

12 Glebe Road

DESIGN & ACCESS AND HERITAGE STATEMENT
SEPTEMBER 2024

McLaren.Excell

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Introduction

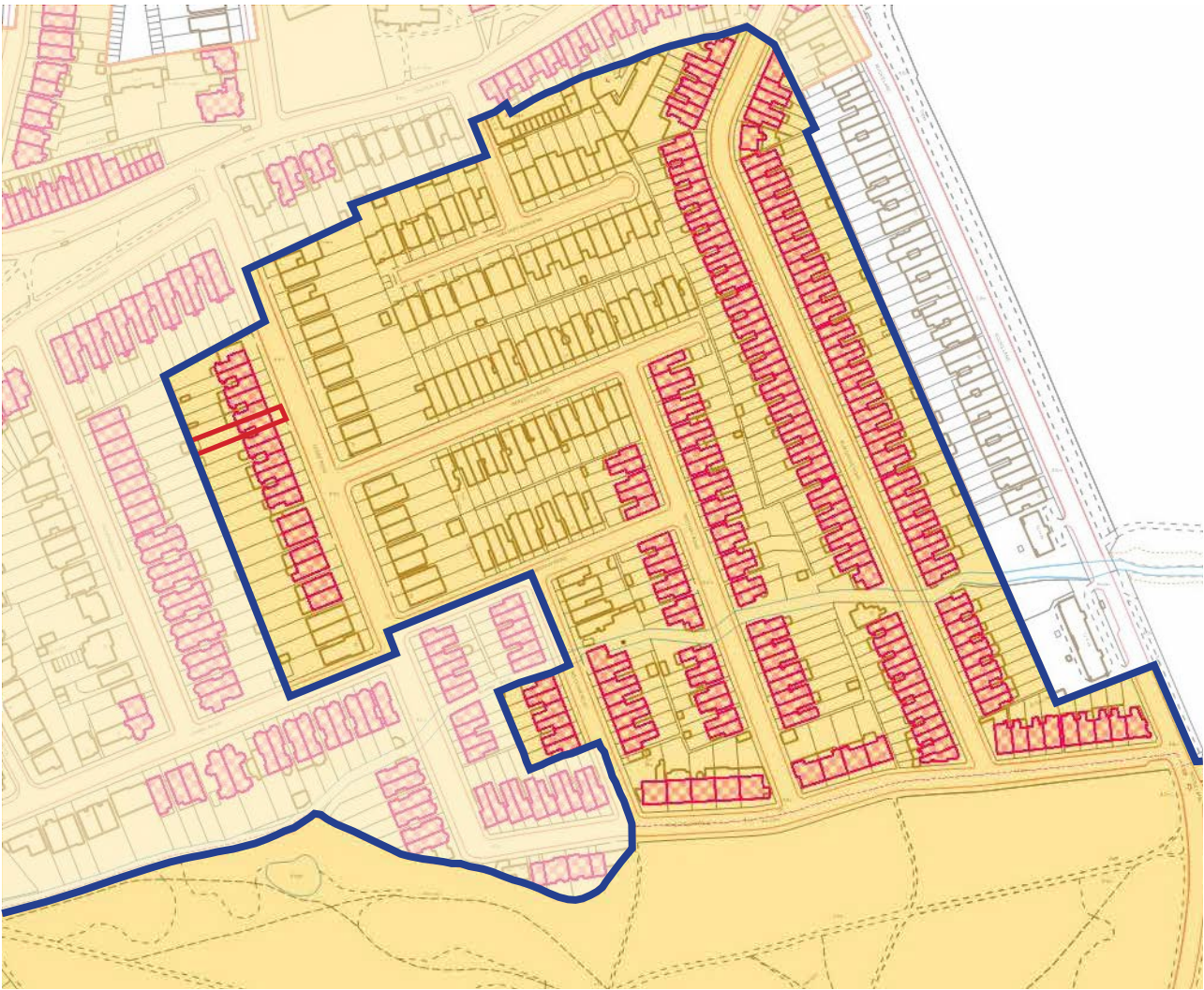
This Design & Access and Heritage statement supports the drawings submitted for the alterations proposed at 12 Glebe Road and has been prepared on behalf of Mr & Mrs Fothergill

The proposal put forward looks to sympathetically alter the existing outbuilding and make improvements to the owner's quality of life whilst enhancing the architectural character of the building.

This report explains how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users.

1.0 Site Context

The London Borough of Richmond upon Thames has 45 Conservation Areas. These have been recognised for the importance of their historic and architectural merit. The application site is located in Barnes, within the Barnes Common Conservation Area. The building is noted to be a Building of Townscape Merit. The house is a 3 storey terrace house with front and rear dormer extensions, side infill extension and a cellar, centrally located on Glebe Road.



Richmond Conservation Area- 32 Barnes Common

- Site Boundary
- Conservation Area Boundary



Site Highlighted in Red



2.0 Planning History

The following is a record of recent planning history for 12 Glebe Road available online with London Borough of Richmond upon Thames Council

Application Ref: 21/1292/HOT
Decision Date: 02.08.2021
Planning Decision: Granted
Description: Bin store in front garden.

Application Ref: 07/2540/HOT
Decision Date: 24.09.2007
Planning Decision: Granted
Description: Erection of single storey rear extension.

Application Ref: 06/2546/HOT
Decision Date: 27.10.2006
Planning Decision: Granted
Description: Rear Dormer Extension

The following list is a series of relevant planning applications from the local context. It can be seen that many of these buildings have been granted approval for similar proposals.

6 Glebe Road
Application Ref: 20/2748/HOT
Decision Date: 17.11.2020
Planning Decision: Granted
Description: Replacement of single storey side / rear extension with internal courtyard. New roof extension and replacement of existing windows. Front and rear garden alterations.

