

DESIGN AND ACCESS STATEMENT – SEPTEMBER 2024_SCHEME 2

59 Petersham Road, Richmond TW10 6UT

PROPOSED SINGLE STOREY REAR EXTENSION WITH TERRACE OVER. NEW FRONT LIGHTWELL (WHERE THE EXISTING STEPS FROM DRIVEWAY TO GARDEN LEVEL ARE LOCATED) WITH NEW HELICAL STEPS FROM THE DRIVEWAY AND SOME INTERNAL RECONFIGURATION/ADDITONS



59 Petersham Road is a Grade II Listed, Georgian townhouse located on the south bank of the River Thames in Richmond. Its listing describes the property as ‘Circa 1720. Two storeys, basement and attic. Three windows wide. Stuccoed, parapeted front (stucco a later addition). Roman Doric doorcase with triglyph frieze. Slated roof with 2 pedimented dormers.’

No.59 is the central property in a short terrace of three – though these are and were not originally identical. The houses are built on the west side of the Petersham Road with gardens back to the towpath along the river. The property is within the Richmond Hill Conservation Area.



The listing describes the house as being two storeys above a basement, with an attic in the roof-space. This is misleading as the terrace is built on the steep slope between the road and the riverside meaning that on the riverside elevation the building is expressed as four storeys plus the attic. The ‘basement’ level to the street is therefore above another full floor level – and was evidently part of the main domestic accommodation of the house and not just service accommodation.

It is more accurate to call the floor accessed by the front door therefore as the upper ground floor and the one immediately below the lower ground floor. The picture on the left shows the front drive sitting between the upper and lower ground floor levels.

Below this is the 'garden level' which is the floor below the lower ground floor. The garden level is fully visible to the rear.



Left: The rear of the property is clearly four stories plus the attic story. The rear of the property has a balcony at upper ground floor level and railings to the first floor windows.

The lowest storey we have described as the 'garden level' as it is fully visible from the garden. The garden of the property is currently accessed via steps at the rear from a dilapidated, rendered two storey modern extension with flat roof.

We are proposing to demolish the modern extension of no discernible character or value and add a new, contemporary extension. The extension will be full width to the garden level with an upper terrace.

The proposed highly glazed extension will allow the original building to be expressed more fully at the rear than at present.

59 Petersham Road is built mainly of the local stock brick laid to a loose Flemish bond on the street front and to an equally loose English bond to the rear. The front of the property has been rendered and painted for some time where as the rear of the property is of brick finish.



Comparison Photos
Left = Front Elevation

Right = Rear Elevation

The property has four storeys plus accommodation at roof level.



Left: Rear of property in the centre.
The garden slopes down to the river.

To the left of the image, 57 Petersham Road has a curved bay which extends from their garden level extension (full width) to the top of the first floor. It also has a higher roof than no.57.

To the right of the image is Bingham Riverhouse – a hotel. The Bingham has shed structures that extend along the boundary line toward the rear at garden level (with green roof).

The rear of the properties do not have a uniform appearance or particular defining character as a group.

Below: Images inside the unsympatetic rear extension which is single brick and poorly built. There are damp issues at garden level and lower ground floor level.



