

Design, Access and Heritage Statement 76 White Hart Lane, London SW13 0PZ

Date : 19/08/2024 Version 1 prepared by Stylus Architects

This statement has been prepared by Stylus Architects on behalf of our clients, Mr. and Mrs. Good, as part of a planning application submission to Richmond Upon Thames Council. It should be read in conjunction with the other documents and drawings submitted as part of the application. The purpose of this statement is to explain the design concept and principles for altering the rear facade of the residential property at the back of the building as part of the overall concept, which includes a previously approved ground floor extension and basement extension at the commercial space under application number **24/1429/FUL**.

1. **Existing Property**

1.1. The existing building, while not listed, is located within the CA33 Mortlake conservation area (Fig1) in the London Borough of Richmond Upon Thames. It is a mid-terrace, two-story building that is part of the local high street on White Hart Lane.

1.2. The building is a typical Victorian terrace commonly seen along this road, with a shop occupying the ground and a basement floors, a 1 bed flat to the rear of the ground floor, a two-bedroom flat on the first and mezzanine floors.

1.3. The rear elevation of the terrace overlooks a private garden area, accessible through an alley that runs continuously behind the gardens along the terrace and leads to White Hart Lane. This alley, which is secured with gates at both ends, serves as the main entrance for the flats located at the back of the terrace.



Fig 1: London Borough of Richmond Conservation Areas – Mortlake (33).

STYLUS | ARCHITECTS

Stylus Architects LTD · 76 White Hart Lane · Barnes · London · SW13 0PZ

www.stylusarchitects.co.uk

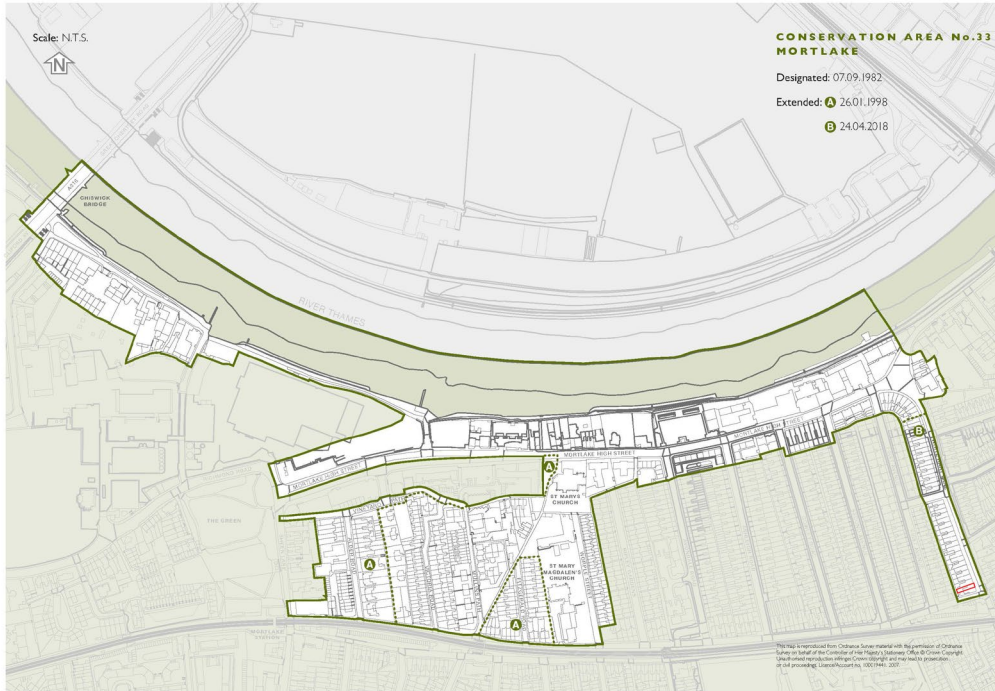


Fig 2: Conservation area 33 – Mortlake (76 White Hart Lane outlined in red)



Fig 3: Existing Front and Rear Elevation.

