

29 LONSDALE ROAD

SW13 9JP

DESIGN & ACCESS STATEMENT

NOVEMBER 2024

JO COWEN ARCHITECTS

© November 2024 - All Rights Reserved

CONTENTS

- 1.0 Introduction
- 1.1 Executive Summary and Planning Statement

- 2.0 Site Appraisal
 - 2.1 Site Location
 - 2.2 Existing Property
 - 2.3 Existing Context: Photographic survey of front gates

- 3.0 Design Appraisal
 - 3.1 Design Development

- 4.0 Conclusion
 - 4.1 Summary

01 INTRODUCTION

1.1 EXECUTIVE SUMMARY AND PLANNING STATEMENT

This design and access statement accompanies a householder planning submission for the redevelopment of the property at 29 Lonsdale Road in the Castelnau conservation area within the London Borough of Richmond upon Thames. The proposed scheme will preserve the character and appearance of the original building, the street scene and by association, the wider Castelnau conservation area.

Jo Cowen Architects have been appointed to design the scheme, consisting of the following works:

- Installation of 2no. external air conditioning condenser units within an acoustic enclosure in the side passage.
- Installation of new timber bin store to the front garden.
- Installation of new black painted metal, electrically operated, front gates to both sets of brick piers.
- Installation of new black painted metal railing above existing low brick boundary wall.
- Rebuild brick pier to match existing with new integrated letterbox and intercom system.
- Installation of 1no. electric car charging port in the front garden.

In considering the proposals, the following policies and guidelines were considered:

- National Planning Policy Framework
- Royal Borough of Richmond upon Thames Local Plan
- Castelnau Character Appraisal & Management Plan
- Barnes Village SPD
- Houses Extension and External Alterations SPD
- Buildings of Townscape Merit SPD
- Residential Development Standards SPD
- Sustainable Construction SPD
- Transport SPD
- Sustainable Drainage Systems - planning guidance

The report will be accompanied by:

- Location and Site plan
- Existing Drawings
- Demolition Drawings
- Proposed Drawings
- Acoustic Report and AC Specification
- Heritage Statement



