by trying to work with them within the re-design process as advised when we showed the designs to Create Planning. They expressed their wish for the design to be decided by the Council.
- After consulting with our neighbours at **No.20**, they are satisfied with the new design on all levels given it has the greatest light impact on them.
- The half-hipped side roof is a common original feature of many houses along Park Drive so will be in-keeping with the streetscape.
- The hipped box dormer is a common alteration along Park Drive and can be found along the same side as **No. 22 Park Drive** and Sunbury Avenue visible from the rear garden.
- There is precedence of box dormers with a push out along the same side of road to **No. 22** utilising the existing L shape to the rear of the property. The dormer push out remains within the original house roofline and set in on all sides to show the existing roof shape.
- The 1.7 metre side return over the garage is a common alteration on Park Drive and will be slightly set back from the front wall as is done on others above the garage. Therefore, the overall building line, look and character of the road will be maintained.
- The new roof lights on the front roof will align with those of the adjoining property **No.24** and are commonly seen along the road and will therefore not detract from the look of the street.
- The extension to the rear of the property is within the building line and scale with neighbouring properties. The mature trees, current planting and fencing to the rear of the garden will provide privacy and obscure much of the view with the neighbouring properties on Sunbury Avenue which are over 40 metres away.
- The house has been in the family since the early 1970s when it last had an internal renovation. Its original 1920s wiring, plumbing and other features still exist. The renovation of **No. 22 Park Drive** will provide the occupants and future generations with an improved space built to modern standards which will enhance family life. It has forethought to its sustainability with greatly improved insulation.