

# STYLUS | ARCHITECTS

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## Design and Access Statement 18 Ormond Crescent, London TW12 2TH

Date : 22/07/2024 prepared by Stylus Architects

This statement has been prepared by Stylus Architects on behalf of our client, Mr and Mrs Grafton, as part of a planning application submission to Richmond Council. This statement should be read in conjunction with the other documents and drawings submitted as part of the application. The aim is to explain the design concept and principles for the external alterations including the demolition of the existing rear lean too roof, replacement rear extension, replacement front porch roof, rear pergola structure and internal refurbishments.

### **1. Existing Property**

- 1.1. The existing property is located on a residential street in Hampton. The property is not in a conservation area. The house a detached property and is well set back from the road and access on both sides to the rear garden. There is a substantial front driveway and large garden to the rear. The house was built in 2007, the original house was demolished and the existing was built in its place.
- 1.2. Within Ormond Crescent there is a variety of architecture seen, with single and double storey dwellings, ranging from rendered to brick faced and mostly built between the 1930 and the 1970. Many of these properties have had work done to modernise them and there are a number of new builds in the area.
- 1.3. The property is a 2-storey detached family house with accommodation in the roof.
- 1.4. The front elevation features a lean too roof with the front door to the centre of the house. The rear elevation consists of bi fold doors leading out to the garden.
- 1.5. The dwelling is red brick with exposed lintels above the windows and clay tiled roof.
- 1.6. The property is set back from the boundary on both sides with side access to the large rear garden and side entrance into the house.

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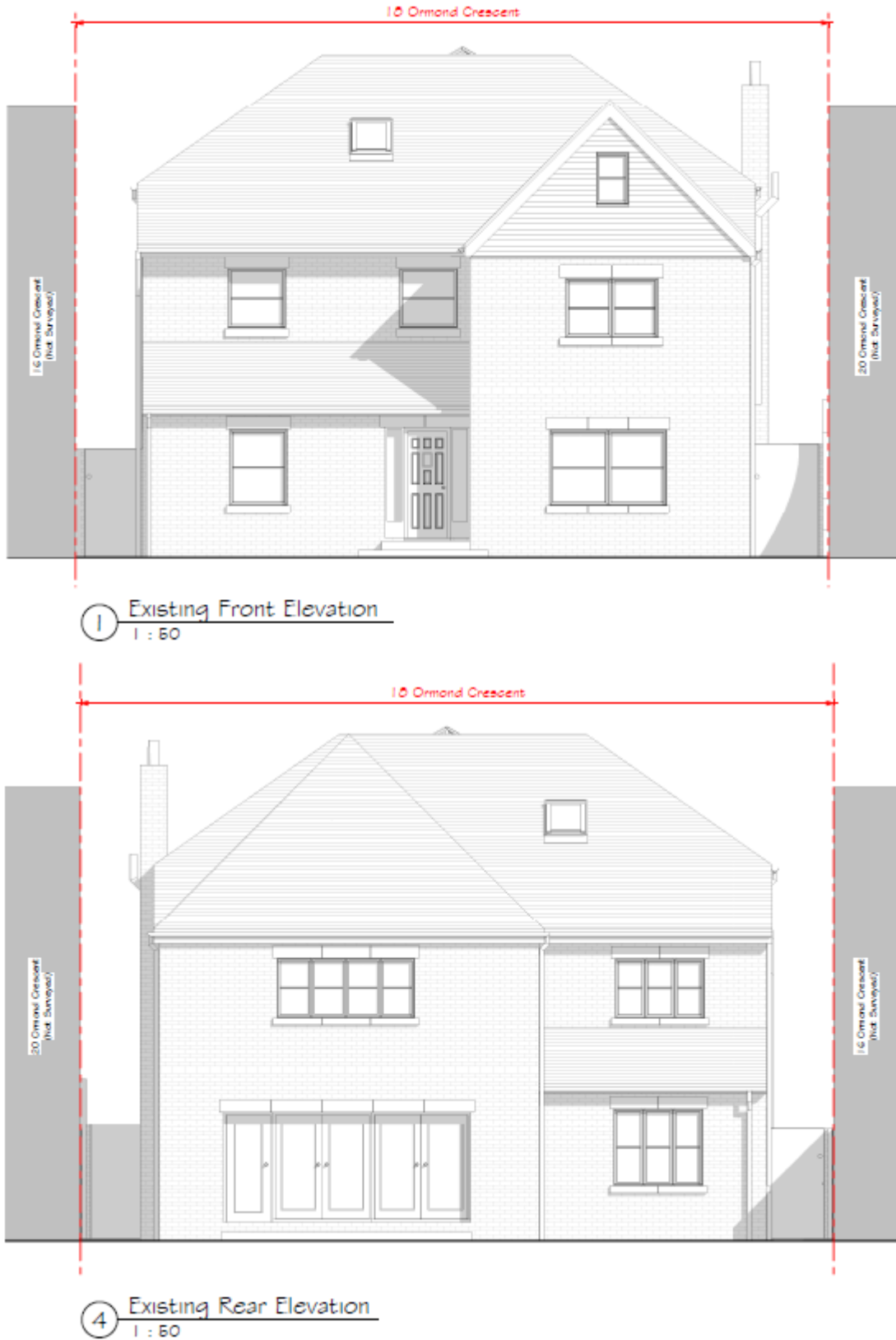


