

## **STAGE 3 - PLANNING APPLICATION SUBMISSION DRAWINGS**

### **Main house and front entrance gates.**

1. Design Statement
2. Planning Strategy (Hollins Planning - for your information, not submission)
3. CIL forms - draft
4. Proposed plans
5. Existing and proposed elevations
6. Existing and proposed sections
7. Existing site plan
8. Proposed site plan
9. Front gate alterations
10. Existing plans

### **Greenhouse**

1. Design Statement
2. Greenhouse structural assessment (Paul Draper )
3. 3d views for option 1 and 2 (for information, not submission)
4. Summary of quote, specification and options from Hartley Botanic
5. Existing and proposed ground floor plan option 1
6. Existing and proposed ground floor plan option 2
7. Existing and proposed elevations option 1
8. Existing and proposed elevations option 2
9. Existing site plan
10. Proposed site plan

### **Next steps**

1. Tree survey - 25<sup>th</sup> September 10am. SBA to meet Richard from Wassells
2. Update site surveys
3. Submit planning application for the main house and front gates and the greenhouse
4. Start date for stage 4 technical design - discuss pros and cons of starting prior to or waiting for planning approval
5. Coach house - discuss programme
6. Air conditioning/ ASHP



## PROJECT CONTACT LIST -

### Appointments to Date

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<b>STRUCTURAL ENGINEER</b>	PD Consulting (PD)	Paul Draper	07970 899934
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<b>INTERIOR DESIGNER</b>	Deborah Beaumont Interiors (DBI)	Debbie Beaumont	07525 041550
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<b>QUANTITY SURVEYOR</b> - Cost estimates / assistance to Flaherty Builders.	Gregg Gorman Quantity Surveying.	Gregg Gorman	07747 626093
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<b>PLANNING CONSULTANT</b>	Hollins Planning (HP)	Andy Hollins	020 3948 1975
			hollinsplanning@btinternet.com
<b>TREE CONSULTANT</b> (planing requirement)	Wassells Arboricultural Services Ltd.	Richard	SBA to add any fees due to next invoice and sign on TL behalf.

### Known Future appointments/fees

<b>PLANNING FEE</b> statutory requirement	Richmond Council		SBA to add any fees due to next invoice and sign on TL behalf.
<b>BUILDING CONTROL</b> - statutory requirement	London Building Control - approved inspector		Direct appointment required by TL. SBA to arrange. Note appointment of approved inspector required for building regulations approval during stage 4 prior to start on site.

