

Church Road

SW13 9HE

***PLANNING STATEMENT & DESIGN AND ACCESS
STATEMENT***

SEPTEMBER 2024



HØEG ARCHITECTS

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INTRODUCTION

This statement has been written on behalf of the applicant to support the variation of condition U0187964 and the approved drawings of a rear and side infill extension at ground floor, rear roof dormer extension, repair and remedial works to external elevations and roof and internal remodelling throughout at 19 Church Road 24/1225/HOT.

This document should be read in conjunction with the following drawings and documents:

Existing and Proposed Drawings:

HA-1016-001-PP-B - Rev P3 Existing and Proposed Basement Plan

HA-1016-002-PP-GF - Rev P3 Existing and Proposed Ground Floor Plan

HA-1016-003-PP-GF-G - Rev P3 Existing and Proposed Garden Plan

HA-1016-004-PP-1F - Rev P3 Existing and Proposed First Floor Plan

HA-1016-005-PP-2F - Rev P3 Existing and Proposed Second Floor Plan

HA-1016-006-PP-3F - Rev P3 Existing and Proposed Third Floor Plan

HA-1016-007-PP-RF - Rev P3 Existing and Proposed Roof Plan

HA-1016-010-PE-FR - Rev P3 Existing and Proposed Front Elevation

HA-1016-011-PE-RE - Rev P3 Existing and Proposed Rear Elevation

HA-1016-012-EE-SI - Rev P3 Existing Side Elevation

HA-1016-013-PE-SI - Rev P3 Proposed Side Elevation

HA-1016-020-ES-AA - Rev P3 Existing Section AA

HA-1016-021-PS-AA - Rev P3 Proposed Section AA

HA-1016-022-PS-BB - Rev P3 Proposed Section BB

HA-1016-023-ES-CC - Rev P3 Existing Section CC

HA-1016-024-PS-CC - Rev P3 Proposed Section CC

DESCRIPTION OF EXISTING PROPERTY

The property is an end-of-terrace townhouse within the CA1 Barnes Green Conservation Area of the London Borough of Richmond upon Thames. The entire terrace, which the property is part of, lies within the CA1 Barnes Green Conservation Area.

PROPOSED CHANGES TO APPROVED DRAWINGS

During the developed and technical design development of the scheme, minor updates to the rear extension and outrigger are required. As such, twelve of the approved drawings need to be replaced by new drawings.

The proposed changes are illustrated on the following 6 floor plans, 2 elevation drawings and 2 section drawings:

PROPOSED GROUND FLOOR PLAN:

Glazed door adjusted to fixed window, proposed party wall height adjusted, wall location adjusted and glazing arrangement adjusted.

PROPOSED GARDEN PLAN:

Glazed door adjusted to fixed window, wall location adjusted and glazing arrangement adjusted.

PROPOSED FIRST FLOOR PLAN:

Rooflight size and location adjusted, parapet adjusted, rooflight sizes and locations adjusted, window sizes and locations adjusted.

PROPOSED SECOND FLOOR PLAN:

Rooflight size and location adjusted, parapet adjusted, rooflight sizes and locations adjusted.

PROPOSED THIRD FLOOR PLAN:

Rooflight size and location adjusted, parapet adjusted, rooflight sizes and locations adjusted.

PROPOSED ROOF PLAN:

Rooflight size and location adjusted, parapet adjusted, rooflight sizes and locations adjusted.

PROPOSED REAR ELEVATION:

Glazed door adjusted to fixed window, proposed party wall height adjusted, wall location adjusted and glazing arrangement adjusted.

PROPOSED SIDE ELEVATION:

Rooflight size and locations adjusted, window sizes and locations adjusted.

PROPOSED SECTION AA:

Rooflight size and location adjusted, parapet adjusted, rooflight size and location adjusted and wall location adjusted.

PROPOSED SECTION CC:

Rooflight size and location adjusted and parapet adjusted.

CONCLUSION

The proposed alterations have been designed with consideration to the existing building and local conservation area. The ground floor extension is of similar mass and scale to the existing, in line with Richmond SPG guidance and provides a high quality replacement for the existing condition. Access to the property will remain unchanged and all work is to comply with current building regulations. The proposed developments will help preserve the condition of the existing building and the historic character of the conservation area.