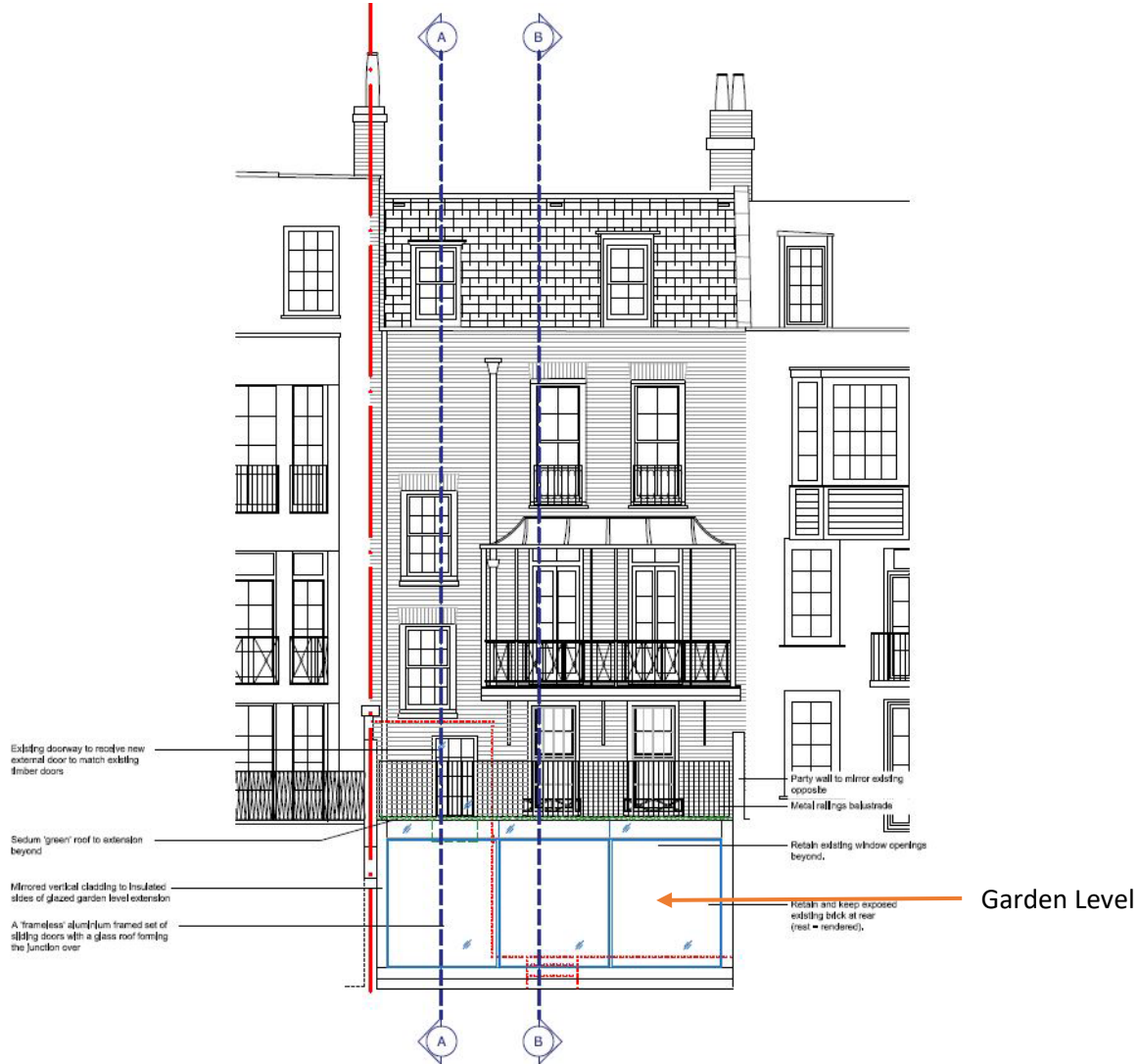
This design and access statement forms part of a package of information that accompaines a planning application and a listed building application for a single storey extension at the rear of 59 Petersham Road (with terrace over), as well as a new front lightwell (where the existing steps from driveway to garden level are located) with new helical steps from the driveway and some internal reconfiguration/additions. A detailed heritage impact assessment has been prepared by Richard K Morriss & Associates (Historic Buildings Consultants) that studies the listed building setting.

This design and access statement will explain the principle of the deisgn intent below.

A planning statement has also been prepared by Plan It Consultants and should be read in conjunction with this information as well as the information prepared by ABP Engineers.

The Proposals

REAR EXTENSION



Above: Proposed Rear Elevation

The proposed extension is full width to the garden level and replaces an existing two storey modern extension that is in poor condition.

The existing extension has external steps from the lower ground to garden level. We are proposing that the kitchen is relocated from the lower ground floor level to the new extension at garden level. This means that external steps from the garden level to the lower ground floor level are no longer necessary. Instead a small terrace with metal railings is proposed to the lower ground floor, accessed from the existing opening to the current extension.

The new extension will be highly glazed but not a full glass box like recently refused proposals 24/1064/LBC and 4/1063/HOT. The garden level extension will have a glass to glass junction on its outer edge to maximise views of the original façade but will also have a green roof.

Mirrored sides to the garden level extension will help reflect the surroundings.

The proposals allow more of the existing rear extension to be seen than at present, as the glazing to the lower extension will allow the full width of the house to be seen at this level as opposed to the current situation with the dilapidated existing 2 storey solid extension.



