

38 GRANGE AVENUE TW2 5TW

PROPOSED GROUND FLOOR WRAP AROUND, FIRST FLOOR SIDE EXTENSION  
GARAGE CONVERSION AND FRONT PORCH  
DESIGN AND ACCESS STATEMENT



Front elevation No38 and partial No36



Front elevation No38 and partial No40





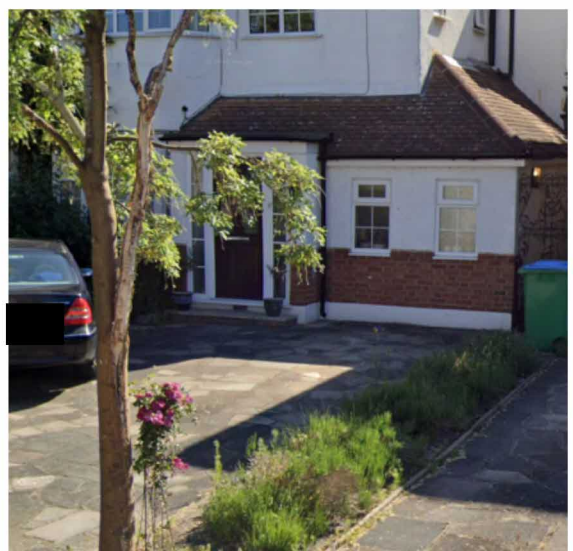
Rear elevation No38 and partial No36



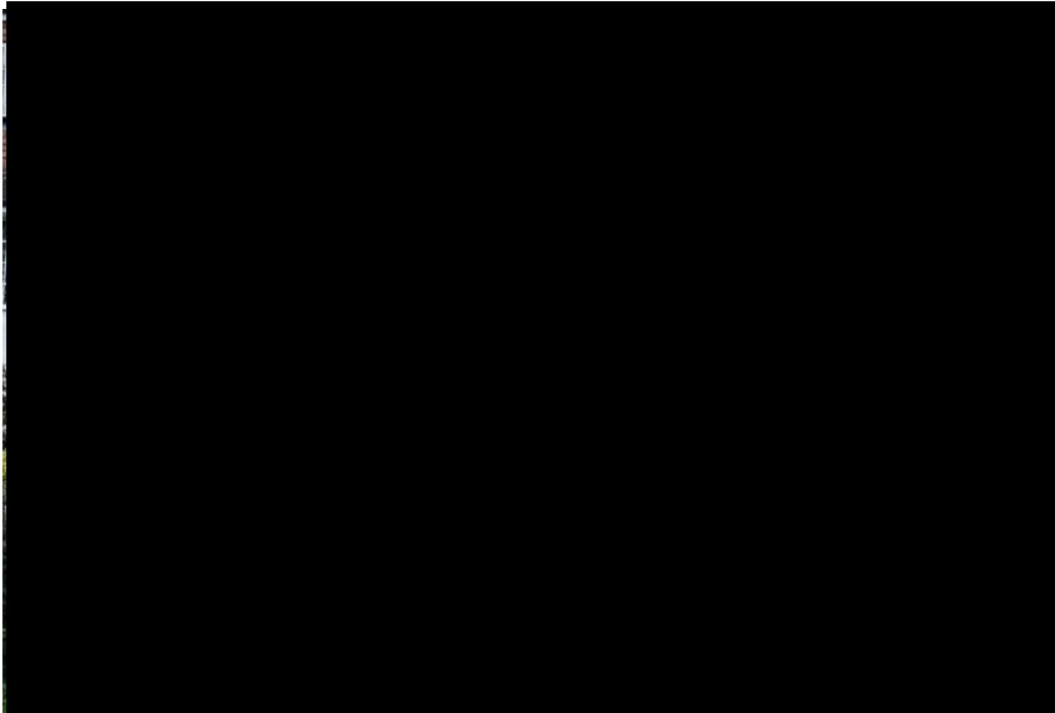
Rear / side elevation partial No38 partial No40



Porch at No36



Porch at No36



Rear elevation No38

**Proposal - Ground Floor Wrap Around, First Floor Side Extension , Garage Conversion and Front Porch.**

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, please ref to 38GA PL70.A .

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 the 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 extension and front porch above the original garage are featuring in the same road and at No 36 ( ref planning application 14/1445/HOT ).

The proposed front porch matches for proportions and design the approved porch at No36 ( ref planning application 14/1445/HOT ).

### **Planning History**

**The proposal has been revised to take in account everything raised in the Pre-Application Advise 24/P0167/PREAPP**

Hip to gable and rear dormer - Omitted

Patio - Omitted , a step down in proposed only deep enough to accommodate the bifold doors

No 40 - Ref to 38GA PL70.A and photographic evidence

Flank elevation - the windows have been amended to match the existing

Flooding - submitted

Fire Safety - submitted



## Conclusion

- 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.