Fig 1: Existing Front and Rear Elevation.

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## **2. Proposed Works**

2.1. The application involves works to the property, including:

- Replacement rear lean too extension
- Rear pergola structure
- Brick cladding
- Replacement and new windows to property
- Internal alterations

2.2. The alterations aim to enhance the overall look and feel of the property while making it a more functional family home, ensuring better connectivity between the spaces.

2.3. The proposed rear alterations , glass sliding doors across the rear at ground floor level. This allows for better connection to the garden and brings light into the main space of the house, as it is west facing. The pergola structure proposed to the rea provided solar shading as well as a space that can be seen as an indoor outdoor space.

2.4. The proposal for London stock brick will tie in with a number of properties in the area.

2.5. The side access will be retained on both sides of the property. There is a small bump out proposed , where the chimney was previously, to one side to allow for the kitchen internally.

2.6. All windows are proposed to be replaced and increased in size. The larger rear first floor windows will provide much needed light into the West facing principal bedroom and dressing room as well as bedroom 4.

2.7. The windows in the loft floor are increased in size to allow better natural light into the space.

2.8. The materials of the proposed extension and alterations will consist of brick, glass and timber. Brick is used to tie in with the properties along the street while the timber is used to give a more natural feel to the proposed pergola structure. This allows this new structure to appear subservient to the existing house.

2.9. Glazed aluminium sliding doors will provide access to the rear garden while allowing light into the depth of the existing house.

2.10. The proposed additions and alterations to the property aim to elevate the overall design and add elements of modernity to the existing house.

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- 2.11. The proposed scheme aims to provide the best possible solution in terms of energy efficiency, in accordance with national, regional and local policies. The layout of the enlarged accommodation would be enhanced with new openings to make best use of natural light and ventilation. The building would utilise thermal and airtight strategies.