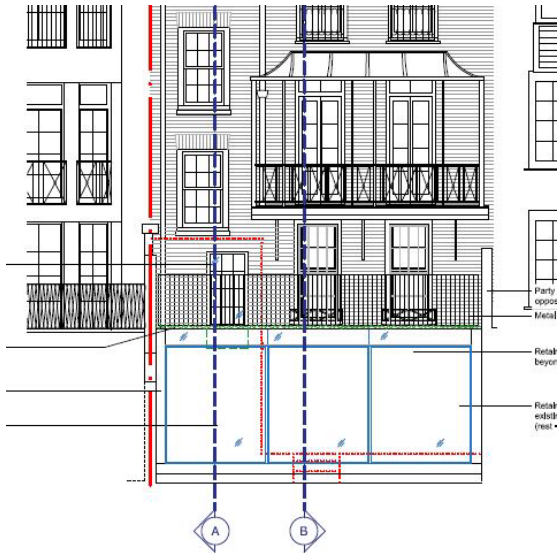
In recently refused proposals recently refused proposals 24/1064/LBC and 4/1063/HOT, the officers report relating to these refusals stated of the rear extension that ' *The extension proposed is too large and over dominant on the rear elevation, altering the appearance of a large portion of the rear elevation. It is acknowledged that measures have been taken to reduce the impact of the addition by reducing its size compared with the refused scheme and the use of glazing. However, due to the sheer size of the addition, the materiality fails to sufficiently reduce the sense of bulk and scale. Furthermore, the extent of glazing contradicts the intention of making a lightweight, subservient modest addition, making the addition appear at odds with the listed building and its wider listed group. Glazed extensions can be successful to the rear of listed buildings where they are modest in form and size and to delineate a solid and void ratio. However, this extent of glazing makes it incongruous and out of character both with the listed group and in views from the Thames Path, within the Conservation Area.*

There is also a concern regarding the external changes associated with the extension, particularly the upper-floor element which will require the windows to be changed to doors. As a result, when considering the cumulative impact replacement doors at first floor level which were consented under a separate application and the works proposed within this application, most of the rear openings will be doors other than the lower ground floor.

There is also still concern regarding the awkward relationship with the balcony above. It is understood that the metal brackets which are a feature of the balcony, will now be retained apart from the central bracket but the glass extension will still appear to almost abut the underside of the balcony. There is still a concern that the two-storey extension will visually compete with the balcony, which at present forms the most prominent feature of the rear elevation, illustrating the historic importance of this floor. The sense of hierarchy to the floors will be obscured even with a glazed extension. There is also the question of light pollution with an extension of this size and all fully

glazed, which will read as a prominent beacon in the evenings which will be further visually jarring in such a prominent position in views from within the conservation area, notwithstanding the applicants point that the ceiling will not directly support lighting.'

Our proposed design in this application addresses the concerns in the previous refusal in a number of ways:



1. The extension is now single storey.
2. The proposal demonstrates the solid and void ratio. The extension is highly glazed, allowing the original rear façade to be read much more coherently than the current extension allows.
3. Removing the existing extension and staircase allows for a modern scheme that sits well with the host building .
4. Existing rear openings will remain as existing.
5. Hierarchy between floor is retained. The full width extension is in keeping with the neighbouring properties who have extensions at garden level.
6. As the proposed extension is no longer fully glazed, there are ceilings in which to position lighting. A green roof element will soften the design and reduce bulk by allowing the garden landscaping to step up to the main house facade. Wisteria will be trained to grow up the sides of the extension to the upper railings and to the existing balcony above like it did historically at the property.
7. Introducing mirrored vertical cladding to the sides of the extension will allow the extension to 'blend in' with its surroundings, reducing the perceived bulk of an extension of this nature. See below information on proposed materials.

MATERIALS FOR REAR PROPOSALS

We have looked to an extension of a similar nature at a Grade II listed property in Hackney by Envelop Architecture who successfully used reflective stainless steel panels and green roofs to great effect.



Above: Extension to a Grade II listed property in De Beauvoir Square, Hackney by Envelop Architecture



We are proposing a similar palette of materials to the above project. Our design features more glazing (with frameless sliding doors) to allow the original rear facade and openings that are being retained to be read.

The proposed extension has mirrored cladding to the sides, to reflect its surroundings.

ACCESS TO THE REAR EXTENSION

Access to the rear extension will be via the original doorway at garden level. Access to the upper terrace element will be via the existing extension access at lower ground floor level.

Our proposal removes the external steps that lead from lower ground floor level to garden level. This is because the proposed kitchen is located in the new extension at garden level. Locating the kitchen here means that the family will be able to directly access the garden from the kitchen.

BOUNDARY WALLS AT REAR

The raised party wall between number 59 and 61 Petersham Road will mirror the existing one opposite (on the boundary between 57 and 59).

Below Left: Existing party wall dividing 59 and 57 Petersham Road at the rear of the property.

Below Right: Party wall between 59 Petersham Road and The Bingham Riverhouse. This wall is a poor addition. Our proposal will put back the wall in a similar position to how it once was.



