

19 Church Road

SW13 9HE

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

SEPTEMBER 2024



HØEG ARCHITECTS

© September 2024 - All Rights Reserved

INTRODUCTION

This Design and Access Statement accompanies a planning application for the proposed works at 19 Church Road, SW13 9HE. Reconfigurations are proposed to the existing layout along with the following:

1. Movement of Ino. masonry pier to front garden vehicular access.
2. New metal gates to front vehicular access.
3. New metal gate to front pedestrian access.
4. Make good front boundary wall

This document will assist in gaining an understanding of how the proposed development will affect the building fabric and the conservation area it lies in.

APPLICATION

The application comprises of:

- Householder application form
- Architectural Drawings
- Design and Access Statement (this document)
- CIL

SITE IMAGES



Fig 1.0 - Front Elevation



Fig 1.1 - Rear Elevation

CONTEXT

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.

Facing onto Church Road, the restricted entry and views of the existing vehicular access pose a danger when both entering and exiting the front garden via car. Our proposal to enlarge the opening would allow for safer and more efficient passage, for both passersby and the property's inhabitants. The enlarged vehicular access to No. 21 Church Road serves as an example for the safer passage of both cars and pedestrians with such a development.

DEVELOPMENT

FRONT GARDEN

Alterations to boundary enclosures, movement of 1no. masonry pier to vehicular access, replacement of metal gates and make good front boundary wall.

APPEARANCE AND SCALE

The proposed boundary enclosure alterations and new metal gates have been designed to respect and compliment the character and appearance of the overall property and to avoid any detrimental impact on the residential amenities of neighbouring properties. The design has been considered alongside relevant planning policies. In developing our proposals, we have been mindful to similar works to neighbouring properties.

- All new materials to be used in the construction of the new masonry pier will match as closely as possible to the existing build-up.
- All new materials to be used in the fabrication of the new metal gates will be matched as closely as possible to existing.

Our proposal is based on the outcomes of a comprehensive dialog following pre-application advice and subsequent pre-application discussions with The London Borough of Richmond upon Thames.

ACCESS STATEMENT

Access to the property will remain unchanged, via the existing front entrance door.

BUILDING REGULATIONS

All work is to comply with the current building regulations and to be approved on-site with an Approved Inspector.

PLANNING HISTORY

- 2024 | Ref. no. 24/1225/HOT | Status: Granted
Rear and side infill side extension at ground floor with 4no skylights, rear roof dormer extension, addition of 2no rooflights to outrigger, removal of render to outrigger side elevation, repair and remedial works to external elevations and roof, replace existing window with double glazed timber windows to match existing, replace timber front door to match existing, internal remodelling throughout
- 2004 | Ref. no. 04/1882/HOT | Status: Granted
Alterations to boundary enclosures, relocate vehicular access and site refuse store
- 1969 | Ref. no. 69/0455 | Status: Granted
Use of front room as garage, erection of front entrance porch, paving forecourt and provision of vehicular access to Church Road

SUMMARY

This proposal was designed with care to complement its context. The proposed developments are in harmony with the original features of the property and its surrounding area. At the same time, they have no detrimental impacts on the neighbouring properties in the terrace.

The proposed developments are sustainable and will preserve the historic characteristics of the house and the surrounding conservation area while ensuring safer use for the applicant and passersby.

The property owner wishes to carry out the proposed works as per the local planning policy guidance in a sensitive manner. The proposal will improve and complement the property while enhancing usability and safety for its inhabitants. The applicant would like to work with the council towards a positive outcome on the application.