2. Proposed Works

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

- First floor infill to bring the facade into alignment with the existing and neighbouring building.
- Addition of discreet window behind perforated brick pattern to give light to the staircase corridor and reflect the approved ground floor design language.
- Enlargement of windows on the dormer to allow more light inside the property and make the window more proportional to the existing windows below.
- Installation of solar panels, with the addition of a concealed door from the mezzanine level to allow for maintenance.
- Internal refurbishments.

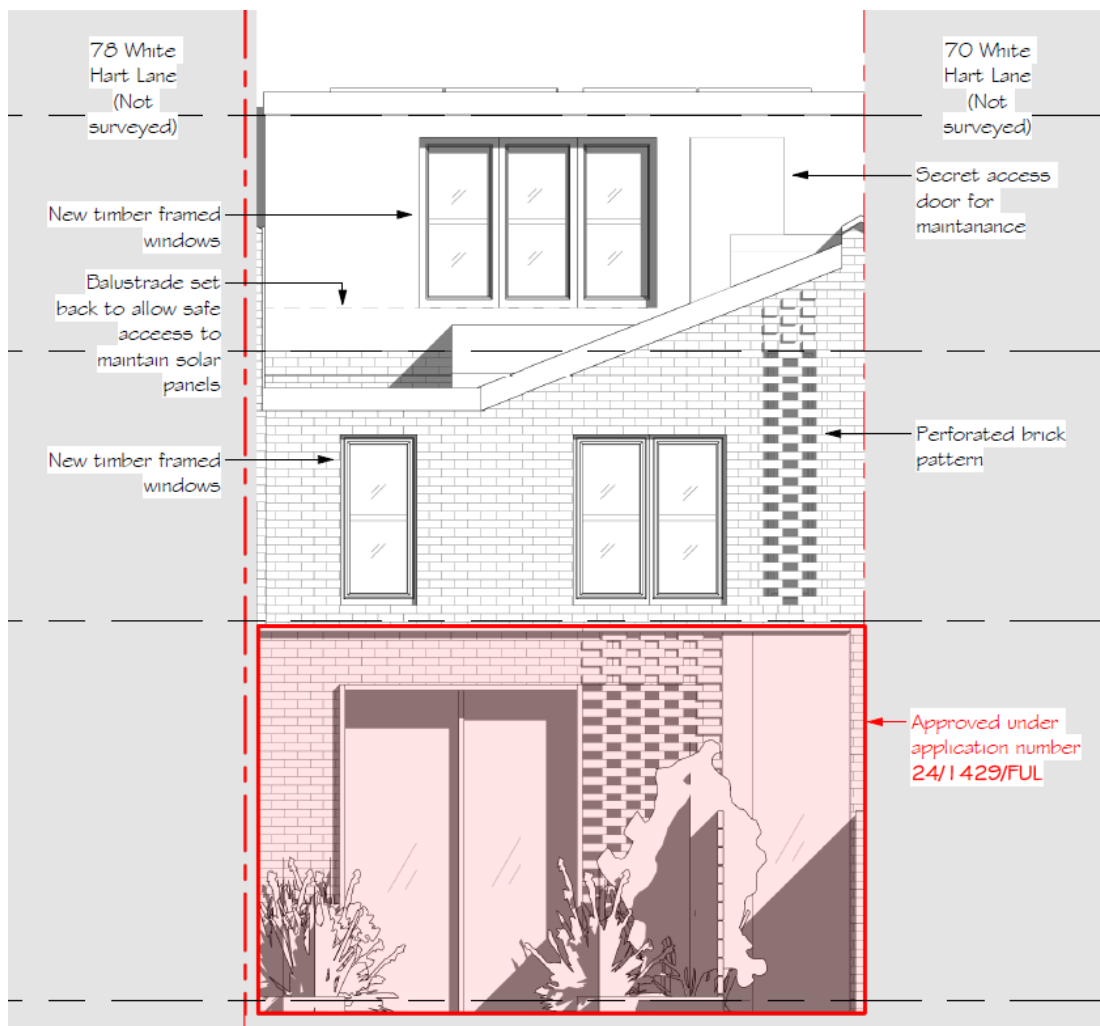


Fig 4: Proposed Rear Elevation.

