

82 Madrid Road

82 Madrid Road, London, SW13 9PQ

Design & Access Statement

August 2024

Contents

1.0 Introduction

1.1 Site Location

1.3 Appearance

1.3 Applicant Brief

1.4 Planning History

2.0 Design

2.1 Description

2.2 Other Relevant Issues

3.0 Conclusion

3.1 Summary

1.0 Introduction

This design and access statement has been prepared in support of a householder planning application for the demolition of an existing front porch and creation of new porch, including modest changes to front fenestration.

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. This brief primarily concerns modest external changes to the property.

1.4 Planning History

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

2.0 Design

2.1 Description

To the front, the house currently has an enclosed porch which is not original and detracts from an otherwise pleasant front elevation, and so we are proposing to remove this porch and replace it with an open porch which will reinstate the original articulation of the property. Many of the properties along Madrid Road have retained this porch type and therefore the proposal would result in the property creating a more homogeneous street scene.

We also propose a slight articulation to the front windows. Replacement timber windows will be provided with timber glazing bars to replace the current windows which have lead glazing bars.

We note that there are a variety of glazing styles along the street, some of which comprise uPVC and some of which do not have glazing bars. Therefore, we believe our proposition of timber materials and retention of glazing bars provides an acceptable solution.

Some of the windows are at the end of their lifecycle and as such need replacement. Therefore, replacement will also result in further thermal efficiency for the property.

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.

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 reinstating some original features. Consequently, it is hoped that the design will be viewed favourably by the Council.