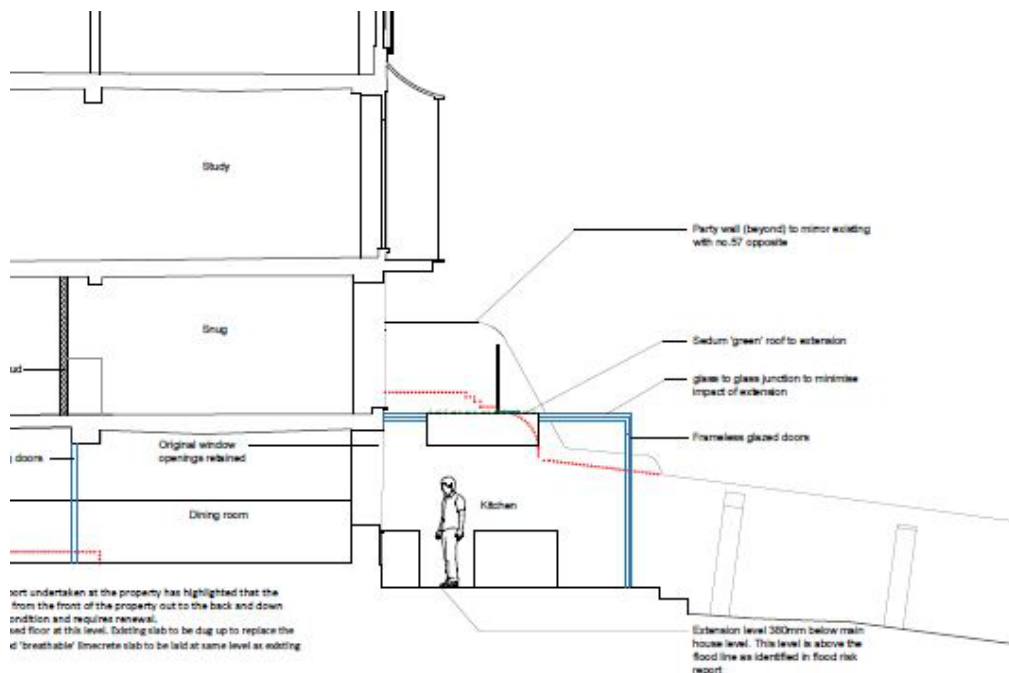
Left: Extract from heritage impact assessment which shows that there once was a higher wall at this junction between the two properties.

Pl.6: Evidence of once taller garden wall between No.59 and 61.

LEVELS AT REAR

The proposed rear extension is proposed to sit lower than the current garden level floor level. Trial pits have been dug and the extension proposal has been considered structurally to not undermine the footings of the listed building.

We have had reports commissioned as part of the design process and the flood risk analysis has shown the notional flood line (based on a 2125 modelled breach). We have proposed the floor level of the new extension to be 380mm below the main house level. This will mean that the proposal sits above the 'worst case scenairio' calculated but will still allow reasonable access to the garden via two steps outside of the extension.



Above: Extract from Proposed Section BB showing level of proposed extension

Please also refer to the structural report which forms part of this application. This report demonstrates how the extension can safely be built without undermining the integrity of the original house.

GARDEN LEVEL FLOOR SLAB

A CCTV and drainage report conducted at the property has highlighted that the drainage underneath the main property is in a poor state of repair. The drainage beneath the property will need to be "grubbed out and replaced as part of the proposed development works".

As such, we are proposing to remove the current garden level floor (the contractors will be able to remove the artificially raised floor towards the front of the property at this time) and replace with a new insulated 'breathable' limecrete slab.

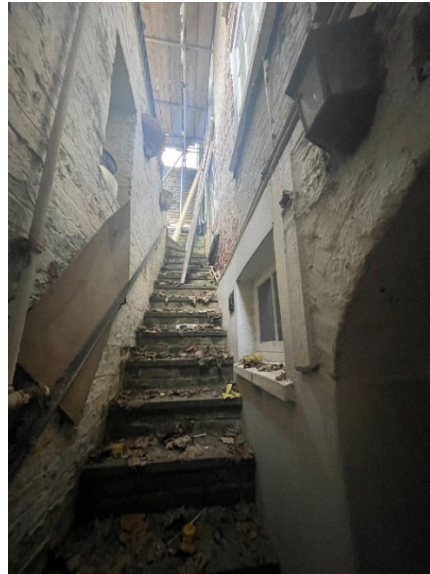
FRONT PROPOSALS

We are proposing to remove the existing solid front steps between driveway and garden level to form a lightwell at garden level.

New York stone clad helical concrete steps will lead from driveway level to garden level. These will be formed within the existing driveway area.

2 new windows from garden level to the lightwell will bring light into the lowest level of the house. (One of the windows enlarges the existing at this level). The new windows will be the same width as the existing above but will be shorter in height to demonstrate the hierarchy between the floors of the property).

Setting the steps away from the façade will help the front wall to improve its resistance to damp penetrating the internal fabric of the property.