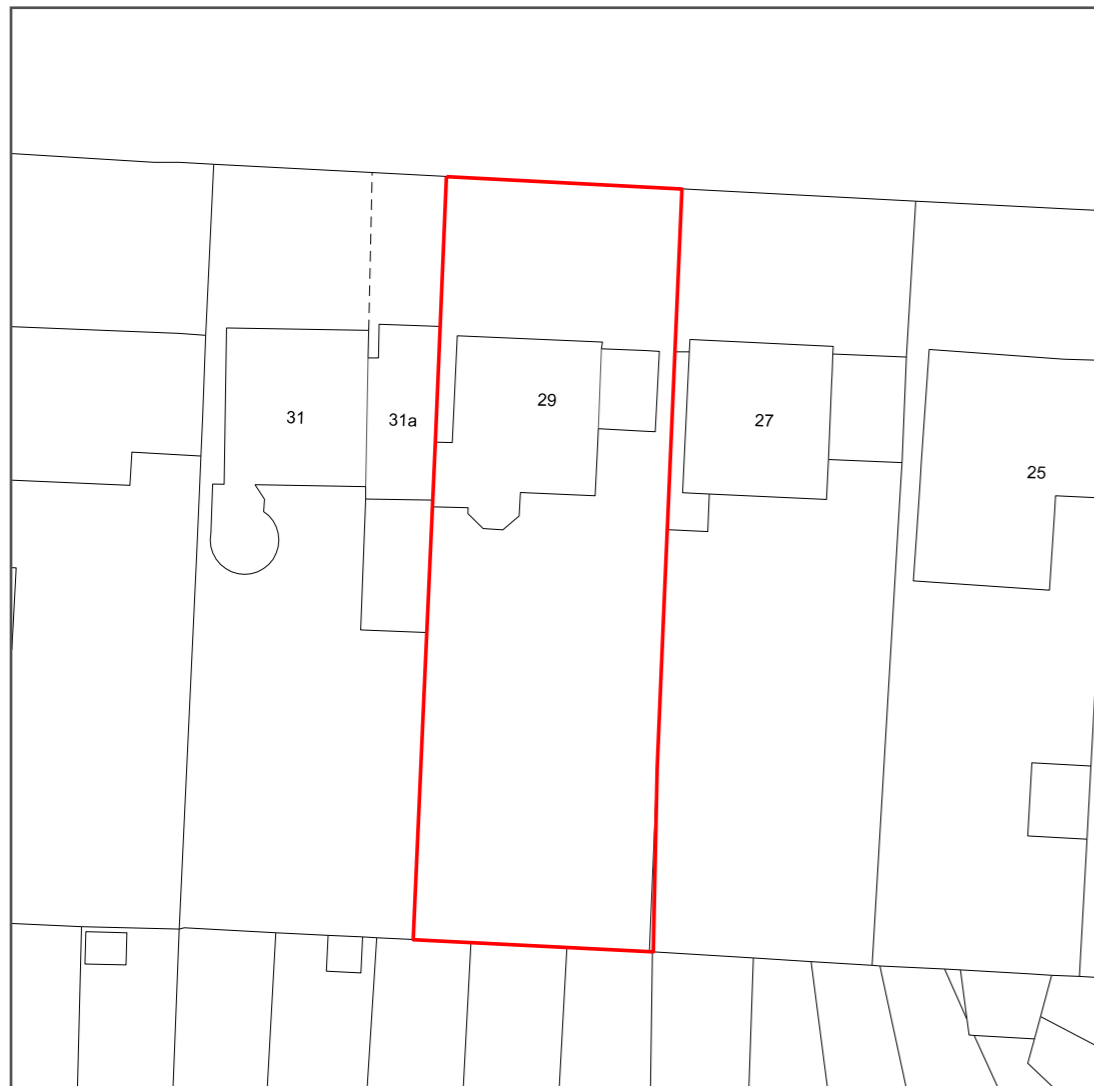
29 Lonsdale Road

02 SITE APPRAISAL

2.1 SITE LOCATION

The property is situated on Lonsdale Road, running perpendicular to the A206 (Castelnu) within the London Borough of Richmond upon Thames.

The property is adjacent to 31 and 27 Lonsdale Road and shares a garden boundary wall with 12,14 and 16 Nowell Road.



Site Plan (nts) ⌚



Site Location (nts) ⌚

02 SITE APPRAISAL

2.2 EXISTING PROPERTY: PHOTOGRAPHS



Front elevation



Boundary wall shared with No.31



Front garden



Side Passage



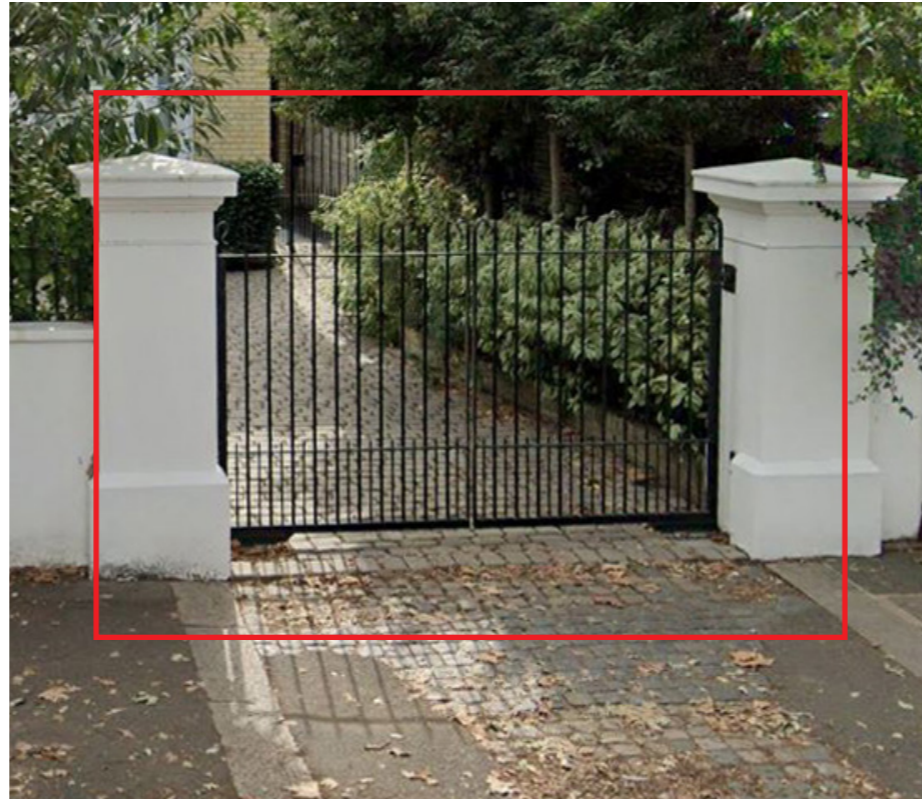
Side Passage

02 SITE APPRAISAL

2.3 EXISTING CONTEXT: PHOTOGRAPHIC SURVEY OF FRONT GATES



No. 27 Lonsdale Road



No. 25 Lonsdale Road - Proposed gates to match No.25.