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# DESIGN REPORT

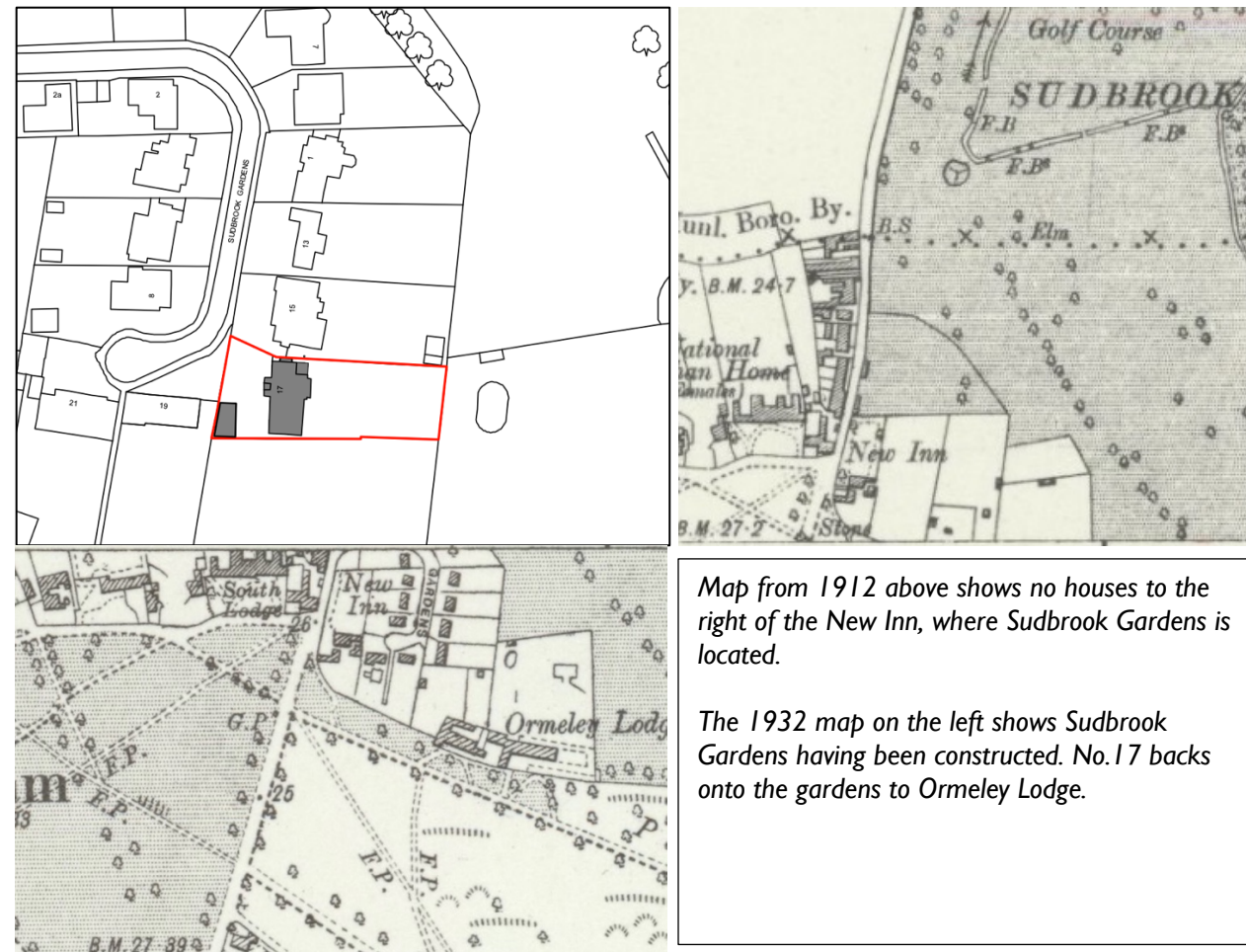
17 Sudbrook Gardens, Richmond, TW10 7DD

## 1. Introduction

This Design and Access Statement is part of the planning application for the proposed house extensions and refurbishment at the above property, located in the London Borough of Richmond upon Thames. The statement outlines the rationale behind the design of the proposed alterations, focusing on its impact on the local context, architectural approach, and how it complies with relevant planning policies. The proposal aims to enhance the functionality and aesthetics of the property while maintaining harmony with the surrounding built environment.

## 2. Site Context

The property is a two-storey, semi-detached house situated within a residential area in Richmond upon Thames. The site is not in a Conservation Area and Sudbrook Gardens isn't a through road. The surrounding properties consist predominantly of Victorian and 1930's houses, many of which have undergone modern extensions. To the rear of the property are the grounds to Ormeley Lodge, a grade 2\* listed home.



Map from 1912 above shows no houses to the right of the New Inn, where Sudbrook Gardens is located.

The 1932 map on the left shows Sudbrook Gardens having been constructed. No.17 backs onto the gardens to Ormeley Lodge.

The property benefits from a large rear garden and a traditional frontage, set back behind a tall brick garden wall. To the front of the house is a detached coach house with integral garage with ancillary accommodation to the ground and first floor. The immediate context includes a mix of well-maintained residential homes with generous gardens to the front and rear of the homes.



Photo 1-Front gates face the road, with original arch gate to no.15 visible on the left. Photo 2- recent reroofing of no.17 with concrete pantiles to the house and rear conservatory infill (1990) Photo 3 - lean to porch to front elevation.



The main house dates from 1930's and has an arch detail over the front door. To the rear there is a two-storey bay window with lead lights