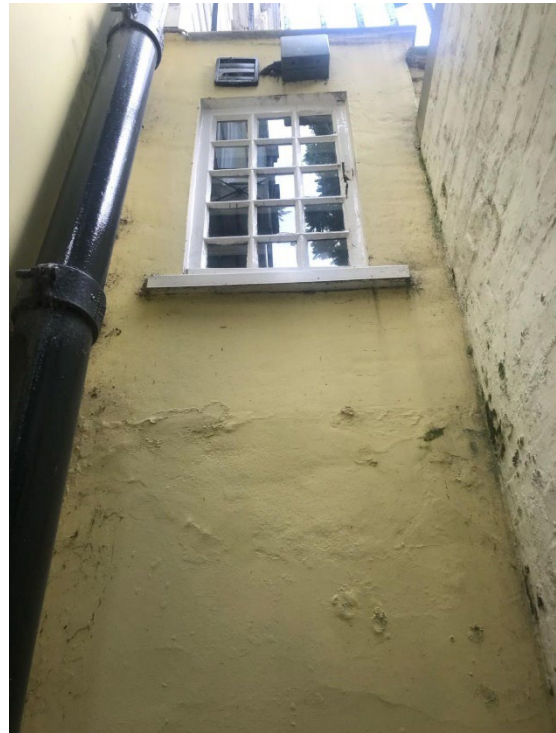
Above Left: Photograph taken standing outside of front door looking down at the existing front steps that lead all the way down to garden level.

Above Right: Picture looking from garden level (outside of the utility room) up the steps.

Left: Front of house (lower steps not visible).
The proposals will not therefore have any impact on the street scene.

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Above Left: The area at the base of the two storey steps is quite dilapidated. We are proposing to enclose the area between utility room and store. A new timber side door will provide access to the garden level.

Above Right: There is an existing window at the side, underneath the front door access steps. This will remain.

Left: View of the existing steps which will be removed to form the lightwell.

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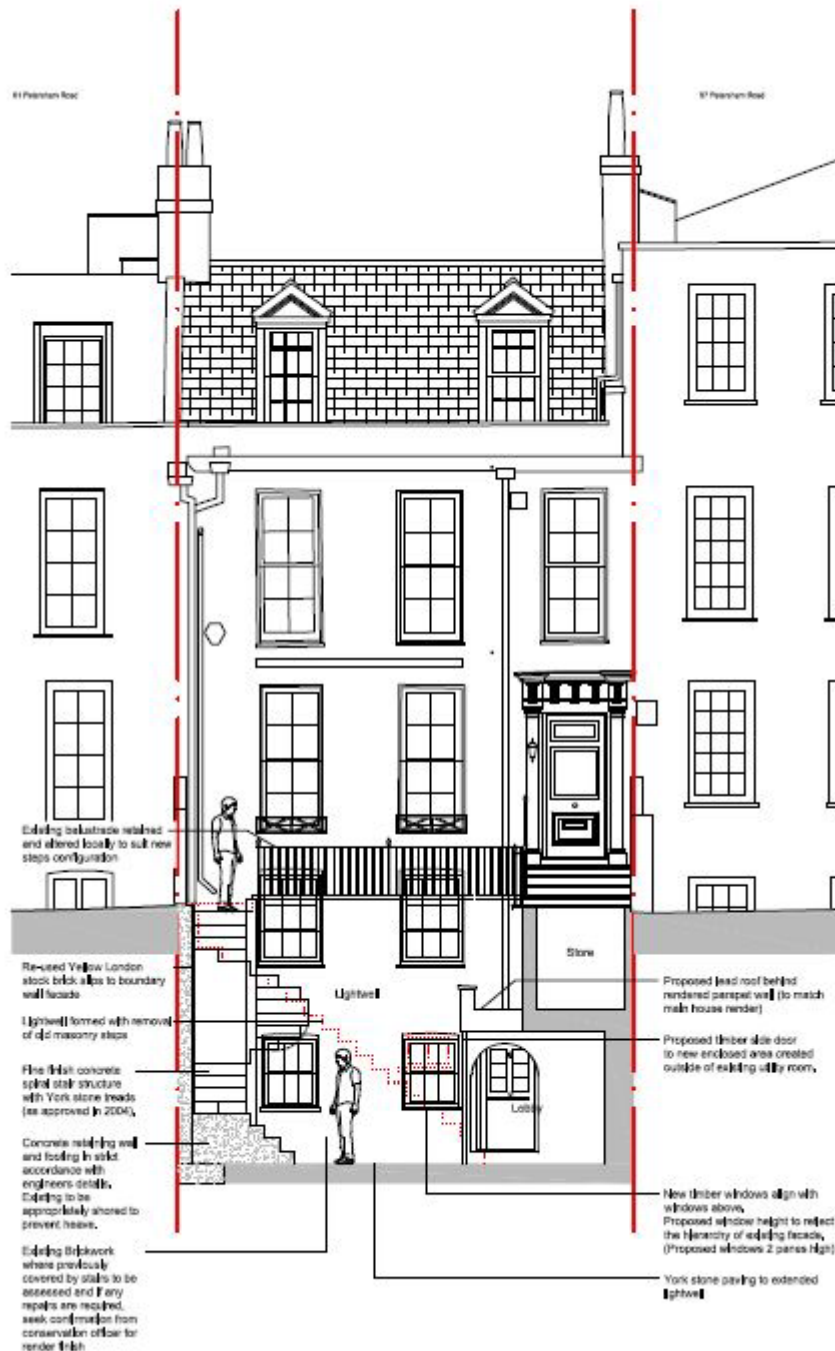
Left: Photo taken from the utility room looking toward the base of the existing steps. This area will become enclosed.

