

7 James Cottages, Kew, TW9 3JA



DESIGN, ACCESS & PLANNING STATEMENT

NOV 2024

Chalkline

Chalkline Architectural Services

Introduction:

The information provided within this document has been compiled by Chalkline Architectural to accompany a Planning Application to Richmond Upon Thames Planning Dept with regard to a potential roof extension and associated alterations at the above address.

Contents:

1. The Site
2. Relevant Planning History
3. The Proposal
4. Conclusion



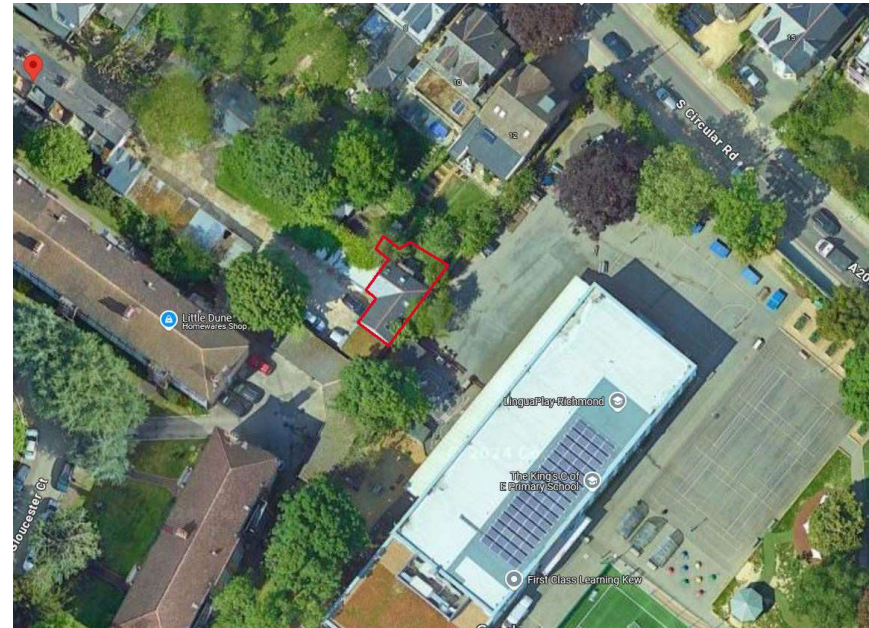
South Facing Elevation From Garage Forecourt



Rear View

1. The Site:

The Property is an unconventional L shaped property surrounded by garages at the end of development known as Jame's cottages. Jame's cottages is comprised of a terrace of period cottages running perpendicular to Kew Road (A307). To the rear of the cottages are a number of single storey Garages and a central forecourt. No 7 is a residential property which was previously a large outbuilding but now has established residential use. The Property is within the Kew Green Conservation area.



Aerial Image

3. Relevant Planning History:

04/4128/FUL

Renewal of planning permission ref: 00/0133/FUL dated 8/6/2000 for change of use to class B1. Rebuild as a workshop with parking space, roof to be extended to cover this parking area. Approved jun 2005

04/4128/FUL

Renewal of planning permission ref: 00/0133/FUL dated 8/6/2000 for change of use to class B1. Rebuild as a workshop with parking space, roof to be extended to cover this parking area.



Proposed South facing Elevation

4. Proposed scheme

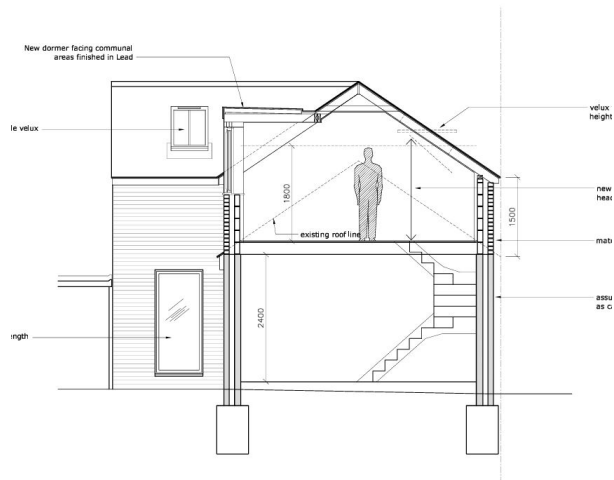
The proposed scheme aims to raise the existing roof by 1.5m but retain the shape and appearance of the existing. A small leaded dormer would be added to the front elevation and conservation style velux windows would be installed at a height where overlooking is not possible. The existing west facing bay window would be replaced with larger structure .

Please read in conjunction with Plans:

- SO-111-01
- SO-111-02
- SO-111-03
- SO-111-04
- SO-111-05
- SO-111-06



Proposed West Facing Elevation



Proposed Section

4. Conclusion

This property, whilst slightly unconventional, is in a discreet position away from surrounding buildings. The proposed works would not cause any harm in planning terms.

The proposal gives an opportunity to enhance the existing roof by adding a traditionally styled dormer and by installing conservation style rooflights.