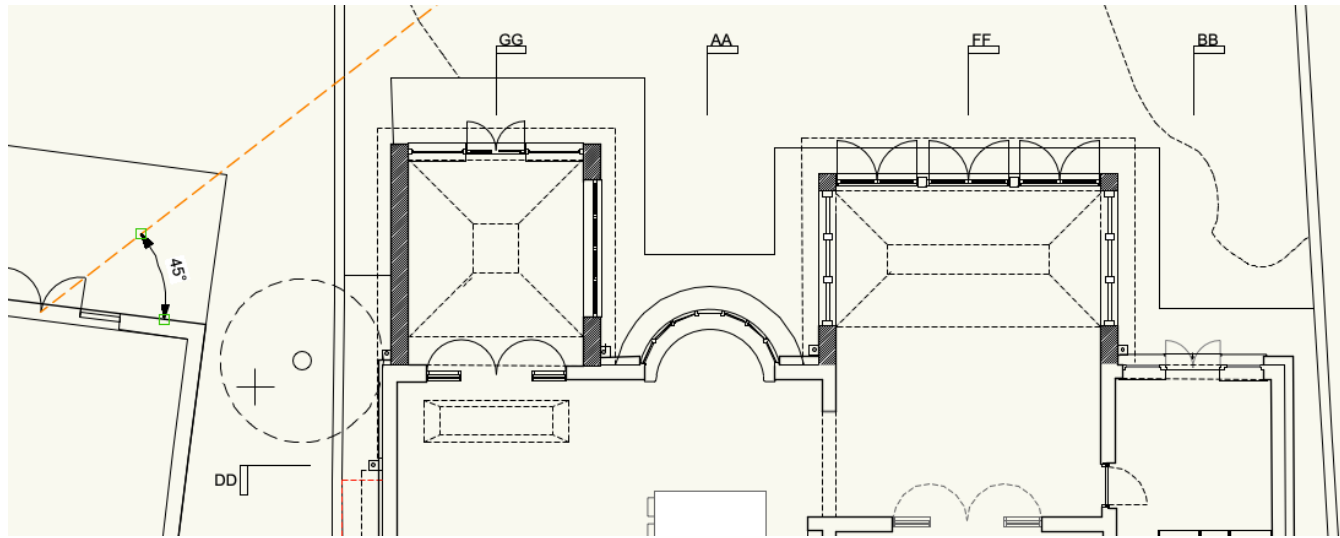
## 3. Design Proposal

The design has been carefully considered to enhance the usability of the house while ensuring minimal visual impact on the streetscape. The extension will provide additional living space offering an open-plan kitchen and dining area that connects seamlessly to the rear garden and additional bedrooms to the upper floors.

The proposed works consist of:

1. Two single-storey rear extensions.
2. Removal of the conservatory and infill of this area with living space and bedroom at first floor.
3. New crown roof with clay tiles and solar panels, with one dormer to the front and three to the rear.
4. External wall insulation covered in white render.
5. Remove infill extension to the boundary to no.15 and reinstate the gap between the homes.
6. Replacement car and pedestrian gate.

**3.1. Two rear ground floor extensions.** New ground floor extensions will replace the 1980's conservatory and infill to the rear of the existing kitchen which has an asphalt roof. The rear bay window feature is to be retained as a key feature of the existing home, with the extensions either side. The extensions are subservient to the existing detached house. The house has a rear garden stretching 36m to the rear. The proposed extension walls protrude 4.11m to the garden room and 4.76m to the dining room from the rear building line. The extensions do not protrude beyond the 45-degree line from the neighbour's window.



The orange line shows the extensions don't extend beyond the 45degree line referred to in Richmond SPD guidance House extensions and alterations section 3.3



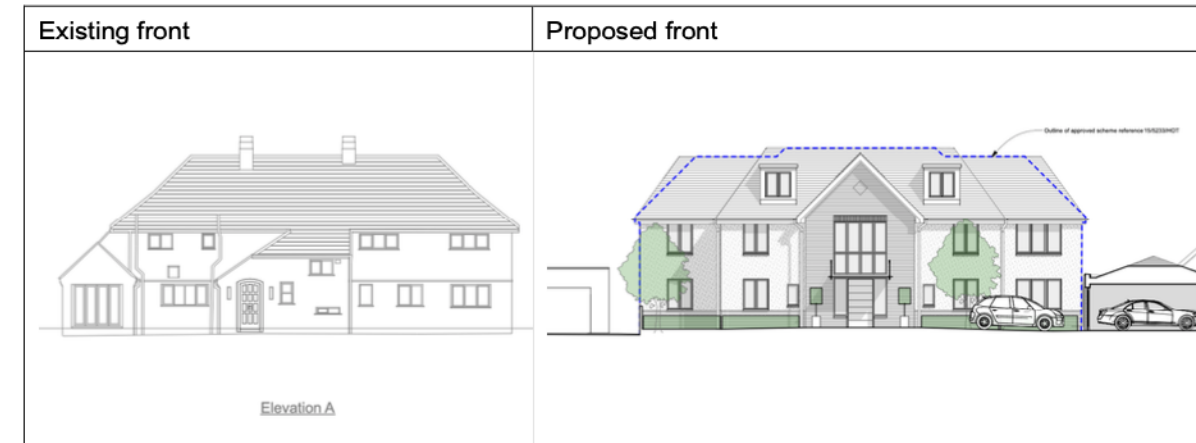
The eaves of the extensions are set to align with the original bay window. The roofs have an overhanging curved metal roof. The vaulted extensions have a rooflight to the top and are under 3.8m in height at the highest point. The elevation above shows the proposed new roof form to the main house, with the existing roof shown as a dashed line.