Above Right: The window on the right (next to the utility room) currently serves a small bathroom at the front of the property. We are proposing to remove this bathroom and lower the cill of this window (and increase width marginally) to form a pair of timber windows that line through with the windows above.



Left: Front access to neighbouring number 57 Petersham Road.

Our proposal will have a similar glazed timber door to the side at garden level.



Above: Proposed front elevation

The proposed front lightwell and steps is the same as the scheme (by others) granted planning approval in 2004 level (ref 04/0283/HOT and 04/0282/LBC) which was not implemented.

APPEARANCE AND SCALE OF FRONT PROPOSALS

The proposed new timber side door will be similar to the neighbouring property at number 57.

The appearance of the property at the front will remain largely the same as existing with the new helical steps leading to garden level starting before the proposed lightwell.

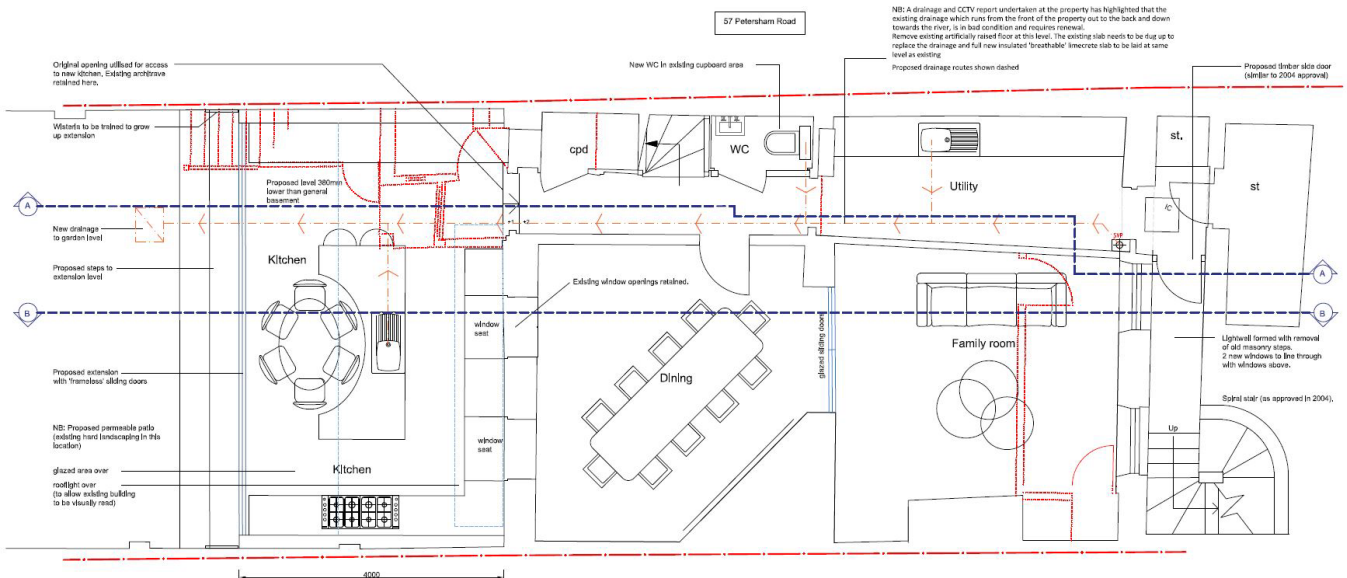


FLOOD RISK FOR FRONT PROPOSALS

The proposals alter the existing front steps area to form a new lightwell at garden level. The level of the new lightwell is the same as the base of the current steps in this location. The proposals will therefore not negatively impact on the current flood risk of the property.

INTERNAL PROPOSALS

Proposed Garden Level



The main proposals at garden level are discussed above in this design and access statement (rear extension and front lightwell). The rear extension will house the kitchen and we have therefore planned the dining room and a family room for this floor.