No. 23 Lonsdale Road



No. 21 Lonsdale Road



No. 56 and 58 Lonsdale Road



No. 60 Lonsdale Road

03 DESIGN APPRAISAL

3.1 DESIGN DEVELOPMENT

Front Garden

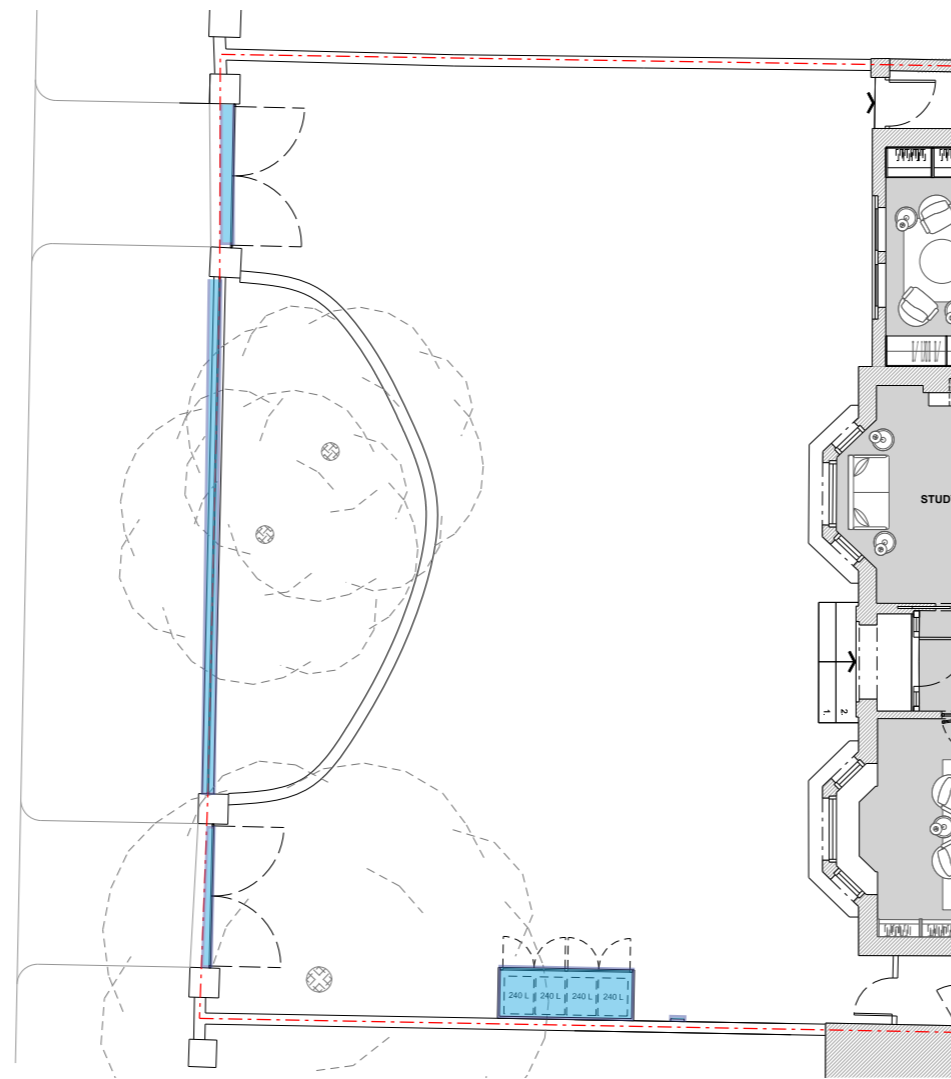
 New Interventions

- Installation of new timber bin store to the front garden.
- Installation of new black painted metal, electrically operated, front gates to both sets of brick piers.
- Installation of new black painted metal railing above existing low brick boundary wall.
- Installation of 1no. electric car charging port in the front garden.