**3.2. Infill to rear elevation at first floor.** The infill extension to first floor will be set back slightly to create interest to the rear elevation. A slim balcony is proposed with black cast iron traditional balustrade in line with the rear elevation. The balcony is only half a metre deep, so not deep enough to have chairs on. The closest part of the balcony is 11.5m from no.15's boundary.

**3.3. New Crown roof** will provide additional bedrooms to the home. There are examples of other crown roofs on the road, as illustrated on the context study overleaf, and the planning application drawings for no.7 and no.21 are noted below.

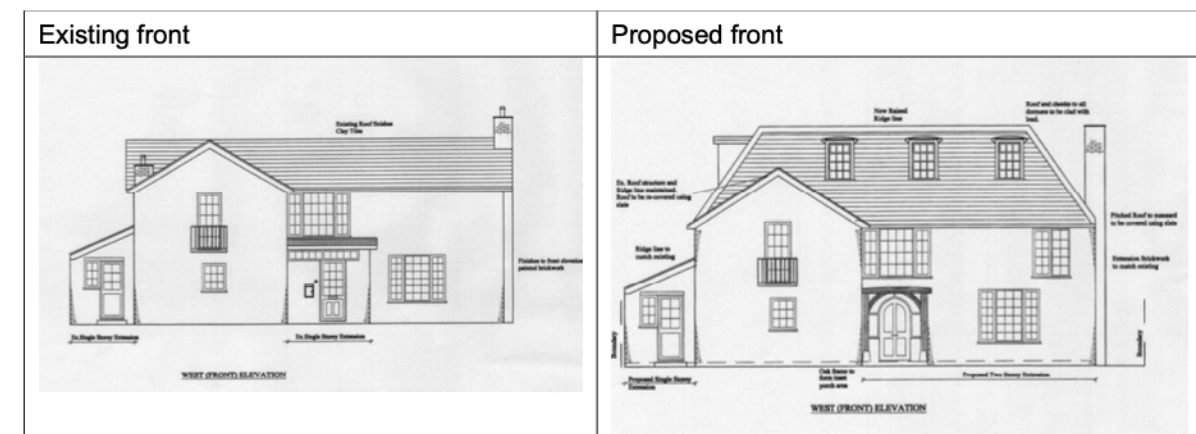
No 21 16/0650/HOT

Proposed extension to the front and rear of the building, a new roof with dormers.



No. 7 03/2199/HOT

Proposed Roof Extension  
Floor Front Extension.



Extracts from Richmond Planning database.

The new roof sits below the height point of the existing roof. On the flat roof there will be solar panels at 10-degree slope to the flat roof, protruding up 320mm from the flat roof. These will be set back half a metre from the roof edge to minimise their visual impact. There are two new rooflights on the flat roof, one of which will be used to access the roof and solar panels for any future maintenance needed. The top of the rooflights will be at the level of the highest point of the existing roof ridge.

The angle of the roof is slightly steeper than the existing roof. This is to allow for the headroom for the stair to the loft floor. The neighbouring building study overleaf shows a variety of roof designs and pitches.

The dormer to the side elevation is the same height as the existing dormer and is being rebuilt to improve its thermal performance. The windows are slightly smaller than the existing windows and the clear single-glazed windows will be replaced with double-glazed windows to match the lead lights of the existing. The sill to these windows will be raised due to the new roof pitch. The lower panes under 1.7m will be etched glass for privacy to no.15, as required *under in Richmond SPD guidance House extensions and alterations section 3.2.*

The tiles on the proposed roof will be an improvement on the existing concrete tiles and the dormers clad in pre-weathered copper with traditional detailing and timber painted windows.



Existing concrete pantile. Proposed clay tiles - mix of reds, medium and dark clay tiles. Example granny bonnet hip detail.