The main internal change at this level is the addition of glazed doors between the front and rear rooms (which are currently open plan). These doors are a lightweight addition and therefore do not have any negative impact on the heritage asset.

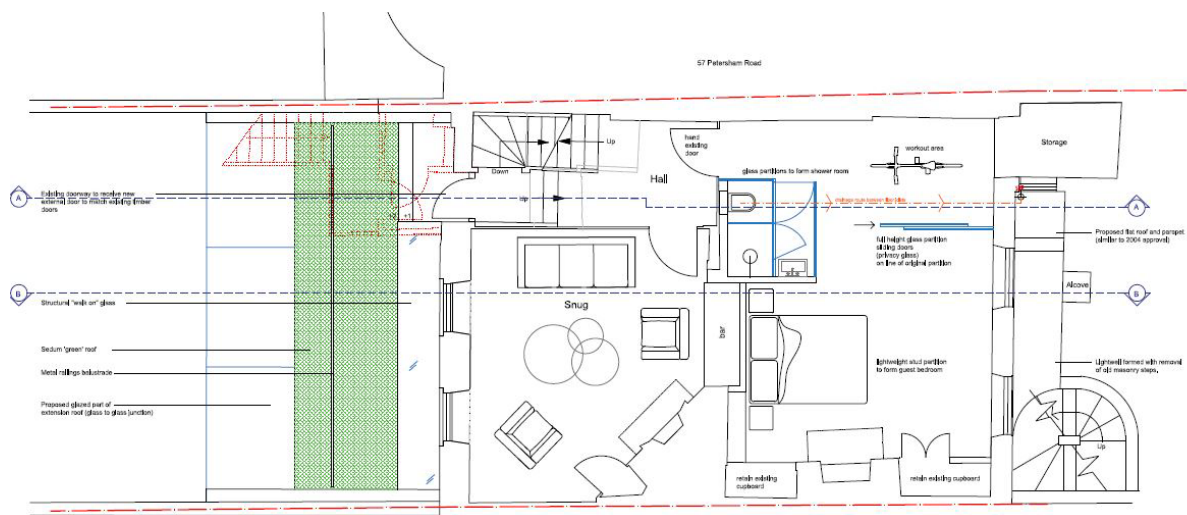
The existing bathroom to the front room at this level is being removed and therefore the plan form returned to its original. The windows to the front lightwell will allow more light to this level.

WC

A small WC is proposed where there is currently a cupboard next to the existing staircase.

The *ad hoc* inserted cupboard beneath the stair will remain.

Lower Ground Floor



The kitchen will be relocated from this level to the garden level below.

A new lightweight stud partition will be added between the front and rear rooms. This will form a bedroom at the front and a snug at the rear.

Full height lightweight glazed walls to be installed in the rear bedroom (refer to drawing 22.15.Sept24.Sanitary Rev.00 Proposed shower rooms and associated glazing). These are additive measures and the glazing still allows the plan form to be understood. Forming separate rooms to the front and rear of the property will be more in keeping with the original layout of the house.

The new shower room in the front bedroom at this level will be in a room that is currently the kitchen, so services for this are already nearby.



Image 1 (Richmond Hill Hotel - local)

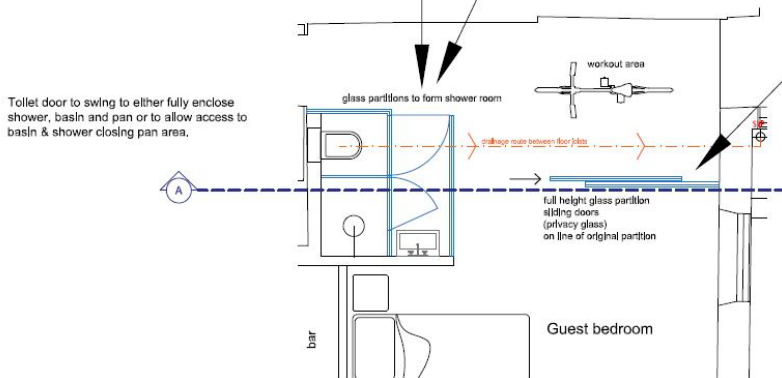


Image 2 (Richmond Hill Hotel - local)



Image 3 (Sour)

