

Design, Heritage and Access Statement For 41 Houblon Road, TW10 6DB

Site:

The site is located on Houblon road off Worple Way which adjoins Sheen Rd (A305) and local to Richmond Ambulance Station. The area is occupied by mainly residential properties all of the same architectural style and period.

Existing:

The existing property is a small Victorian terrace house located within a conservation area. The ground floor consists of a front kitchen/diner, a central stair, and rear reception room. There are two bedrooms and a bathroom to the 1st floor, with an additional bedroom and ensuite to the 2nd floor.

Proposal:

The client requires additional space and the simplest most cost efficient solution is to extend to the rear of the property. The extension is a modest 1.2m extension compared to other neighbours on the street which are up to 3.5m. The proposed roof will be flat, concealed by a surrounding parapet wall. The height has been considered in relation to the neighbours, and kept low key in order to reduce impact in regard to light and outlook.

Appearance / Materials:

All materials used will match existing unless otherwise specified as indicated on the proposed elevation drawings provided.

Access:

No alterations are proposed to access into the property.

Flood Risk:

The Environmental Agency advises that the site is not subject to Flood Risk. (See separate document / Flood Risk Assessment)

Conclusion:

The works are considered to be minimal, in keeping with the area, and in compliance with the LPA's / SPD design guidelines. The proposed works will comply with the latest building regulation requirements, with particular account to the fire protected escape route.