STYLUS | ARCHITECTS

Stylus Architects LTD · 76 White Hart Lane · Barnes · London · SW13 0PZ

www.stylusarchitects.co.uk

- 2.2. The modification of the existing first floor is intended to align the rear facade with the existing ground floor footprint. This change will significantly improve the natural light within the room, which is currently limited due to the proximity of the neighbouring building at 78 White Hart Lane. The proposed infill will extend 1.3 meters from the existing façade (area highlighted in yellow on Fig.5), bringing it in line with the adjacent building, as shown in Figure 5. This alignment will enhance the overall spatial quality of the interior and create a more cohesive exterior appearance (Fig 4).

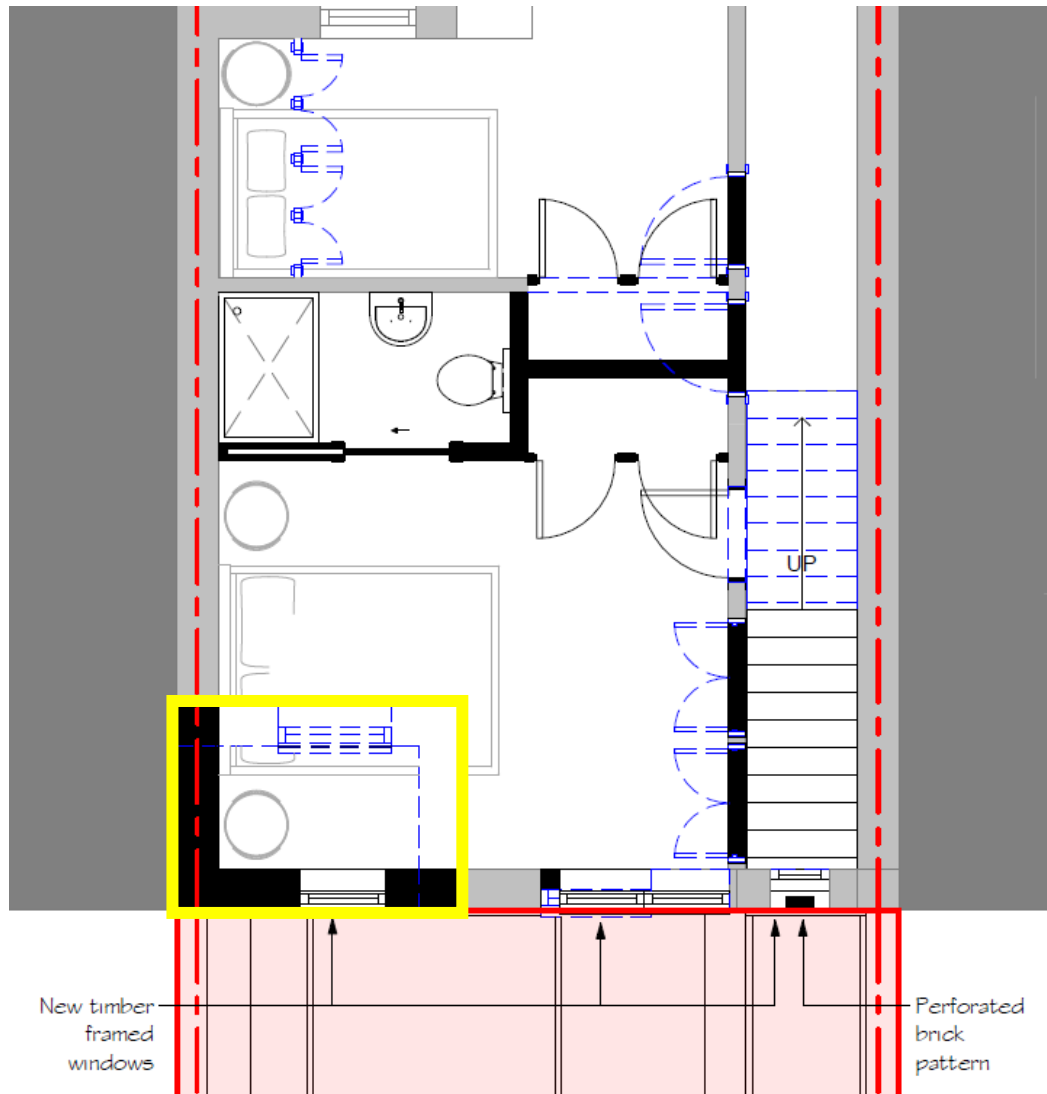


Fig 5: Proposed first floor extension on the rear elevation highlighted in yellow.

