

**38 GRANGE AVENUE TW2 5TW**  
**PROPOSED GROUND FLOOR WRAP AROUND AND FIRST FLOOR SIDE EXTENSION**  
**DESIGN AND ACCESS STATEMENT**



Front elevation No38 and partial No36



Front elevation No38 and partial No40



Rear elevation No38 and partial No36



Rear / side elevation partial No38 partial No40





Rear elevation No38

### **Proposal:**

This design has carefully considered the SPD for the London Borough of Richmond Upon Thames and it is sympathetic to the style of the property , the context, the neighbours properties and their proximity to this proposal.

The property doesn't sit in a conservation area neither is a listed building.

No 45 degree rule isn't breached nor loss of natural light will occur to the neighbouring properties.

The proposed side windows at have been designed as obscured and non-openable below 1.7 meters from the relevant floor level, the neighbouring property at No 40 is at min 2 meters from the proposed windows therefore they are lawful and no window to window scenario occurs.

The proposed first floor side extension's width is less than half of the width of the original house and set back more than 1 meter behind the front elevation.

The proposed window to the front elevation matches for type and size the nearest existing window and the window to replace the existing garage doors harmonises with he existing windows. The proposed exposed brick finish matches the rest of the elevation.

The proposed side extension reflects the design of the main house and remains secondary in size, the proposed roof construction is lower than the main roof matches the main roof of the house for finishes and construction and it is considerably set back.

The original house is to remain prominent.

All proposed external materials are to match those of the main house.

Similar first floor side extensions above the original garage are featuring in the same road.

The ground floor wrap around extension is proposed as 2meters deep and the hip to gable and rear dormer comply with permitted development requirements ( please ref also to permitted development volume calculations shown in drawings number 38GA\_PL43 and 38GA\_PL44 ).

## **Conclusion**

We are seeking Pre-Application advice with the intent to embrace all feedback, input and submit a Householder Planning Application.

At this stage based on the SPD guidelines we trust that this proposal:

- Won't appear bulky,
- Won't appear disproportionate to the dimensions of the main house,
- Won't affect the design of the main house,
- Won't affect the street view,
- Won't affect the neighbouring properties,
- Won't affect the character of the surroundings,
- Won't affect the architectural style of the context.