8 - 10 Glebe Road
Application Ref: 13/0604/HOT
Decision Date: 22.04.2013
Planning Decision: Granted
Description: Single storey rear extension to nos. 8 & 10 Glebe Road

16 Glebe Road
Application Ref: 96/1586/FUL
Decision Date: 05.07.1996
Planning Decision: Granted
Description: Erection of conservatory

18 Glebe Road
Application Ref: 20/2645/HOT
Decision Date: 04.12.2020
Planning Decision: Granted
Description: Proposed single storey rear and side infill extension



6 Glebe Road
20/2748/HOT

8 - 10 Glebe Road
13/0604/HOT

16 Glebe Road
96/1586/FUL

18 Glebe Road
20/2645/HOT





View from garden of rear of the house

3.0 Existing Building

The existing is constructed from both red and yellow stock bricks which is typical of the houses on Glebe Road. The front elevation is constructed from red brick using a Flemish bond, with significantly detailed moldings and an entrance canopy. The windows are a mix of timber sash and side hung windows.

The rear of the house is yellow London Stock bricks with red brick bandings and segmented red brick arched lintels. There is a mix of timber sash windows and glazed timber doors allowing access to the garden

The house has had several modifications, including both front and rear dormer extensions, and a small side return extension that retains a lightwell.



Existing Front Elevation



Existing Rear Elevation



Proposed rear elevation

4.0 Design Strategy

The proposal aims to sympathetically enhance the livable space of the house through the addition of a single storey rear extension and side infill extension.

The proposed massing and scale has been directly informed by the existing pattern of development along the rear of the Glebe Road terraces.

The proposal aligns with the neighbouring extensions of 6, 8, & 10 Glebe Road in terms of both depth and height to keep a consistent height and scale across the rear elevations of the street. As demonstrated by the approved neighbouring extensions the proposal is within scale and proportion to the existing house. The proposed extension softens its boundary with 14 Glebe Road by stepping significantly in height and stepping in plan.

In terms appearance, the material palette will be composed of a pale brick with alternating stretcher and soldier course brick bonds with minimally framed metal glazing.



Rear street elevation of existing extension heights



Precedents



Rear street elevation of existing extension heights with proposal

5.0 Heritage

The Barnes Common Conservation Area is characterised by a site of special scientific interest and has shown evidence of ancient settlements. It contains several buildings of townscape merit, especially the early Victorian Barnes Station. In 2018 the conservation area was extended to include a distinctive area of large red and yellow stock Victorian and Edwardian houses, including the application site. The buildings are of architectural merit displaying decorative moulded detail and have elaborate entrance canopies on street facing facades.

The design proposal does not have any impact upon the Barnes Common Conservation Area as it does not alter the street facing facade and has directly been informed by existing, approved developments. The proposed massing is of an appropriate scale and materials have been carefully chosen to be sympathetic to the conservation area and enhance the buildings character.

6.0 Design and Access

For the avoidance of doubt, the following paragraphs address the requirements for design and access statements, using headings set out in national guidance on preparation of such statements.

Use:

The property would remain in use as a single-family dwelling. No additional residential units are proposed on the site. The existing residential dwelling will be extended so to provide additional amenities for the occupants.

Layout:

The proposed layout intends to increase the usable living space for the current homeowners. The layout has been arranged in a more efficient and desirable manner to enhance useability.

Scale:

The scale has been directly informed by the existing pattern of development along the rear of the Glebe Road terraces.

Daylight Impact:

The proposed rear extension is of a domestic scale and due to the significant stepping of the massing towards the boundary of 14 Glebe Road there will be no adverse impacts on daylight and no loss of privacy. There will be no impact towards 10 Glebe Road in terms of daylight and loss privacy.

Landscaping:

Landscaping will not be affected by the alterations to the outbuilding.

Vehicular Links:

The scheme has no impact on transport or traffic levels to the site.

Access:

By its nature, the existing property does not allow for wheelchair access and could not be readily amended to provide such access

7.0 Fire Strategy

This Fire Safety Statement is produced to fulfil the requirements of Policy D12 of the London Plan, as adopted March 2021. Section A of the policy states, “in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety.”

Taking each requirement in turn;

- 1) Identify suitably positioned unobstructed outside space:
a) for fire appliances to be positioned on, and;
b) appropriate for use as an evacuation assembly point**

The existing property is a three storey terraced house with a small front and rear garden. The front garden space is hard-landscaped and is immediately adjacent the street for open and convenient access. This area is a suitable evacuation assembly point.

- 2) The development is designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.**

The development will be constructed in line with current building regulations on fire safety

- 3) The development is constructed in an appropriate way to minimise the risk of fire spread.**

All other materials for the proposed development would be selected to the relevant fire safety standards as set by building regulations.

- 4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.**

All levels main means of escape is the front facade entrance door.
All levels have access to a protected stairway as set out in the building regulations.

- 5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence.**

Not applicable to single family dwelling.

- 6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.**

Fire blankets and extinguishers will be used in line with requirements for single family dwellings.

8.0 Conclusion

In summary, the proposal aims to improve the quality of the amenity of the property whilst not having an adverse impact on the surrounding context or neighbouring houses. Wherever possible, the proposal looks to sit harmoniously within its context. Furthermore, the proposed development does not aim to significantly alter parts of the building which face onto the street and therefore it is considered that there will be no harm to the significance of the Conservation Area.

This report has outlined how the proposal has been designed to adhere to the size, scale, materiality, context and history of the site. The drawings, diagrams and photos in this report clearly demonstrate that the proposals seek to respectfully restore and maintain the property so that it can be enjoyed by a modern family for many years to come.