STYLUS | ARCHITECTS

Stylus Architects LTD · 76 White Hart Lane · Barnes · London · SW13 0PZ

www.stylusarchitects.co.uk

- 2.3. The new infill will not extend past the rear boundary of 78 White Hart Lane, adhering to existing building lines and preserving the terrace's uniformity and does not impact any neighbouring amenities. This carefully considered design ensures that the rear addition ties into the existing facade and is a subservient element to the rear elevation. The materials will faithfully replicate the existing, ensuring that the end result is seamless.
- 2.4. An additional timber-framed window is proposed to the rear facade to enhance natural light in the staircase area. This window will be integrated behind a perforated brick pattern, which will be carefully laid to match the existing facade. This design choice ensures the new window blends seamlessly with the building's architectural style while discreetly allowing light to filter through. The perforated brickwork will also provide privacy to the interior space. This approach preserves the visual integrity of the exterior while improving the functionality and ambiance of the staircase.
- 2.5. The three windows on the mezzanine level are proposed to be replaced with new ones that match the existing windows on the first floor. This update aims to create a more cohesive appearance for the rear facade. The new windows will be centered on the mezzanine level to enhance both the exterior aesthetic and the interior symmetry, resulting in a more balanced and visually pleasing design for the entire rear elevation.
- 2.6. The proposal includes installing solar panels on the southwest side of the building. To facilitate maintenance, a hidden door (Fig. 4) will be incorporated in line with proposed windows, clad to match the existing dormer cladding, and a setback balustrade will ensure safe access. This proposal reduces reliance on non-renewable sources, lowers utility costs, and minimizes the building's carbon footprint, which improves building's energy efficiency.
- 2.7. 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 property would be enhanced with new openings to make best use of natural light and ventilation. The building would utilise thermal and airtight strategies.

3. Access

- 3.1. Existing access arrangements are retained and access is unaffected by the proposals. Parking arrangements are also unaffected by the proposals.

STYLUS | ARCHITECTS

Stylus Architects LTD · 76 White Hart Lane · Barnes · London · SW13 0PZ

www.stylusarchitects.co.uk

4. Conclusion

In summary, the proposed modifications are designed to enhance both the functionality and aesthetic of the property while respecting its architectural context. The proposals are modest in scale and once complete will appear as integrated additions. By infilling a part of rear facade by 1.3 meters (Fig.5), the project will align it with the existing first floor elevation, thereby improving natural light in the interior and creating a more cohesive exterior appearance. The infill will remain within the established building lines, preserving the terrace's unity and maintaining a subservient position relative to the rear elevation. Additionally, the introduction of a new timber-framed window, integrated behind a perforated brick pattern, will enhance the natural light and privacy in the staircase area, while seamlessly blending with the existing facade. These thoughtful adjustments ensure a balanced and visually harmonious enhancement to the building's overall design.

Replacing the mezzanine windows with new ones that match the first floor will achieve a unified look, improving the overall geometry of the rear facade. Additionally, the installation of solar panels, coupled with a discreet maintenance access door and safe access provisions, supports sustainability goals by reducing reliance on non-renewable energy, aligning with both environmental and design objectives.

In preparing this submission in relation to relevant policy and the context of the site, it is considered that the application should be approved for the following reasons:

- The infill does not protrude past the neighbouring additions and is a very small subtle addition.
- There would be no detriment to existing residential amenity for adjacent occupiers.
- The proposed scheme would not harm the street scape.
- The proposed scheme would preserve and enhance the Conservation Area.
- There would be no adverse traffic or highway impacts.
- There would be no adverse ecological, environmental or sustainability impacts.

We believe the above proposal should be looked upon favourably. The integrity of the existing building has been maintained and the proposed would not have any detrimental effect on the neighbouring properties, amenity nor the Conservation Area.