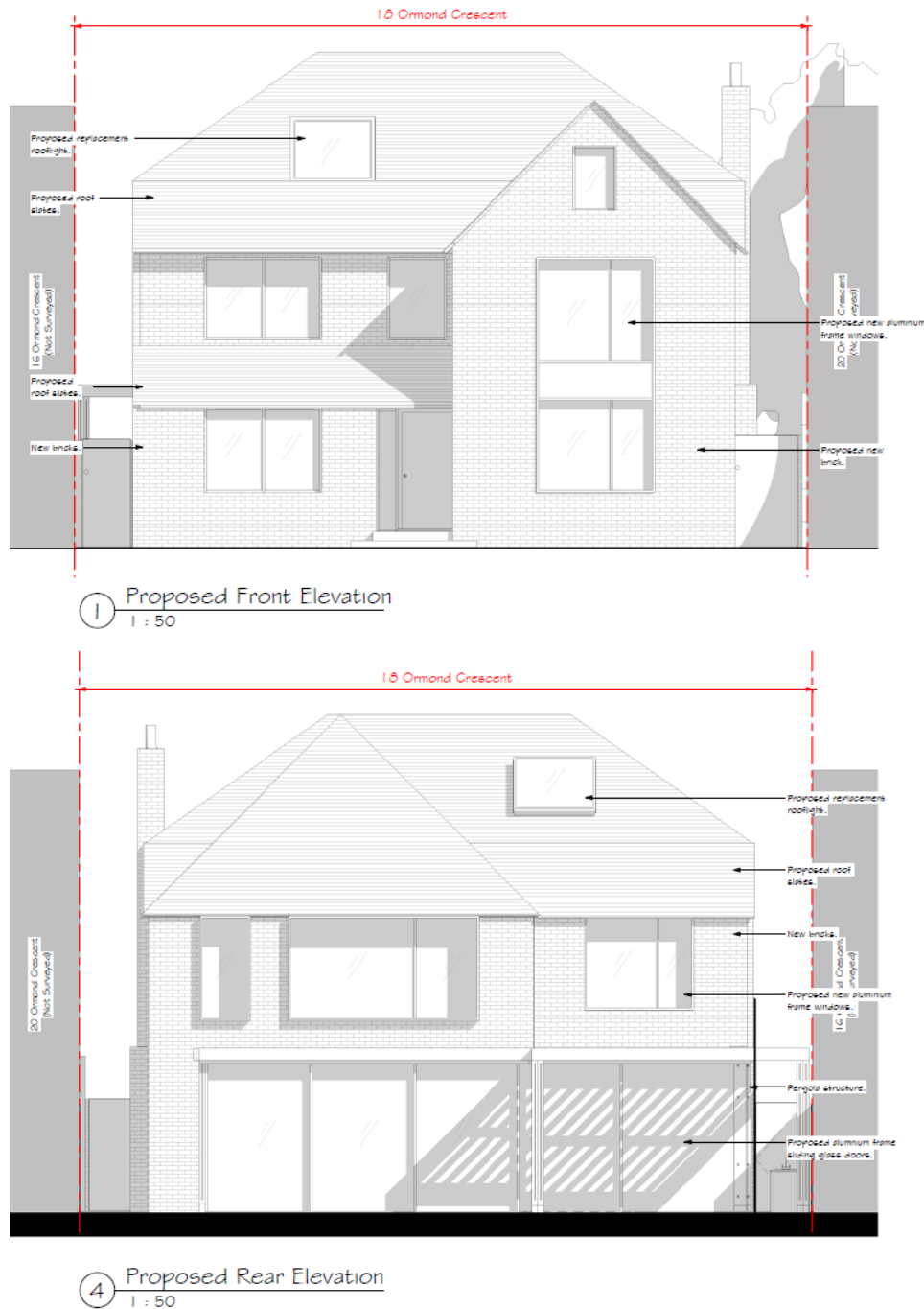


Fig 2: Proposed front elevation and rear elevations.

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### **3. Conclusion**

The existing house was built in 2007 following an application approval to demolish the original house and build the current property in its place.

The alterations, additions and internal refurbishments have been designed with the existing property in mind.

The proposed alterations and replacement elements will enhance the design of the house and tie it all together. The proposed external brick to the façade will increase the insulation properties of the building. The proposed pergola structure adds an indoor/outdoor space to the home and allows the transition into the garden to flow better. The internal redesign elevates the overall look and feel of the property, while improving the family home in terms of layout and usability. The proposed use of brick and glass provides a minimally invasive design that complements the existing building and does not overshadow the existing dwelling or garden.