**3.4. External wall insulation covered in white render.** The existing house has no insulation to the walls and has single-glazed windows to all but two windows. As part of our sustainability strategy, we will insulate the house externally with insulated render with a white finish, similar to the existing appearance of the home. The external insulation will slightly increase the thickness of the walls. The roof overhang of the new roof has been adjusted so that this is a similar proportion to the existing overhang. The windows will be replaced where feasible (under permitted development) or be secondary glazed internally. All new windows will be as shown on the drawings with a similar traditional feel to the existing windows.

**3.5. Remove infill extension to the boundary to no.15 and reinstate the gap between the homes.**

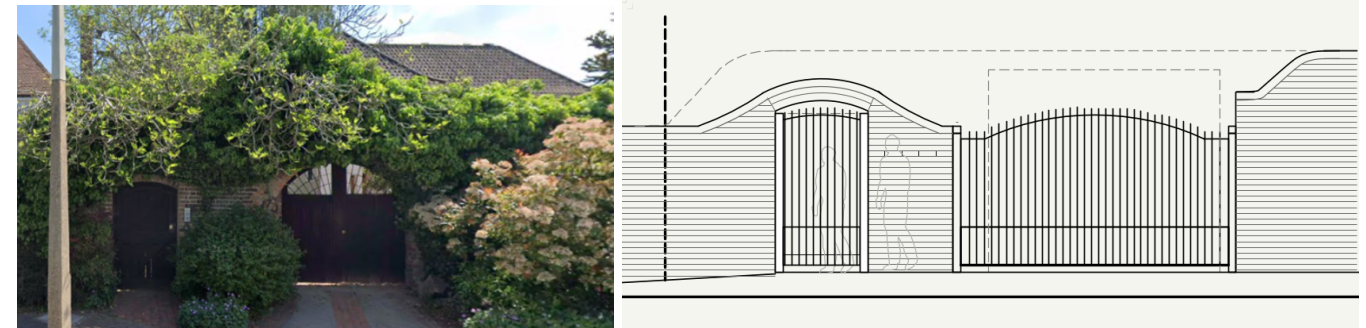
The existing home has an infill between no.17 and the boundary wall with no.15. This infill was constructed by a previous owner and there is no record of permission on the planning database. The infill is of poor quality, with no insulation, old asphalt roof and built off the boundary garden wall. It is proposed that this extension is removed to reinstate the side access to this elevation.

**3.6. Replacement car and pedestrian gate.** The previous owner has installed a tall automated gate to the driveway and pedestrian access with yellow brick lintel over. The brickwork doesn't match the existing and the style is not in keeping with the original entrances on the road. The proposal is to replace both gates with black cast iron gates in a traditional style, remove the brick lintel to the driveway, and reinstate a brick arch and capping to the front brick wall. The proposed brick will match the original with reclaimed bricks and matching lime mortar.

The proposal will not alter the location of the existing vehicular or pedestrian access. There is a front driveway and garage for parking off road at present and this will remain.



Existing driveway and pedestrian gates. Proposed painted traditional style gates.



2021 image of driveway and pedestrian gates. Proposed design with arch detail to gate (existing outline dashed).

**4. Living Area**

The proposed floor area utilised the loft space ,which isn't habitable at present, along with extensions to the ground and first floor. The floor areas are noted below. As the proposal adds more than 100sqm, a CIL form 1 will be submitted as part of the application with larger home extension box ticked for exemption. Once CIL exemption has been agreed and planning permission gained, Form 6 will be submitted prior to works starting on site to avoid any surcharge.

	Existing GIA m2	Proposed GIA m2
<b>Main house - ground floor</b>	142sqm	+18.3 dining +25.9 garden,
<b>Main house - first floor</b>	120.3sqm	+22.5 master bedroom infill
<b>Main house - loft floor</b>	0sqm - accessible via loft hatch only	+96.6sqm
	<b>262.3sqm</b>	<b>+163.3sqm</b>

## 5. Materials

Materials have been selected to respect the character of the area and the original house, ensuring the extensions and alterations blend with the surroundings.

### Roof

Main house - The existing roof has concrete red/brown pantiles. The proposal shows for these to be replaced with a plain clay tile as shown below. The red/ brown tiles will have some darker tones to tie the appearance to the clay tiles of the surrounding houses and the coach house.