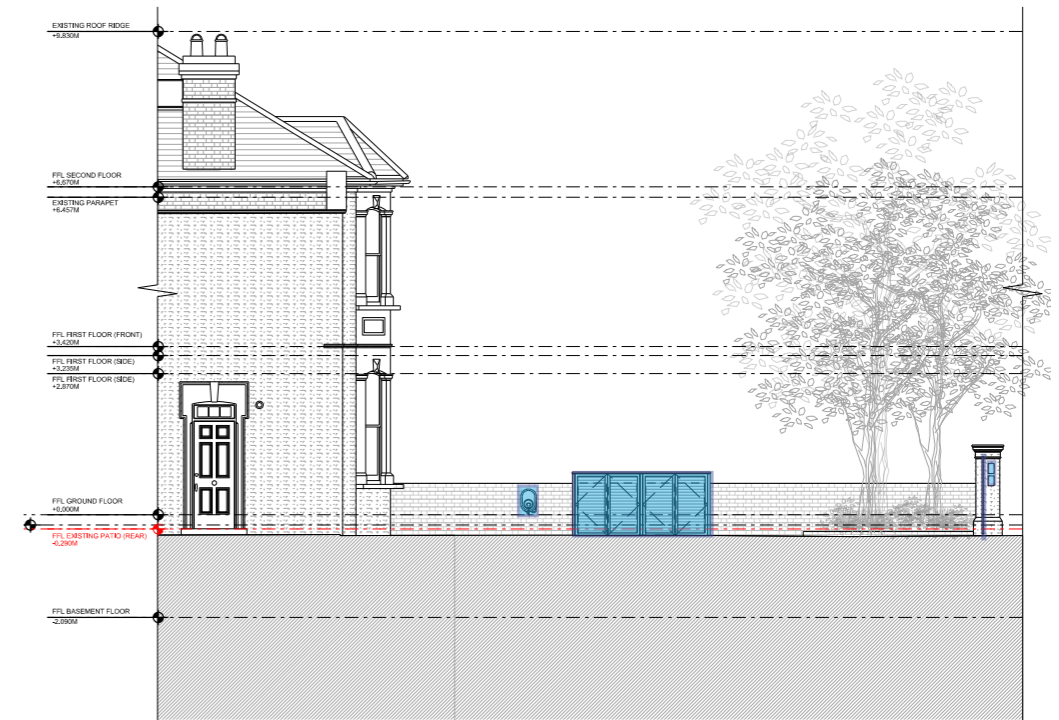
It is proposed to install two new electrically operated metal gates between the existing brick piers. The gates will be black painted metal with the railing design to match No. 25 Lonsdale Road.

A new timber bin store is proposed to the front garden, against the boundary wall to No.31.

Access to the property will remain unchanged.



