



Design & Access Statement

September 2024

47 & 49 Palewell Park, London Borough of Richmond upon Thames, SW14 8JQ

1. Introduction

This Statement is submitted in support of the proposed works to 47 & 49 Palewell Park and should be read in conjunction with the application drawings and site photographs.

The proposal at 49 Palewell Park is the same as the permitted scheme 24/1571/HOT, though without the reduced height at the boundary to 47 Palewell park. The proposal at 47 Palewell Park is a mirror image of the permitted scheme at 49 Palewell park.

2. Site & Surroundings

The site is located on the east side of Palewell Park, a relatively homogenous Edwardian street of terraced and semi-detached houses. The majority of properties in the immediate vicinity have been subject to alterations at both roof and ground level.

47 & 49 Palewell Park are immediately adjacent in the terrace, both comprising ground, first and loft floors. The properties are very similar, though they are mirrored in plan, and the external FFL to the rear of 47 Palewell Park is 200mm lower than 49 Palewell Park.

47 Palewell Park has an existing lean-to extension to the rear of the original outrigger at ground level, while 49 Palewell Park has a large, poorly constructed conservatory to the rear at ground level.

The properties are not located in a Conservation Area, nor are they listed.

3. Scope of the Project

A carefully considered balance is being sought between historic building considerations and the need to adapt a pair of early 20th Century houses to the needs of 21st Century life. The proposal seeks to improve the buildings' appearance and provide modern living accommodation through the following amendments:

- No change to the street elevation is proposed.
- Demolition of existing lean-to to the rear of 47 Palewell Park.
- Demolition of existing conservatory to the rear of 49 Palewell Park.
- Removal of outrigger walls at ground floor level to both properties.
- Single storey flat roof rear and side extensions to both properties, meeting at a shared Party Wall between the properties.
- A central courtyard will be retained at 49 Palewell Park between side extension and parent building rear elevation.
- Lower rear extension FFL by 270mm at 49 Palewell Park.
- Internal reconfiguration to both properties.



4. Access

Existing pedestrian access into the buildings will not be altered.

5. Parking

Existing vehicular parking will not be altered.

6. Design

The proposal seeks to enhance the quality of life in the houses through the provision of well-designed living and utility spaces across the ground floor. Care has been taken to ensure the proposals complement both the existing building and neighbouring properties, and there is no negative impact to neighbouring privacy, outlook, amenity or daylight and sunlight.

Use

- No change of use is proposed. The properties have been in continuous residential use since they were built.

Amount

- 26sqm of additional floor area is proposed to the rear of the property at ground level at 47 Palewell Park.
- 20sqm of additional floor area is proposed to the rear of the property at ground level at 49 Palewell Park.

Layout

- It is proposed to unite kitchen, dining and living spaces at the rear of the properties, improving the relationship with the gardens.
- A ground floor WC, cloakroom and utility room will improve functionality for the homeowners.
- A central courtyard will be maintained at 49 Palewell Park for daylighting, natural ventilation and to accommodate external pipe runs.
- The rear extension FFL at 49 Palewell Park will be lowered by 270mm to allow for 2600mm ceiling height under the existing outrigger and a level threshold to the garden.

Scale

- The perceived scale of the properties from the street will not change.
- The rear extensions will be in line with other recently approved schemes in the locality, and remain substantially subservient to the parent building.
- The extensions project 3.2m beyond the back of the properties as they were originally built - from the rear elevation of the existing outrigger. This is 540mm longer than the existing conservatory at 49 Palewell Park, and 1400mm longer than the existing lean-to extension at 47 Palewell Park.
- The height of the flat roof side and rear extensions is 3100mm from the external FFLs.

Appearance

- The appearance of the properties remains unaltered from Palewell Park.
- The rear extensions will be faced with London stock brick to match the existing property.
- 47 Palewell Park will have a single opening with a brick soldier course lintel.
- 49 Palewell Park will have two openings with a double brick soldier course lintel.
- The side and rear extension flat roofs will be topped with a green roof system.
- The parapets will be topped with stone coping.

Fenestration

- 47 Palewell Park will have Aluminium b-fold doors and 2nr rooflights.
- 49 Palewell Park will have a set of steel framed doors and a separate steel framed window, and 3nr rooflights.



Sustainable Building Design

- The properties will have best practice levels of insulation and energy efficient fixtures and fittings throughout to reduce energy demand. The BREEAM briefing paper on sustainable refurbishment of domestic buildings will be used as a guide to ensure all aspects of the refurbishment are delivered in the most high quality and sustainable way.

7. Planning Precedent

Most properties in the vicinity benefit from rear extensions at ground floor level, and there are multiple approved examples of very similar massing to that being proposed at 47 & 49 Palewell Park:

Planning Permission (10/0470/HOT)

15 Palewell Park: 3.2m length rear extension beyond existing outrigger.

Planning Permission (16/3327/HOT)

19 Palewell Park: 3.2m length rear extension beyond existing outrigger, and 3m height at the boundary from neighbouring FFL.

Planning Permission (24/1571/HOT)

49 Palewell Park: 3.2m length rear extension beyond existing outrigger, 3.1m height at the boundary from neighbouring FFL.

The proposal at 49 Palewell Park is the same as the permitted scheme above, though without the reduced height at the boundary to 47 Palewell park. The proposal at 47 Palewell Park is a mirror image of the permitted scheme at 49 Palewell park.

It's also worth noting that nos 51, 53 & 57 Palewell Park immediately adjacent to no49, and nos 35, 37, 39, 41, & 43 a few doors down all benefit from rear extensions that are very similar scale to that being proposed at 47 & 49 Palewell Park. As such the proposed rear extensions will be in keeping with the scale and location of these immediately adjacent extensions.

8. 45 Degree Rule

Care has been taken to ensure the extensions adhere to the BRE Design Guide 45 degree rule to avoid overshadowing of neighbouring properties and minimise any impact on neighbouring outlook. The proposed rear elevation illustrates that the scheme complies with the vertical 45 degree rule, indicating an acceptable relationship between the proposed extensions and the rear windows of both nos 45 & 51. Both extensions also comply with the horizontal 45 degree rule in plan.

9. Trees

There are no trees affected by the proposals.

10. Biodiversity

The green roof over the rear extension will absorb pollutants and carbon dioxide while also providing a natural habitat to improve the overall biodiversity of the site.



11. Flood Risk

The site is in Flood Zone 1 and less than 1 hectare. There will be zero net increase in impermeable surface area across the site as a result of the proposals, therefore the proposals will not adversely impact the flood risk to the property or surrounding area.

12. Conclusion

The proposals at 47 & 49 Palewell Park are in keeping with the character of the area and the existing building, and will ensure high quality design and a good standard of amenity can be enjoyed by all existing and future occupants.

There will be no detrimental impact to any trees, neighbouring residents' amenity or the streetscape, and the proposal accords with the aims of all adopted guidance. It is therefore requested that planning permission be granted.