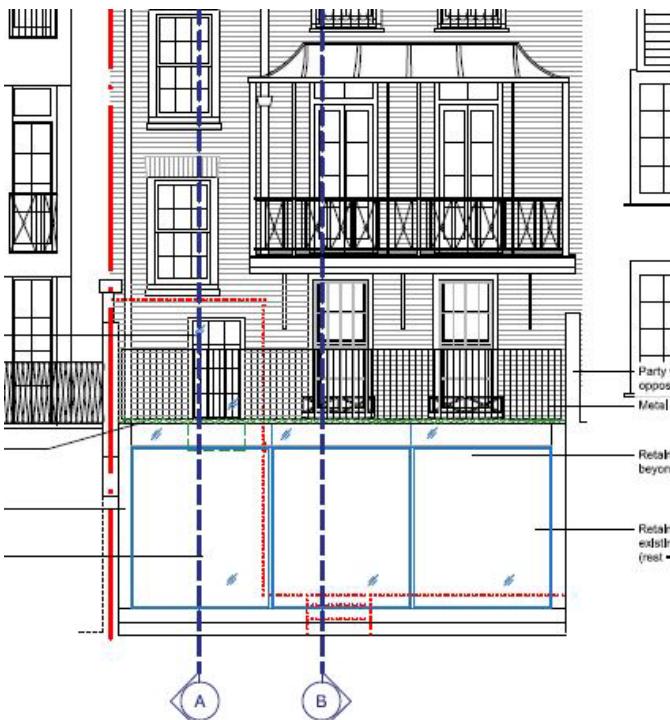
Left: Extract from the sanitaryware drawing which shows the glazed partition and describes how the shower room and WC are formed with glazed doors.



Proposed Glazing to be tempered full height frameless glazed panels. Fixed with minimal fixings to allow original plan form to still be read visually. Please refer to Images 1-4.

The glazing is to be electrically switched from clear to opaque when required.

Proposed Lower Ground Level Extract - Sanitaryware Plan 1:50@A3



Left: The terrace above the extension will be accessed off of the half landing level (where the current extension is accessed).

A new timber glazed door will be positioned in the existing opening and its fenestration and glazing bars will replicate the existing.

Upper Ground Floor

No changes proposed at this level other than making good and decorating.

First Floor

No changes proposed at this level other than making good and decorating.

Second Floor

At second floor level we are proposing to retain as much of the spine wall as possible to preserve the original form of the building at this level. A small shower room will be located at the top of the stairs (in a similar manner to the neighbouring property) and 3 bedrooms will be accessed from a small hallway.



An en-suite is proposed for the larger front bedroom and will be glazed so that the layout of the room can be appreciated.

The image on the left was taken at the nearby Richmond Hill Hotel. They have adopted full height but lightweight glazing to form the en-suites.

A clear plumbing route is available from the proposed bathrooms to the existing soil pipe at the front of the property (the plumbing will run between floor joists to the front and will be concealed within the existing ceiling depth.)

OTHER WORKS

Refer to the structural report for information relating to the existing structural condition. It is expected that only minor repairs such as limited bed joint reinforcement and elbow ties to tie the external walls to internal walls (where not adequately bonded in) will be required.

AMOUNT

EXISTING GIA	PROPOSED GIA
Existing Garden Level = 56.3sqm (plus external stores)	Proposed Garden Level = 86sqm (including now enclosed stores) + lightwell
Existing Lower Ground Floor = 59.4sqm	Proposed Lower Ground Floor = 56.2sqm
Existing Upper Ground Floor = 55.8sqm	Proposed Upper Ground Floor = 55.8sqm
Existing First Floor = 55.4sqm	Proposed First Floor = 55.4qm
Existing Second Floor = 43.9sqm	Proposed Second Floor = 43.9sqm
Total 270.8m2	Total 297.3m2

= 26.5sqm additional GIA

APPEARANCE AND SCALE

The proposed works internally are minor and are additive and therefore reversible, rather than impacting upon the existing structure.

The materials proposed in the rear extension are contemporary in nature and have been chosen so that the extension appears subservient to the host building.



Frameless glazing like this project by us on the left will be used at garden level to allow the original façade to be read beyond.

Mirrored cladding to the sides and a green roof will help blend the extension in with it surrounding.

FLOOD RISK

Please see the flood risk assessments by STM Environmental that accompany this application.

CONCLUSION

These proposals are a revised design after previous refusals for larger glazed extension proposals to the rear.

The new design has been carefully considered against the listed building setting and the officers comments on the previous refusal as well as in collaboration with the heritage specialist, planning consultants and structural engineer.

The new design at the rear will allow the property to be used as a family home, particularly with the kitchen located at garden level and accessible directly on to the garden at the rear.

The front lightwell proposals are in accordance with permission received in 2004 but not implemented (now lapsed) and are as a result of a previous refusal for a lightwell where something similar to the 2004 scheme was recommended by the planning and heritage officers.

We believe that the proposed extension at the rear will be a new chapter in the history of the building. The additions and alterations are suitable for a building of this nature. The additions will give the property (which has been altered in the past and fallen into disrepair) further longevity as a whole, as it will be more suited to modern family living but remain an important heritage asset.

PLACE Architecture and Design Limited
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