Proposed ground floor plan - front garden



Proposed elevation - bin store



Proposed street elevation



Proposed front elevation

03 DESIGN APPRAISAL

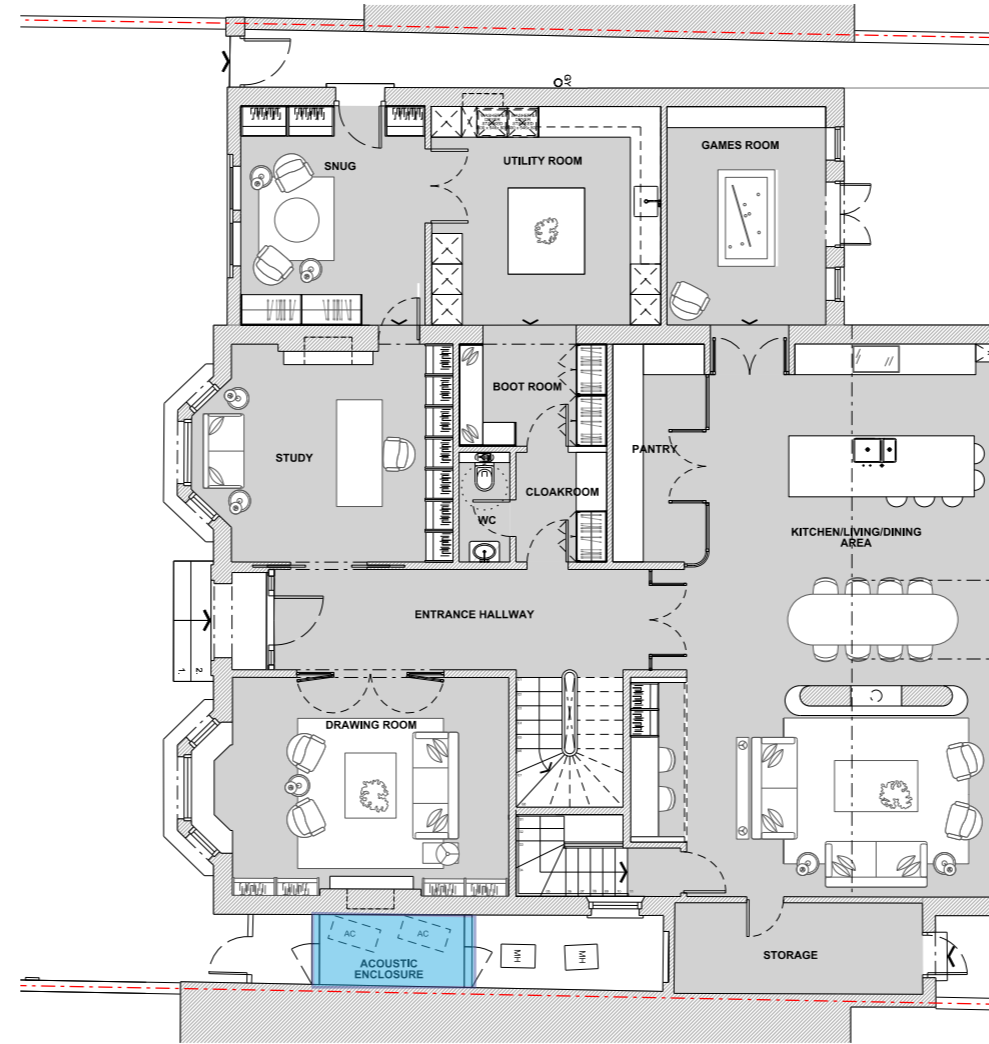
3.1 DESIGN DEVELOPMENT

Side Passage

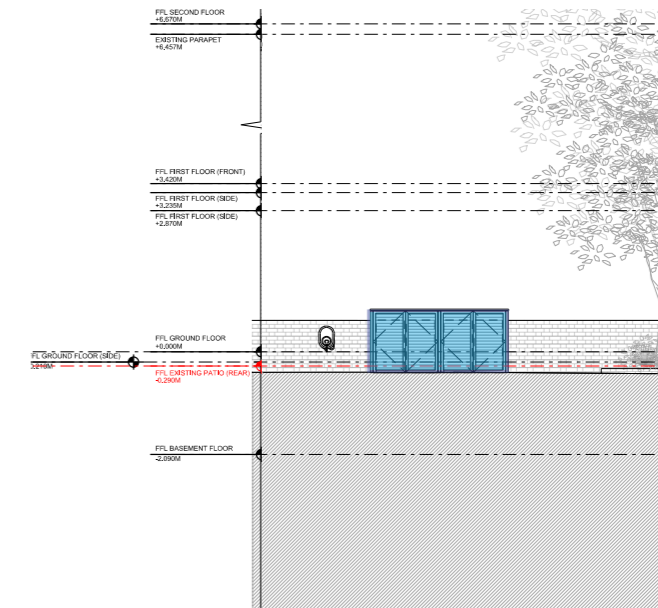
 New Interventions

- Installation of 2no. external air conditioning condenser units within an acoustic enclosure in the side passage between 29 and 31 Lonsdale Road.

It is proposed to install 2no. external air conditioning condenser units in the side passage between 29 and 31 Lonsdale Road. The air conditioning condenser units will be housed within an acoustic enclosure. A specialist acoustic report, 90755, prepared by PC Environmental Consultants supports this application and sets out the requirements and details of the proposed acoustic louvres and noise mitigation.



Proposed ground floor plan



Proposed elevation - bin store

Brick Pier

 New Interventions

- Rebuild brick pier to match existing with new integrated letterbox and intercom system.

It is proposed to rebuild one of the brick piers to match existing to install an intercom system and a new integrated letter box. The property number will be painted on the rebuilt pier.



Proposed elevation - brick pier

04 CONCLUSION

4.1 SUMMARY

The intention for this proposed development is to improve the quality of the internal space. The alterations proposed are subservient to the main building.

The external air conditioning condenser units will not be visible at street level and are discreetly hidden in an acoustic enclosure in the side passage between 29 and 31 Lonsdale Road.

This proposal is considered to be in keeping with the scale and proportion of the original building and lands, the neighbouring properties and the Castelnau Conservation Area.

If any further information is required, please do not hesitate to contact Jo Cowen Architects.