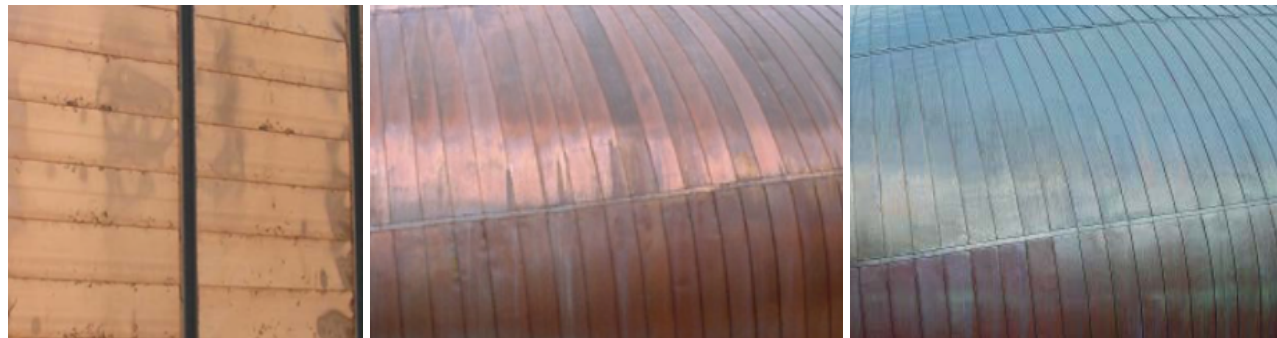
Ground floor roof extensions - The ground floor new roofs are clad in standing seam metal. The gutters and downpipes to the extensions will match. The pre-weathered copper is a warm, dark brown and will darken slightly over time but generally be the same colour.

### Walls

The existing walls to the main house have white render to the face of the brickwork. The proposal is to insulate externally the solid brick wall and finish with a white render. The insulation will be a maximum of 180mm thick and use a natural insulation such as a mineral wool insulation. A slimmer insulation such as a PIR insulation won't be used; many insurance companies won't offer building insurance for PIR insulation since the introduction of the Building Safety Act since Grenfell, due to the fire protection level it offers.

The rear extensions will have areas of brick under the windows to the side elevations. These bricks will be reclaimed red/ brown multi brick to tie in with the colour of clay roof tiles. The dining room extension will have timber panelling under the windows either side of the French doors.

### PRECEDENT MATERIAL IMAGES.



Material palette - 'Tecu' Copper Classic . 1<sup>st</sup> image - on installation, 2<sup>nd</sup> image - after weathering, 3<sup>rd</sup> image - Green tone after a few years. Note - the weathering will be uneven and horizontal and sloping surfaces weather quicker than vertical.



4<sup>th</sup> image - reds and dark tones of clay roof tile. 5<sup>th</sup> image - House on corner of Sudbrook Gardens with multi bricks and clay tiles.



French doors to the garden room extension with brick detailing under the windows to the side. White render to walls.

## 6. Planning Policy Compliance

The proposal has been designed in accordance with the relevant local and national planning policies, including:

- **London Borough of Richmond upon Thames Local Plan:** The design complies with policies relating to extensions and alterations, specifically those addressing the impact on residential amenity, character and appearance.
- **National Planning Policy Framework (NPPF):** The extension supports the framework's goals of high-quality design and sustainability, ensuring that the development adds to the overall quality of the area.
- **Local Plan Supplementary Planning Document House Extensions and External Alterations 2015.**

## 7.0 Summary

The house is located on a close with a range of house styles, forms and materials. No.17 is located at the end of the close, and the majority of the house is tucked away behind the tall brick front garden wall and tree to the front garden. The alterations proposed will improve the visual appearance of the home and improve its thermal performance through insulation and new windows.

The alterations to the rear of the house are not visible from the road. The house is set in a large garden with no.15 and no.19 separated by tall brick walls. To the rear and right the grounds of Ormeley Lodge give the house considerable privacy. The extensions and alterations enhance the quality of the building by removing the 1980's conservatory, rear infill kitchen extension and side infill and replacing these with elegant extensions that make reference to traditional detailing, use traditional materials and take reference from traditional design in their form.

To the front the new windows replace the existing single-glazed windows with matching style and lead lights. By adding insulation to the external walls, floor, roof and providing space for solar panels to the roof, the house will be more sustainable. The new dormer to the front is small in scale in relation to the house as a whole and there are examples of dormers to the neighbouring houses. The new roof improves the appearance of the home through use of quality clay tiles in keeping with the original clay tiles used.